

FOR SALE | \$4,199,999

1901 Las Plumas Ave, Suite 10, San Jose, CA | APN 254-74-001



PROPERTY OVERVIEW

www.LasPlumasCommerceCenter.com



15,481
square feet



single story
industrial condo



178
parking spaces



1984
year built



light industrial
zoning



minutes to
Berryessa BART



THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

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CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or TIG.

HIGHLIGHTS

TIG is pleased to offer for sale the condominium interest in a commercial property located within the Las Plumas Commerce Center. This is a unique opportunity for an owner/user to acquire the Property and operate its own business, or investor to place a strong tenant for steady passive income.

Building Size: ± 15,481 square feet (buyer to verify size)

Office / Warehouse Combo: ± 30% office, 70% warehouse

Lot Size: ± 172,236 square feet, or 3.95 acres

Year Built / Renovated: 1984 / 1988

Loading: One grade level rollup door

Air: 125 psi

HVAC: Heating and air conditioning throughout

Fire Sprinkler: 100% fire sprinklered throughout

Ceiling Height: Warehouse (± 28 feet), office (± 9 feet)

Zoning: Light Industrial (LI)

Power: 277/480 volts, 400A 3Ø, 1200A Single Ø, (Buyer to verify)

Association Dues: ± \$1,094/month (23.78% interest)

Location: Located in the South Bay / San Jose IBP East submarket with convenient access to public transportation and numerous nearby amenities

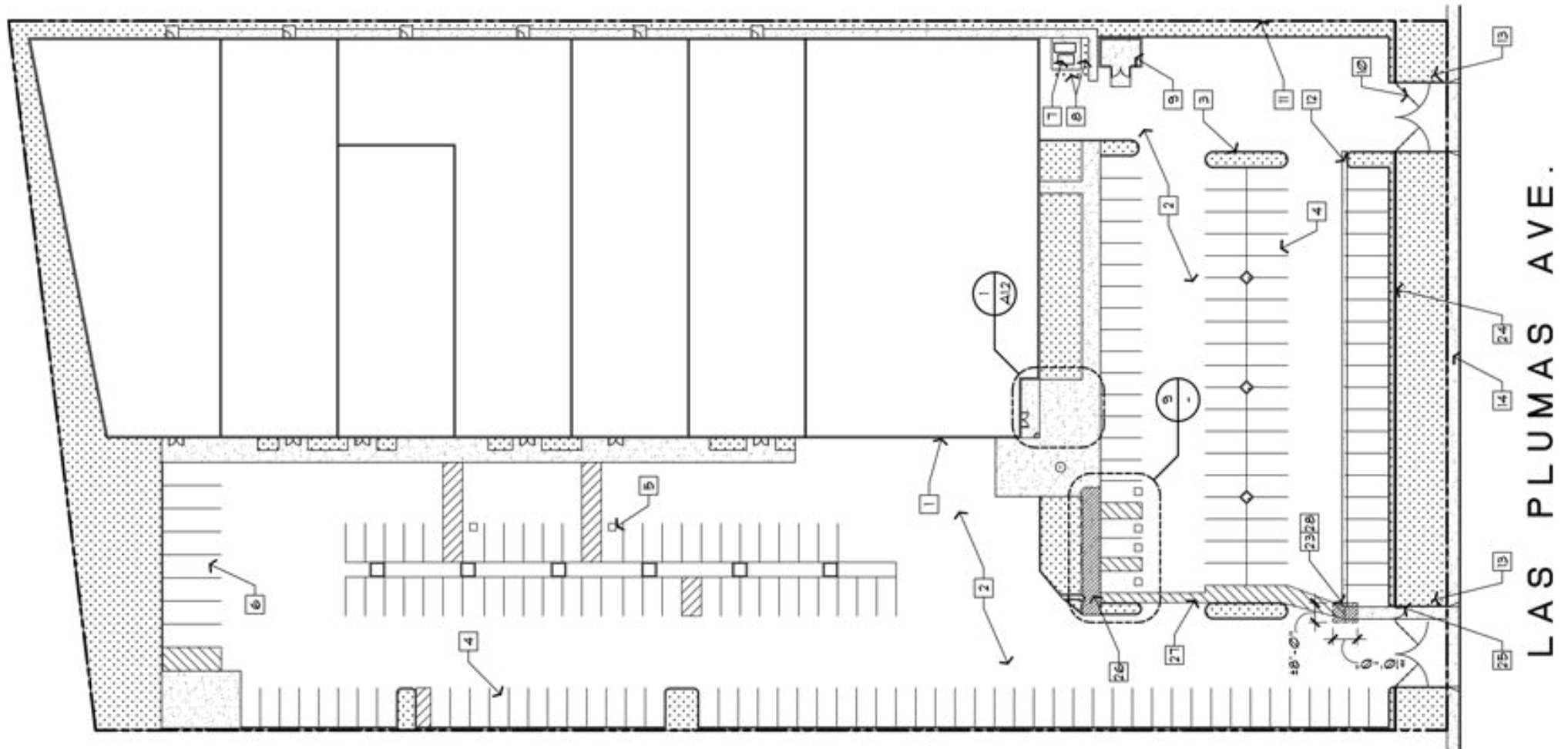
Accessibility: Minutes to freeways 101, 280, 680, 880. The property is approximately 10 minutes from Mineta San Jose International Airport and less than one mile from the future Berryessa Bay Area Rapid Transit (BART) station



