

# 4000

CALLE TECATE  
CAMARILLO, CA

## CAMARILLO CORPORATE PLAZA CLASS "A" OFFICE CONDOMINIUMS

UNIT SIZES: 1,023 RSF - 1,651 RSF



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## PROPERTY

### HIGHLIGHTS & SPECIFICATIONS

- Office condominiums for sale in Camarillo
- Unit sizes range from 1,023 RSF to 1,651 RSF
- Possible to combine units for larger spaces *(subject to structural engineer analysis)*
- Stunning architectural design with courtyard located in the middle of building
- Private restrooms and individual HVAC unit in each suite
- 24-hour security with card key access
- Close proximity to 101 Ventura Freeway
- Opportunity to purchase and build equity
- Tax and depreciation benefits of ownership

<b>AVAILABLE SF:</b>	1,023 to 1,651 RSF	<b>FLOORS:</b>	2
<b>TOTAL BLDG SF:</b>	51,043 SF	<b>ELEVATOR:</b>	Yes
<b>LAND SF:</b>	2 Acres	<b>PARKING:</b>	4.7/1,000
<b>ZONING:</b>	M1	<b>INTERNET:</b>	FiOS Available
<b>YEAR BUILT:</b>	2007		

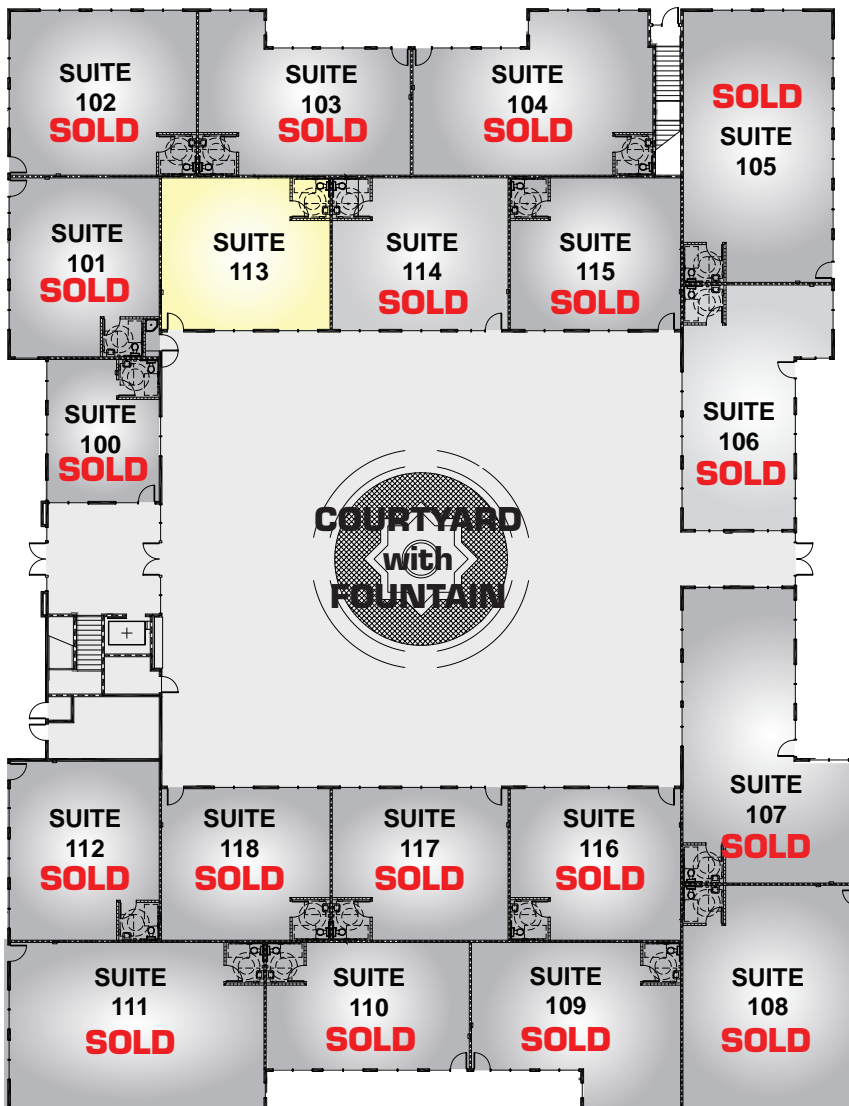
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## PRICING

