

FREESTANDING COMMERCIAL PROPERTY

# FOR SALE

4050 Alder Ave  
Fremont, CA



**SALE PRICE**

~~\$2,388,888 (\$1,073/SF)~~  
\$2,090,000 (\$939/SF)



**BUILDING SIZE**

± 2,226 SF



**LOT SIZE**

± 20,127 SF  
(± 0.46 acres)



**APN**

501-231-1-19



**YEAR BUILT**

1966



**ZONING**

Commercial  
Neighborhood  
(CN)

## THE IVY GROUP

Commercial Properties, Above & Beyond

**TIM VI TRAN, SIOR, CCIM**

tim@theivygroup.com | 510.213.8883  
CA DRE #01784630

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 4050 Alder Ave, Fremont , CA (“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 Owners expressly reserve 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 Owners 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 Owners and any conditions to the Owners’ 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 Owners 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 Owners or TIG.

The Ivy Group presents an exclusive opportunity to purchase a freestanding commercial property. This rare opportunity is conveniently located and visible from the heavily traveled Fremont Boulevard.

With in-place income and the potential for land assemblage, this is a unique opportunity to own a real estate asset in a thriving market.

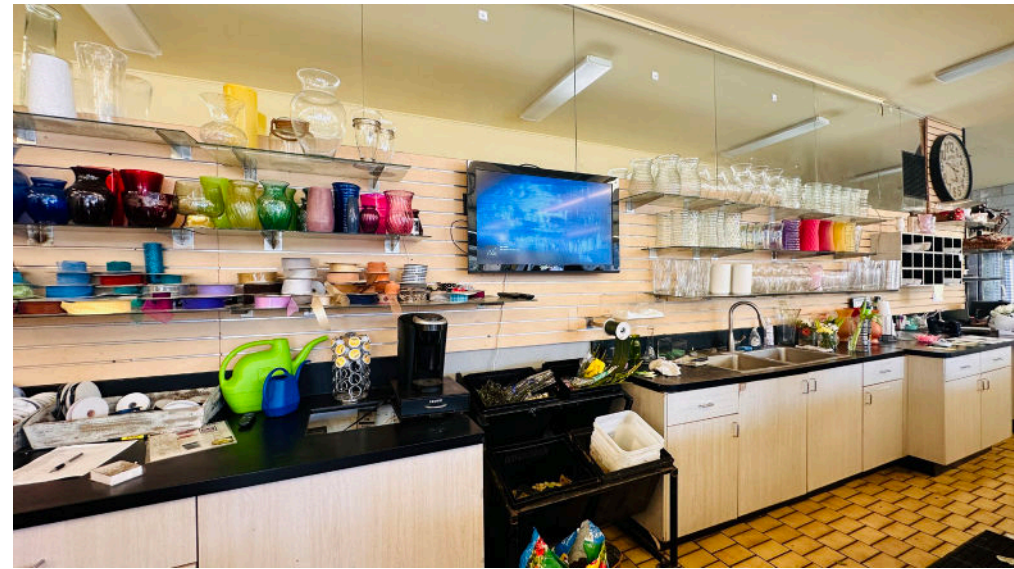
## HIGHLIGHTS:

- » Perfect for owner/user
- » Large lot, development potential: may be possible to combine with adjacent parcel(s)
- » Zoned Commercial Neighborhood (CN): zoning supports a variety of uses including doctors, dentists, daycare and education
- » Located across the street from American High School
- » Easy access to Interstate 880

<b>Building Size</b>	± 2,226 SF
<b>Lot Size</b>	± 20,127 SF (± 0.46 acres)
<b>Year Built</b>	1966
<b>Power</b>	200 A, 120/240 V, 3 Ø (buyer to verify)
<b>Zoning</b>	Commercial Neighborhood (CN)
<b>Loading</b>	Possible to add grade level rollup door
<b>Parking</b>	Abundant onsite parking
<b>APN</b>	501-231-1-19









## PROPOSED SBA 504 LOAN STRUCTURE



Business Finance Capital

PROPERTY ACQUISITION	\$3,800,000
SBA/CDC FEES	\$46,500
<b>TOTAL PROJECT COST</b>	<b>\$3,846,500</b>

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$2,090,000	6.50%	10 Years 25 Yr. Amort.	1st Deed	\$14,112	\$169,342
SBA 504 LOAN	40%	\$1,566,500	6.11% Jun '26	25 Years Full Amort.	2nd Deed	\$10,199	\$122,383
BORROWER	10%	\$380,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$4,036,500</b>				<b>\$24,310</b>	<b>\$291,725</b>

**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: 2.65%\* 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.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Stephanie Chung**

925-900-3344/ [Stephanie@bfcfunding.com](mailto:Stephanie@bfcfunding.com)

CONTACT EXCLUSIVE AGENT  
**FOR DETAILS AND TOUR**

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975 Corporate Way | Fremont, CA 94539

Acquisition | Disposition | Leasing