

14 CROW CANYON COURT SAN RAMON, CALIFORNIA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE: 5,573±SF FREE STANDING OWNER/USER OFFICE BUILDING



The information contained herein is based on estimates and assumptions and is presented for illustration purposes only. No representations, warranties or guarantees of any kind are made.

14 Crow Canyon Court in San Ramon is a free standing, 2-story office building that totals $\pm 5,573$ RSF. The property is leased to a single tenant through May 2021 and is generating approximately \$12,900 gross rent per month. The building is part of a 21 building project known as Crow Canyon Office Park. The peaceful location of the building is further enhanced by the beautiful surrounding redwood trees. This office building represents a rare opportunity for an owner user to occupy their own property in this highly desired San Ramon neighborhood.

INVESTMENT SUMMARY

PRICE	\$1,848,000.00
PRICE/SF	\$332/SF
GROSS MONTHLY INCOME	\pm \$12,900 (Until May 2021)
PROPERTY TYPE	Office Owner/User



Call Simon Vogt for additional information & tours

SIMON VOGT

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PROPERTY OVERVIEW

ADDRESS:	14 Crow Canyon Court, San Ramon
NEAREST INTERSECTION:	Crow Canyon Road
PARCEL NUMBER:	208-490-023-8
METRO MARKET:	San Francisco, East Bay, California
PROPERTY TYPE:	Office Building
BUILDING SIZE:	5,573±SF
YEAR BUILT:	1982
ROOF:	Flat and portions pitched wooden shake
BUILDING FRAME:	Wood Frame
HVAC:	Roof mounted package units
NUMBER OF STORIES:	Two (2)
PROPERTY ZONING:	Crow Canyon Specific Plan (CCSP)
ZONING MUNICIPALITY:	City of San Ramon
DISTANCE FROM HWYS/FWYS:	0.9± Miles
CURRENT TENANCY:	Multi-Tenant Office
OCCUPANCY:	Vacant by June 2021
FIRE LIFE SAFETY:	Sprinklered



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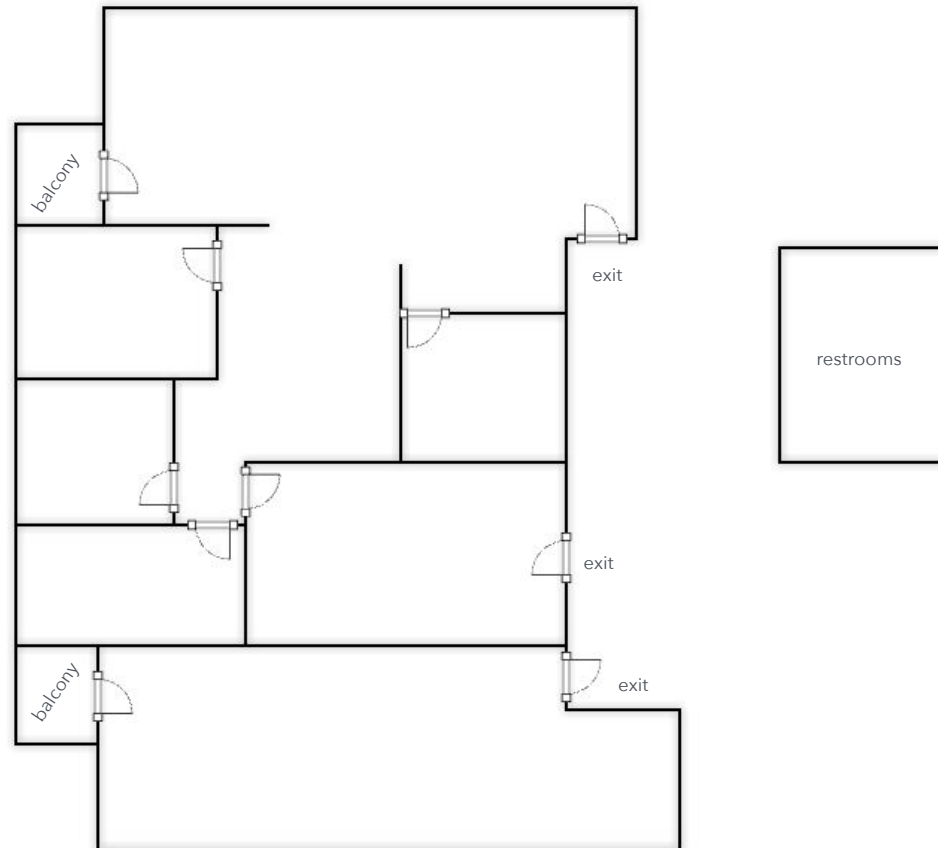
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FLOORPLANS - FIRST FLOOR



