

For Sale \$4,299,999

Owner/user or investment opportunity

FREMONT
INNOVATION
DISTRICT



PROPERTY OVERVIEW

www.853BrownRd.com

- | | | |
|---|--|---|
|  ± 17,328 square feet |  two stories |  35 parking spaces surface parking |
|  1986 year built |  use office / R & D |  10 minute walk to Warm Springs BART |



 THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

Tim Vi Tran, CCIM, CIPS

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CA DRE# 01526603

853 Brown Road, Fremont, CA | APN 519-1687-9

Two story, office / R&D / industrial building | Delivered vacant or sale leaseback

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 located at 853 Brown Road, Fremont, CA 94539 ("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.

PROPERTY HIGHLIGHTS

TIG is pleased to offer for sale a free standing, two story office/R&D/industrial building. The Property is located in the desirable Warm Springs area within the Innovation District of Fremont. This is a unique opportunity for an owner/user to acquire the Property and operate its own business, or investor to place strong tenant(s) to occupy the Property for steady income.

Building Size: ± 17,328 square feet, or 0.39 acres

Lot Size: ± 29,621 square feet, or 0.68 acres

Year Built: ± 1986

Air: 100 psi capacity

Rollup Doors: Two grade level doors, 10 ft x 12 ft each

Heating Ventilation Air Condition (HVAC): 8 units

Restrooms: 10 restrooms

Ceiling Height: ± 8 feet, mostly dropped ceilings

Zoning: Industrial Tech (IT)

Current Use: Infrastructure built for R&D (various gas distribution lines, water, power, layout, exhaust, positive pressure)

Power: 220 / 480 volts | 1,100 amps | 3 phase | Two transformers convert to 480 volts | Six separate electric meters

Location: Easy convenient access to transportation, hotels, restaurants and numerous nearby amenities

Accessibility: Minutes to freeways 237, 680, 880. Surrounded by major international airports (SJC, OAK, SFO)

Public Transportation: One mile from the Fremont Warm Springs BART station, walk to bus stops

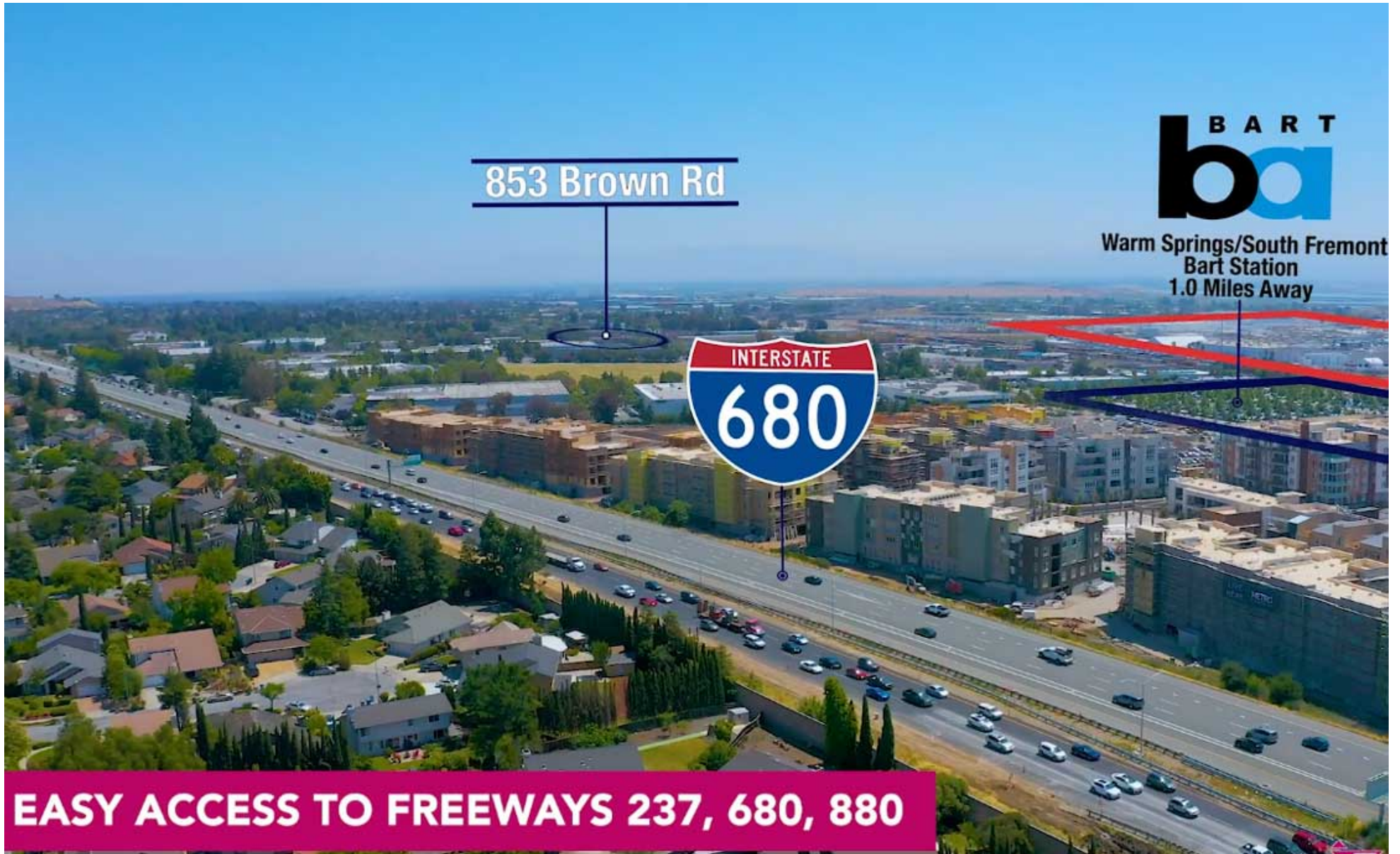


INDUSTRIAL TECH (IT) DISTRICT ALLOWED USES

Summary: to provide areas devoted to research and development activities, “clean and green” tech, and semi-conductor, computer hardware, software and related technological, administrative, sales, and engineering facilities.

- **Automotive and Transportation:** (i.e., auto dealers, car wash & detailing, etc)
- **Assembly, Entertainment and Recreation:** (i.e., banquet halls, indoor fitness, religious, etc)
- **Education Services:** (i.e., colleges, professional & trade schools, etc)
- **Health Care and Social Assistance:** (i.e., daycare when conducted as an integral part of a building)
- **Industrial:** (i.e., storage & warehousing, apparel, manufacturing, R&D, etc)
- **Offices:** (i.e., advertising & public relations services, coworking spaces, professional services, etc)
- **Retail and Wholesale:** (i.e., building materials dealer, retail & wholesale sales, etc)
- **Services:** (i.e., business/facilities support services, caterers, consumer goods rental, public or quasiPublic services, etc)
- **Utilities:** (i.e., electric power transmission/distribution, natural gas distribution, water energy systems, etc)

