

FREESTANDING COMMERCIAL PROPERTY
FOR SALE

4050 Alder Ave
Fremont, CA



SALE PRICE
\$2,388,888
(\$1,073/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.

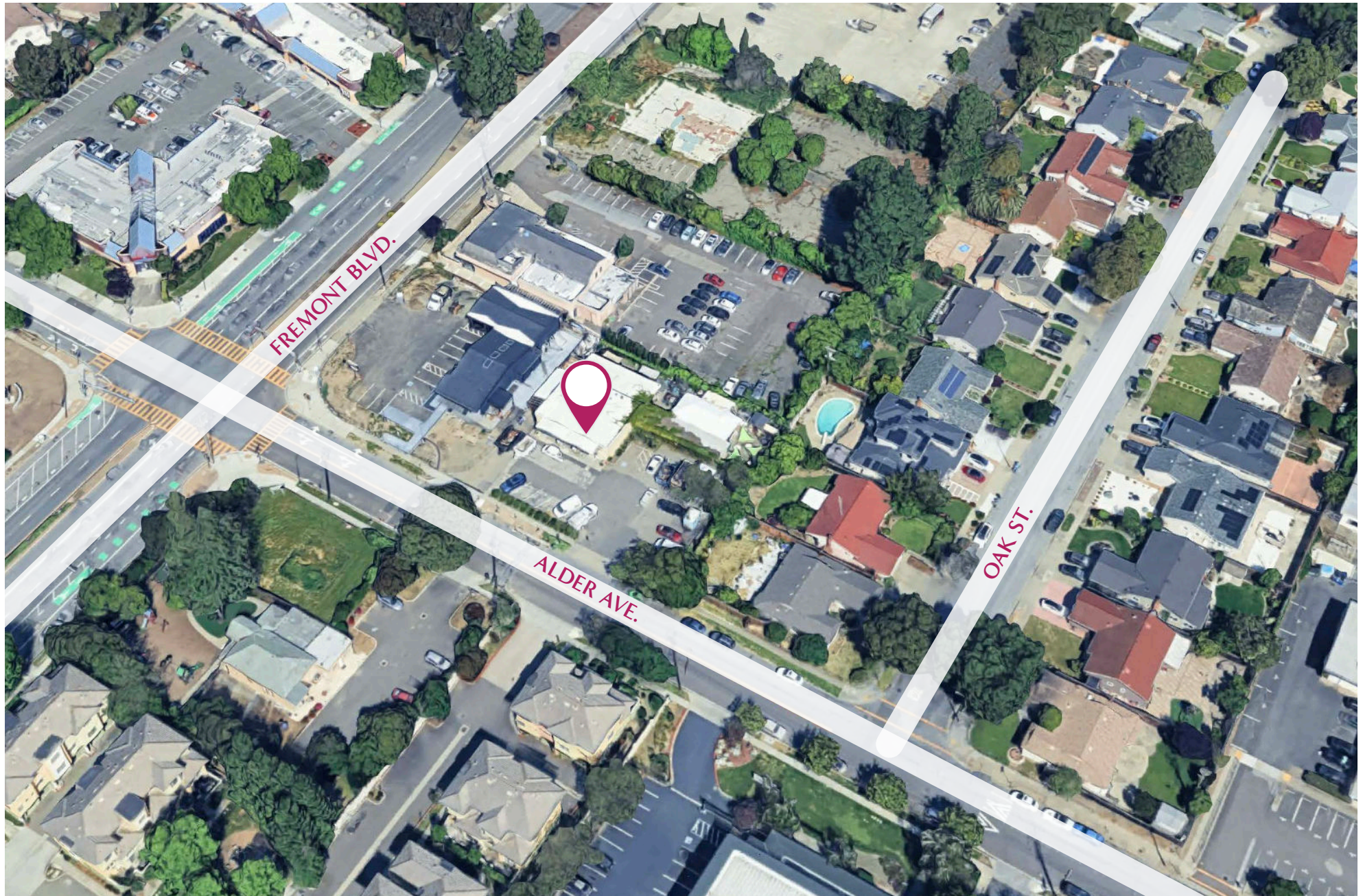
With in-place income and the potential for land assemblage, this is a unique opportunity to own a real estate asset in a thriving market.

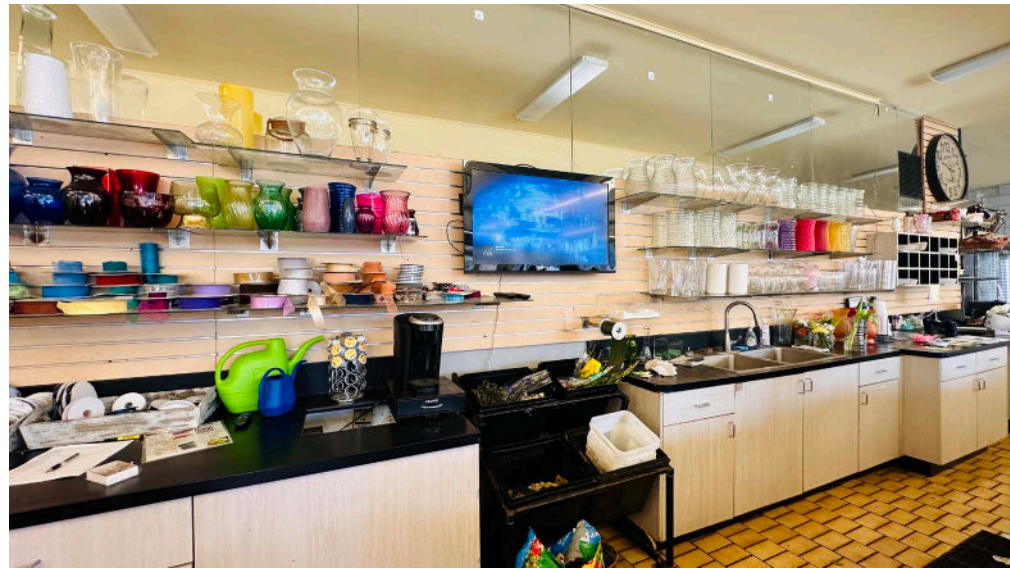
HIGHLIGHTS:

- » 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

Building Size	± 2,226 SF
Lot Size	± 20,127 SF (± 0.46 acres)
Year Built	1996
Power	125 A, 120/240 V, 3 Ø (buyer to verify)
Zoning	Commercial Neighborhood (CN)
Loading	Possible to add grade level rollup door
Parking	Abundant onsite parking
APN	501-231-1-19









PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$2,388,888
SBA/CDC FEES	\$26,500
TOTAL PROJECT COST	\$2,415,388

SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK 50%	\$1,194,444	6.75%	25 Years 25 Yr. Amort.	1st Deed	\$8,253	\$99,031
SBA 504 LOAN 40%	\$982,055	6.00% Sep '25	25 Years Full Amort.	2nd Deed	\$6,327	\$75,929
BORROWER 10%	\$238,889					
TOTAL 100%	\$2,415,388				\$14,580	\$174,959

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: 2.15%* 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.

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

CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing