

OFFICE CONDO FOR SALE

207

W ALAMEDA AVE | BURBANK

For further information please contact:

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COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc.

A Member of the Lee & Associates Group of Companies

15250 Ventura Blvd, Suite 100

Sherman Oaks, CA 91403 • 818.986.9800

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Corporate ID # 01191898

UNIT #203

- Asking Price: \$675,000
- Building Size: ±1,187 SF
- Parking: Three (3) Spaces Free of Charge
- HOA Fee: \$210



BUILDING HIGHLIGHTS

- Wood floors throughout
- Kitchen downstairs and kitchenette upstairs
- Two gas fireplaces
- Private Restrooms
- Interior Glass
- Newly Renovated





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PROPOSED SBA 504 LOAN STRUCTURE**\$675,000 Total Purchase Price**

Business Finance Capital

BUILDING ACQUISITION	\$675,000
SBA/CDC FEES	\$11,000
TOTAL PROJECT COST	\$686,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$337,500	3.35%	25 Years 25 Yr. Amort.	1st Deed	\$1,663	\$19,951
SBA 504 LOAN	40%	\$281,000	2.40% Sep '20	25 Years Full Amort.	2nd Deed	\$1,247	\$14,958
BORROWER	10%	\$67,500					
TOTAL	100%	\$686,000				\$2,909	\$34,909

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.

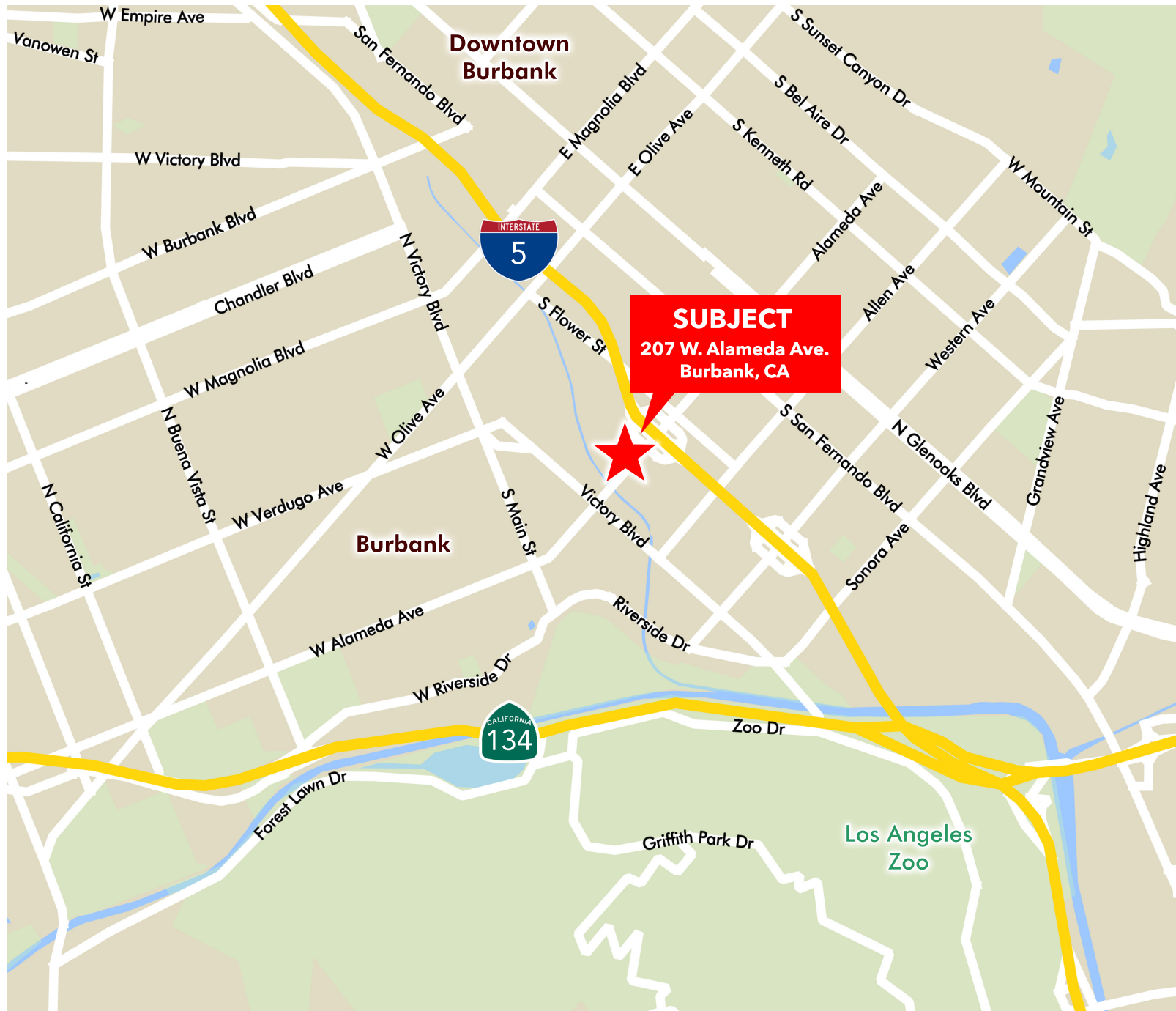
BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Kleinman

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LOCATOR MAP



AERIAL MAP