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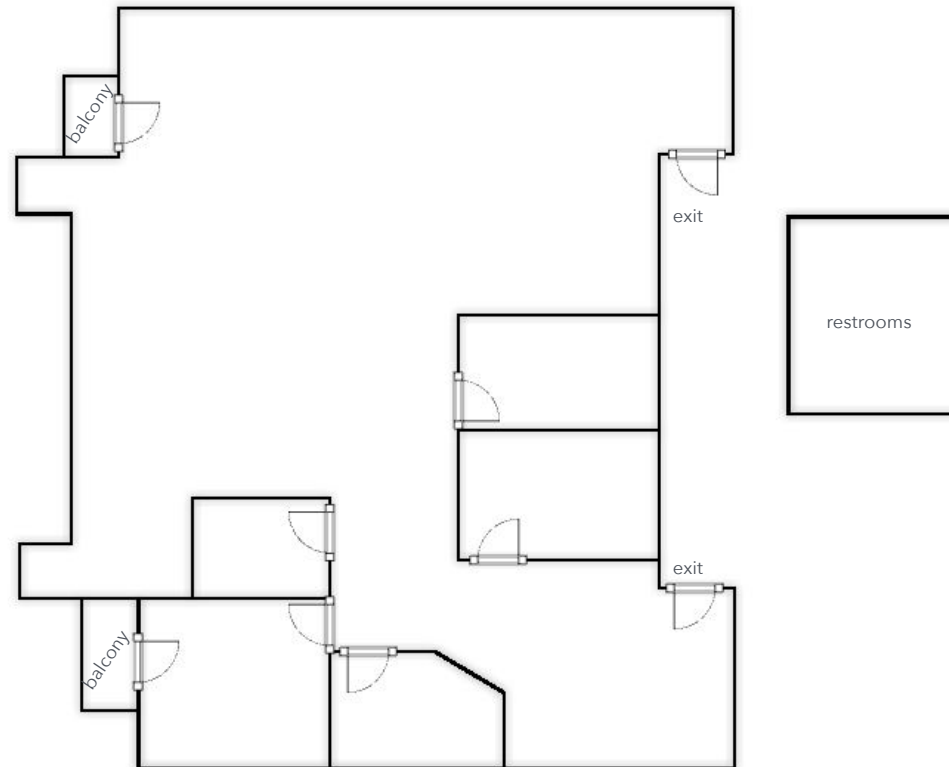
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*floorplans not to scale