AERIAL VIEW

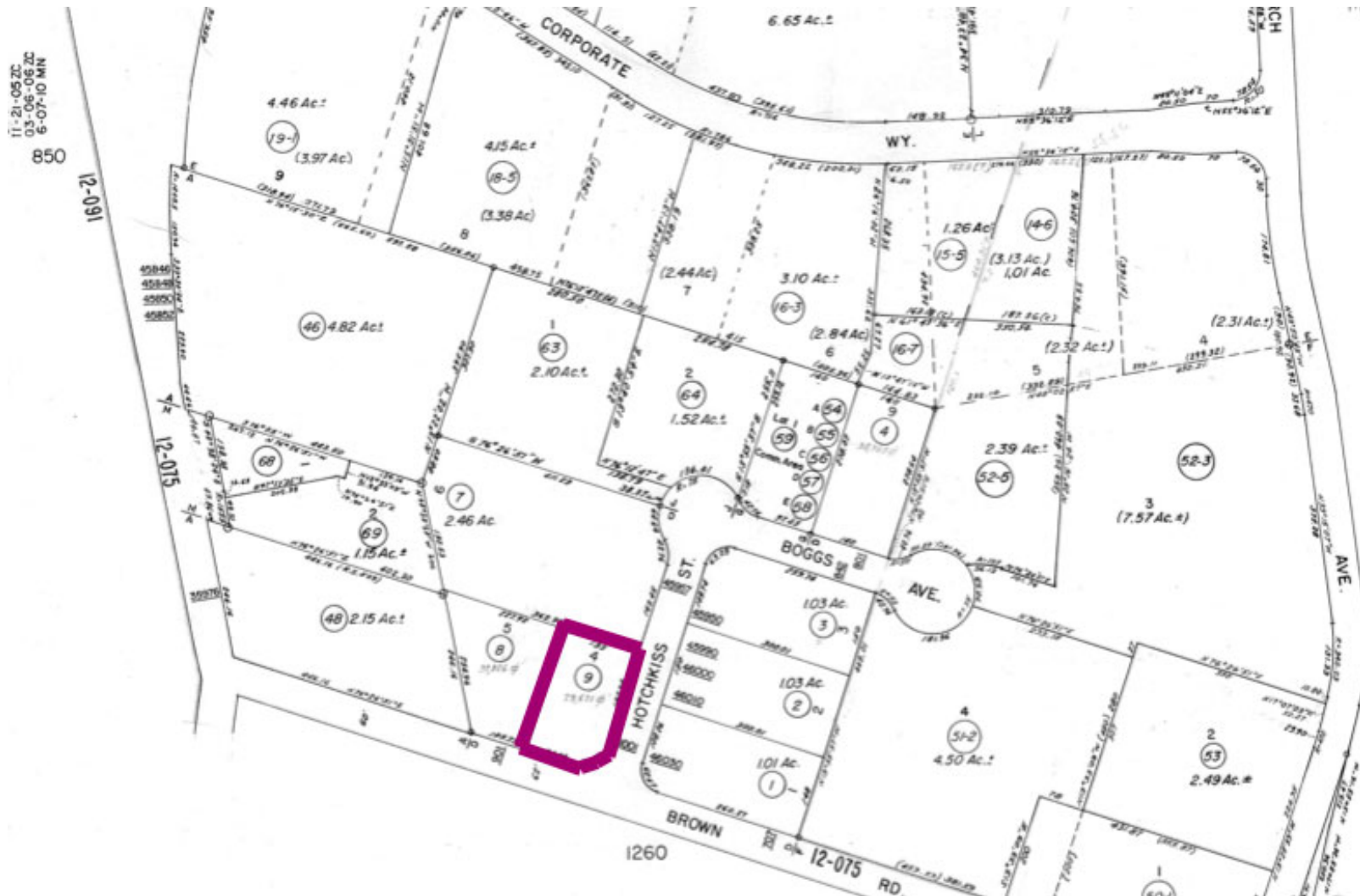


WARM SPRINGS DEVELOPMENT

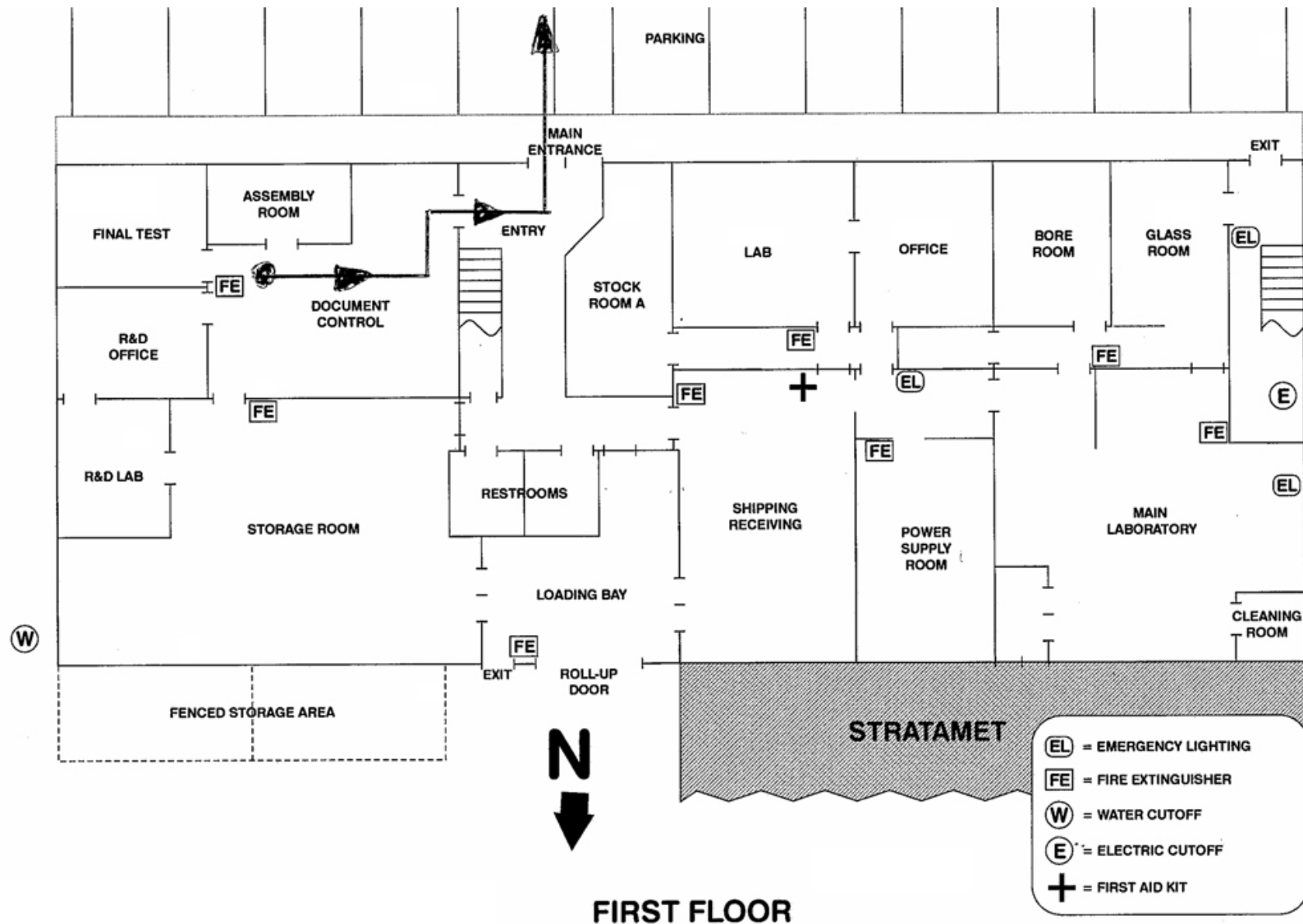


1. **Valley Oak Partners:** 300,000 square feet commercial, 785 residential units, a hotel and a startup accelerator
2. **Lennar:** 703,270 square feet of commercial, 2,214 residential units, a public school and a park
3. **Tesla:** The electric car giant is at work on a master plan with the potential to double its size to almost 10 million square feet
4. **Fremont:** City-owned half-acre will be home to Warm Springs Innovation Center, a possible spot for startups and manufacturing
5. **Warm Springs BART station:** Opened March 2017 and is currently the last southern stop in the East Bay
6. **Toll Brothers:** 1,001 residential units, urban plaza and central park
7. **The Sobrato Organization:** 568,600 square feet of office space and 105,560 square feet for high-tech manufacturing
8. **Baywood hotel:** 88,344-square-foot, five-story property to house a Hilton Hotels brand