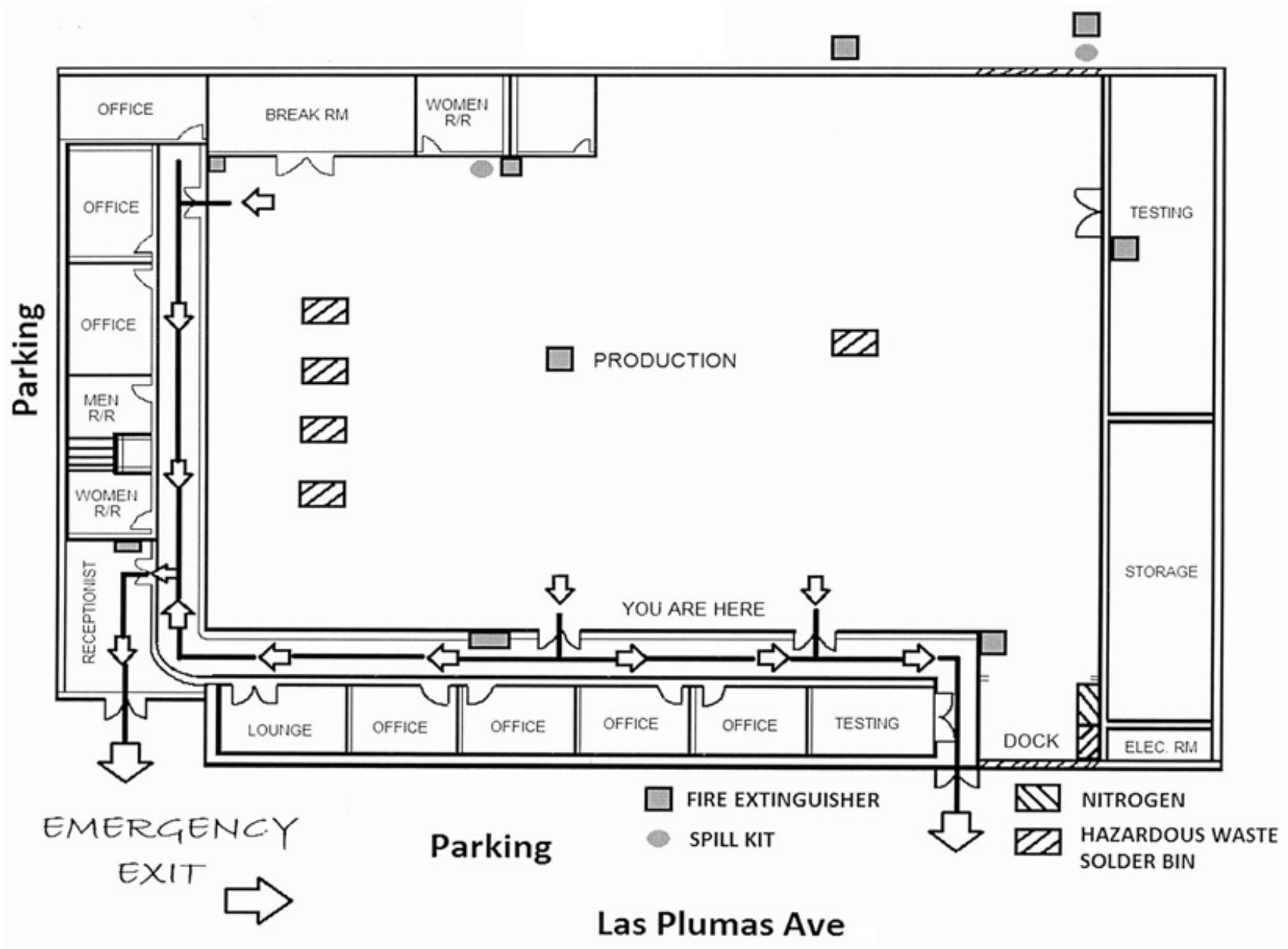
LIGHT INDUSTRIAL (LI) ZONING ALLOWED USES

- **Industry:** (i.e., auction, industrial services, light & medium manufacturing and assembly, warehouse distribution, wholesale establishment, etc)
- **Entertainment and Recreation:** (i.e., indoor recreation, drinking establishment, public eating establishments, etc)
- **Health Services:** (i.e., Emergency ambulance, medical cannabis, printing & publishing, social service agency, etc)
- **Offices and Financial Services:** (i.e., ATM, financial institution, etc)
- **Transportation and Utilities:** (i.e., common carrier, antenna systems, data center, TV/radio studio, etc)
- **Power Generation:** (i.e., stationary and transportable peaking power plant, etc)
- **Vehicle Related:** (i.e., retail indoor sale of vehicles, etc)