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FLOORPLANS - SECOND FLOOR



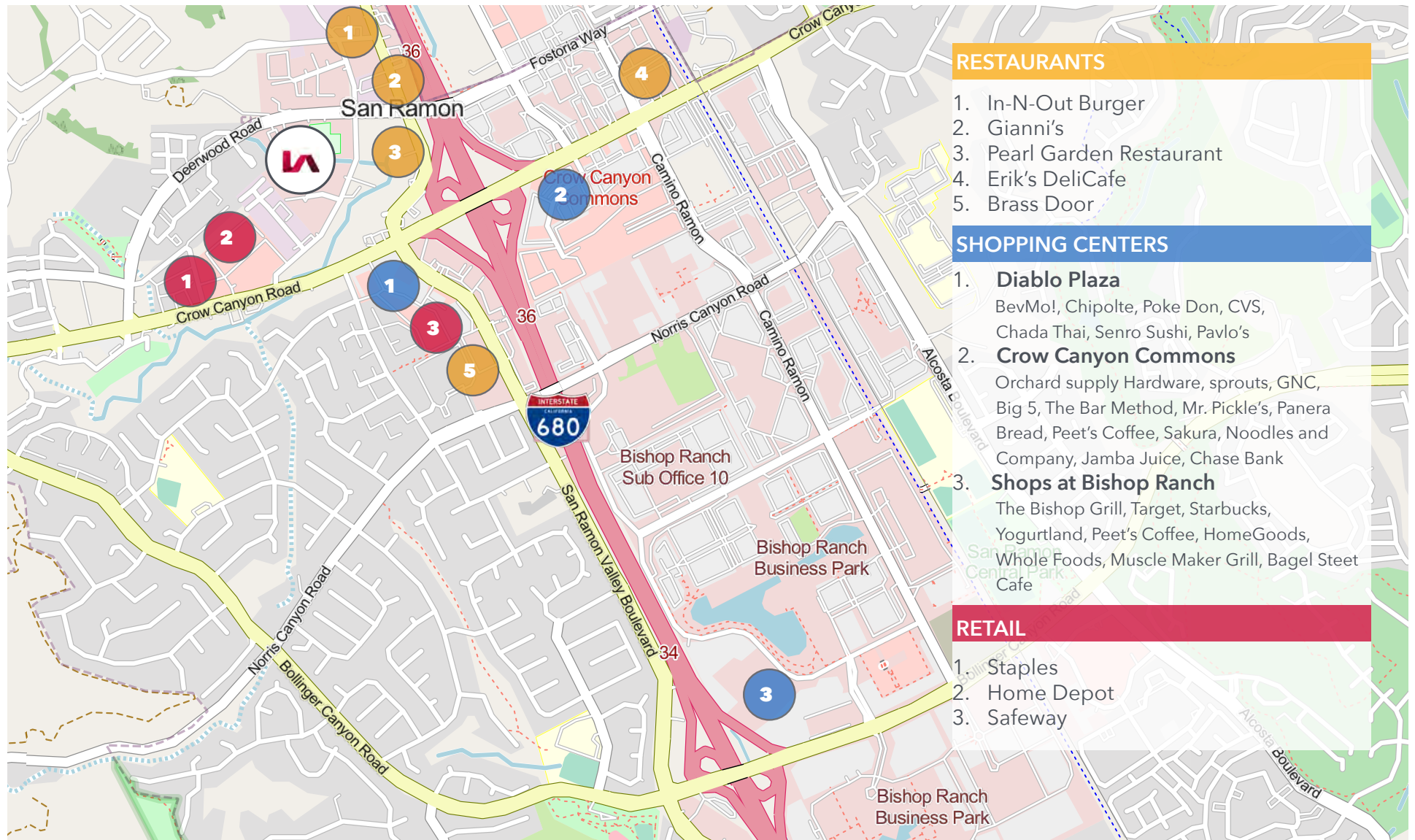
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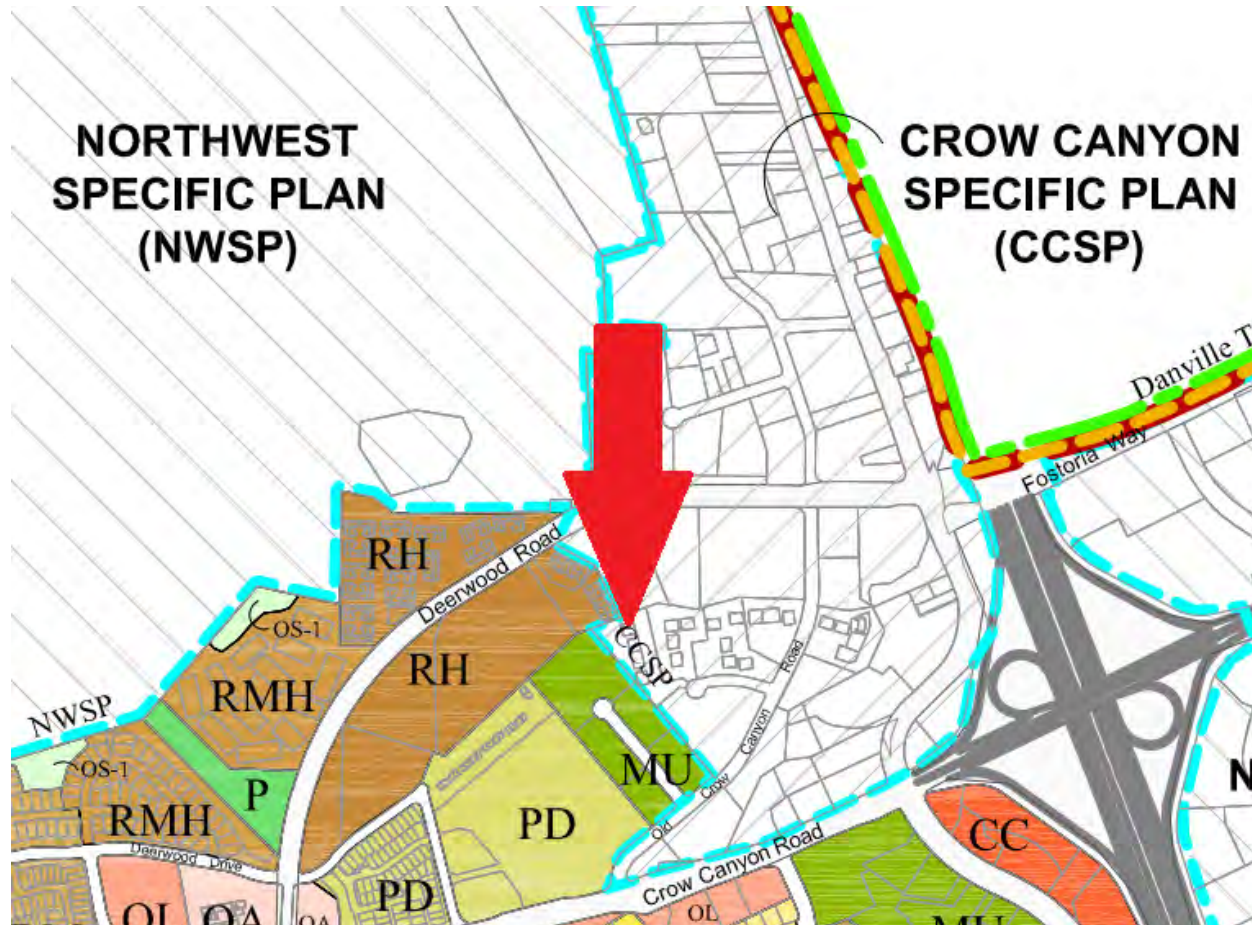
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ZONING MAP