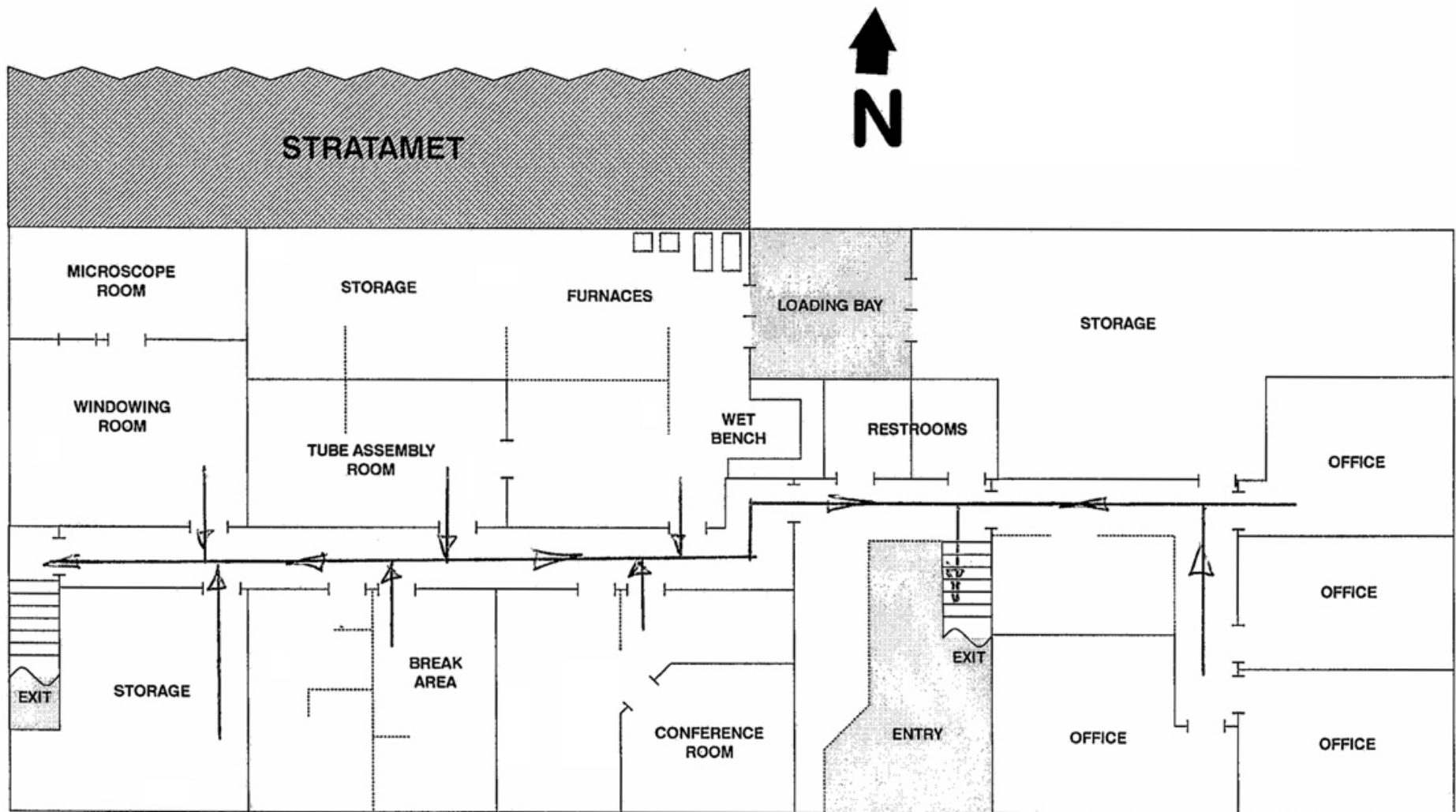
PARCEL MAP



PARTIAL FIRST FLOOR PLAN



PARTIAL SECOND FLOOR PLAN



SECOND FLOOR

AERIAL PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



SAMPLE SBA STRUCTURE

C A P I T A L	SBA 504 Loan Sample Structure		
A C C E S S	Prepared for: Tim Tran		
G R O U P	Property Address: 853 Brown Road Fremont CA		

Project Details			
Purchase Price	\$4,299,999	Property Address	853 Brown Road Fremont CA
Improvements		Building Size (s.f.)	17,328
Other		Price Per Sq. Ft.	
Total Project Cost	\$4,299,999		

SBA 504 Financing Structure						
Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$2,150,000	4.55%	25	25	\$12,011
SBA (2nd)*	30%	\$1,327,000	4.08%	25	25	\$7,063
Down Payment	20%	\$860,000				
* Includes financed SBA fee of	\$37,000				Total Monthly Payment	\$19,075

Monthly Ownership Costs		Out of Pocket Costs	
Mortgage Payments	\$19,075	Down Payment	\$860,000
Insurance & Property Tax	\$4,658	Estimated Bank Fees	\$10,750
Average Principal paydown benefit	(\$6,541)	Appraisal & Environmental Reports	\$5,100
Total <u>Effective</u> Monthly Ownership Costs	\$17,192	Total Out of Pocket Costs	\$875,850

900

COMPANIES
MAKE STUFF IN FREMONT

23%

JOB
IN MANUFACTURING

50+

MILLION SQUARE FEET
OF OFFICE/R&D/INDUSTRIAL SPACE

9+

MILLION SQUARE FEET
OF COMMERCIAL SPACE
IN WARM SPRINGS INNOVATION DISTRICT

*** Statistics and map by ThinkSiliconValley.com

#1

FOR TECH STARTUPS
PER CAPITA IN THE COUNTRY
(SIZEUP.COM)

27

MILES
TO THE PORT OF OAKLAND



Contact Exclusive Agent for Details and Tour

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