SITE MAP



FLOOR PLAN



PHOTOS



PHOTOS



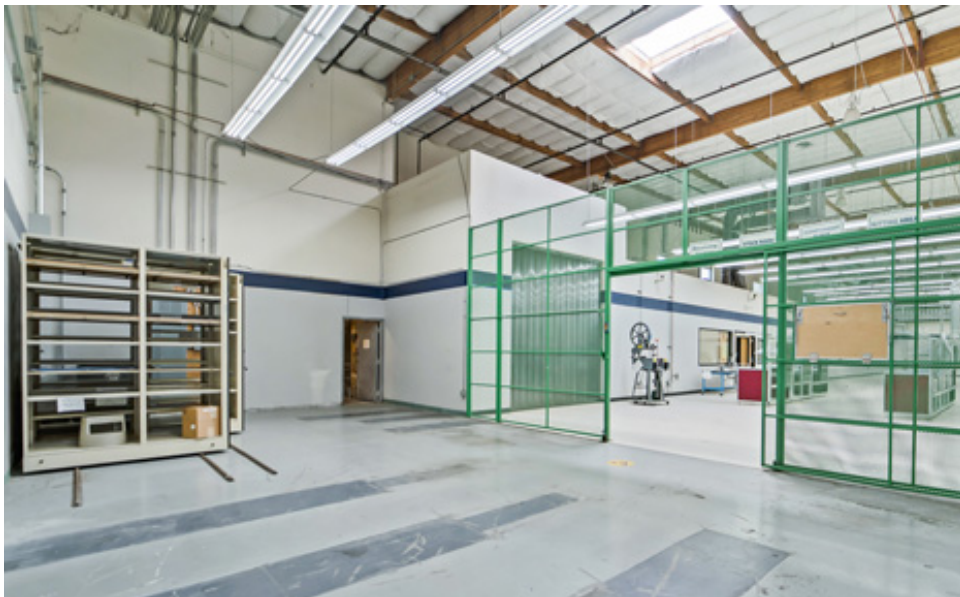
PHOTOS



PHOTOS



PHOTOS



SBA FINANCING

PROPOSED SBA 504 LOAN STRUCTURE

\$4.2MM Total Project Cost



BUILDING ACQUISITION	\$4,200,000
SBA/CDC FEES	\$23,000
TOTAL PROJECT COST	\$4,223,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$2,100,000	4.00%	10 Years 20 Yr. Amort.	1st Deed	\$12,726	\$152,707
SBA 504 LOAN	40%	\$1,703,000	2.69% Jan '21	25 Years Full Amort.	2nd Deed	\$7,804	\$93,647
BORROWER	10%	\$420,000					
TOTAL	100%	\$4,223,000				\$20,530	\$246,354

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 1.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.



WWW.LASPLUMASCOMMERCECENTER.COM

Contact Exclusive Agents for Details & Tours

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