FIRST FLOOR



SUITE	RSF	PRICE
100	632	<b>SOLD</b>
101	1,065	<b>SOLD</b>
102	1,216	<b>SOLD</b>
103	1,169	<b>SOLD</b>
104	1,382	<b>SOLD</b>
105	1,594	<b>SOLD</b>
106	1,187	<b>SOLD</b>
107	1,612	<b>SOLD</b>
108	1,548	<b>SOLD</b>
109	1,207	<b>SOLD</b>
110	1,028	<b>SOLD</b>
111	1,655	<b>SOLD</b>
112	1,059	<b>SOLD</b>
113	1,023	\$245,500
114	1,067	<b>SOLD</b>
115	1,035	<b>SOLD</b>
116	1,032	<b>SOLD</b>
117	1,064	<b>SOLD</b>
118	1,021	<b>SOLD</b>

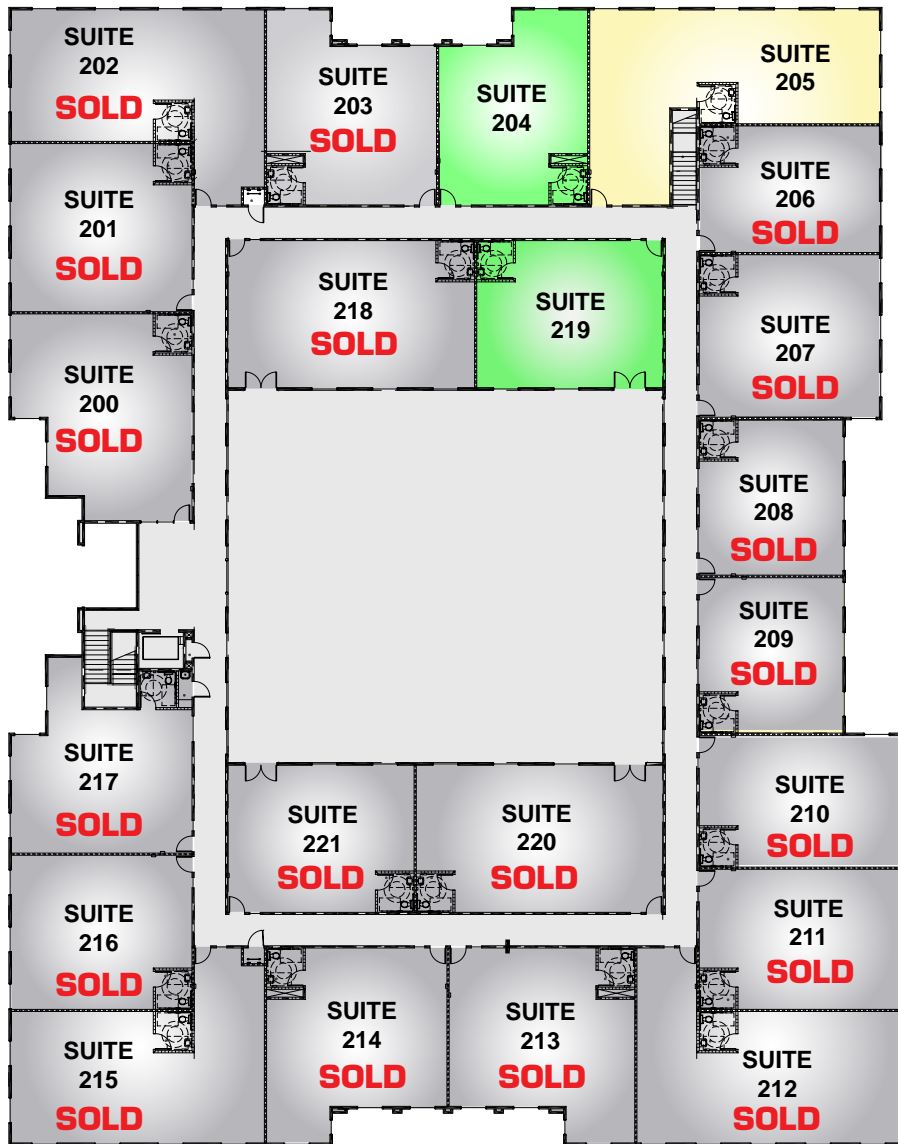
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## PRICING

### SECOND FLOOR



SUITE	RSF	PRICE
200	1,379	<b>SOLD</b>
201	1,289	<b>SOLD</b>
202	1,599	<b>SOLD</b>
203	1,239	<b>SOLD</b>
204	1,114	<b>ESCROW</b>
205	1,651	\$421,000
206	970	<b>SOLD</b>
207	1,240	<b>SOLD</b>
208	952	<b>SOLD</b>
209	952	<b>SOLD</b>
210	1,151	<b>SOLD</b>
211	1,231	<b>SOLD</b>
212	1,661	<b>SOLD</b>
213	1,350	<b>SOLD</b>
214	1,308	<b>SOLD</b>
215	1,598	<b>SOLD</b>
216	1,186	<b>SOLD</b>
217	1,218	<b>SOLD</b>
218	1,525	<b>SOLD</b>
219	1,154	<b>ESCROW</b>
220	1,524	<b>SOLD</b>
221	1,155	<b>SOLD</b>

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## MAP & CONTACT INFORMATION



**For further information please contact:**

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## OWNER OCCUPIED COMMERCIAL REAL ESTATE COMPARISON

Borrower:						
Property Address:		4000 Calle Tecate Camarillo, CA				
Square Footage:		1,035				
Appraised Value:	<b>\$ 231,000</b>	SBA 504 Loan			SBA 7a 90% LTV	Conventional 75% LTV
TI Costs, if any:		50%	40%			
Project Total:	<b>\$ 231,000</b>	Bank Portion	CDC Portion	Total		
Loan Amount	\$ 115,500	\$ 92,400	\$ 207,900	\$ 207,900	\$ 173,250.00	
Down Payment - 10%	\$ 23,100		\$ 23,100	\$ 23,100	\$ 57,750	
SBA Loan Fee		\$ 2,495				
SBA Attorney Fee		\$ 2,500				
SBA Fees Financed		\$ 4,995	\$ 4,995			
Maturity	25	20		25	10	
Interest Rate	6.00%	4.51%		6.00%	6.00%	
Rate Structure	Fixed 10 years	Fixed 20 years		Prime+1.75%	Fixed for 10	
Years Amortized	25	20		25	25	
Monthly Payment	\$ 744	\$ 617	\$ 1,361	\$ 1,340	\$ 1,116	
<b>Estimated Closing Costs</b>						
Appraisal	\$ 2,500		\$ 2,500	\$ 2,500	\$ 2,500	
Environmental Report	\$ 1,500		\$ 1,500	\$ 1,500	\$ 1,500	
Title Policy	\$ 1,000		\$ 1,000	\$ 1,000	\$ 1,000	
Escrow Fees	\$ 1,000		\$ 1,000	\$ 1,000	\$ 1,000	
Documentation Fee	\$ 900		\$ 900	\$ 900	\$ 900	
Bank Origination Fee	\$ 1,725		\$ 1,725	\$ -	\$ 2,598	
SBA Guarantee Fee			\$ -	\$ 4,725	\$ -	
<b>Estimated Closing Costs</b>			<b>\$ 8,625</b>	<b>\$ 11,625</b>	<b>\$ 9,498</b>	
<b>Total Out of Pocket Expenses</b>						
<b>(Down Payment &amp; Closing Costs)</b>			<b>\$ 31,725</b>	<b>\$ 34,725</b>	<b>\$ 67,248</b>	
<p>The Bank 504 loan above describes a 25-year amortization due in 20 years with a 10-year rate adjustment. The SBA loan is fully amortized for 20 years. The SBA loan and attorney fees are financed into the loan.</p>						
<p>SBA 504 loans are subject to approval in accordance with SBA eligibility and lending guidelines. Rates and terms are subject to change. Any transaction arising from this comparison is expressly subject to credit approval by the banking institution and to the execution and delivery of the transaction documentation satisfactory to the bank and the SBA partner. Additional Terms and Conditions not presented in this comparison will apply. Amounts shown are for comparative purposes only. Actual final transaction amounts may differ. Equal Opportunity Lender.</p>						

## Preferred Lender



**Rabobank**  
www.robobankamerica.com

**LYNN LUNA**

Vice President / Business Banking Officer II

**805.798.3335**

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