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PROPERTY PHOTOS



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Own vs. Lease Comparison - SBA Loan

14 Crow Canyon Ct. San Ramon, CA



FOR SALE 14 Crow Canyon Court | San Ramon | California

FREE STANDING OWNER/USER OFFICE BUILDING

Own vs. Lease

Own the Building

Total Project Cost	\$1,848,000
Size (Square feet)	5,573
Total Price per Sq. Ft.	\$332

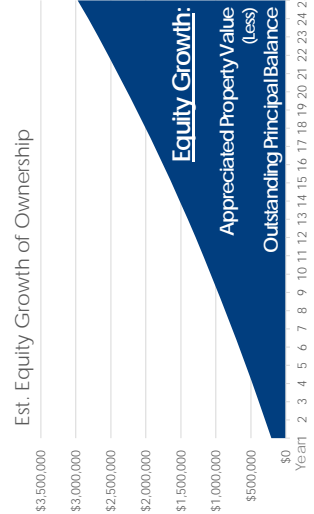
Start-Up Costs - Own	
Cash Down Payment	10%
Estimated Bank Fees	\$4,620
Estimated Other Fees	\$5,000
Total Cash Required	\$194,420

Monthly Costs - Own	
Mortgage Payment	\$9,084
Est. Operating Expense	\$2,787
Est. Property Taxes	\$1,848
After Tax Depreciation Addback	(\$1,011)
Total Year 1 - Mo. Costs	\$11,708

Total Year 10 - Mo. Costs**	
	\$12,888

*Depreciation Addback assumes buyer has a combined state and federal effective tax rate of 32% and the depreciable portion of the subject property comprises 86% of the total project cost.
 **Total Year 10 - Monthly Costs assumes est. operating expense and est. property tax-inflates annually at 3% and 2% respectively.

Property ownership has numerous tax advantages such as interest & 199A deductions along with possible long term capital gains savings. These tax saving have not been included in the "Own" scenario but often materially improve annual cash flow. Please speak to your CPA for more tailored information.



Est. Equity Growth Calculation			
Appreciated Property Value*	(-) Outstanding Loan Prin.	(=) Growth	Est. Equity Value
Year 3 - \$1,922,659	\$1,534,550	\$388,109	\$388,109
Year 5 - \$2,000,335	\$1,426,886	\$573,449	\$573,449
Year 10 - \$2,208,531	\$1,134,279	\$1,074,252	\$1,074,252
Year 15 - \$2,438,397	\$803,597	\$1,634,800	\$1,634,800
Year 25 - \$2,972,392	\$0	\$2,972,392	\$2,972,392

*Initiated 2% a year starting with Total Project Cost in Yr. 1

Forecasted Ownership Benefits	
% Change in Mo. Pmt over 10 Years*	10%
Est. Equity After 10 Years*	\$1,074,252
Est. Cash Outflow Paid Over 10 years**	\$1,493,657
Est. Equity After 25 Years*	\$2,972,392
Est. Cash Outflow Paid Over 25 years**	\$4,040,432

*Assuming an annual property appreciation of 2% less principal due.
 **Calculated as total principal & interest (+) OpEx (+) est. property tax (+) depreciation addback (+) sublease income. - Note, OpEx & prop. tax-inflated annually at 3% and 2% respectively.

*Includes financed SBA fee of \$23,800
 SBA Fees are est. at 2.45% of 2nd mortgage plus \$2,500 in legal fees.

Lease The Building

Monthly Base Rent	\$11,982
Size (Square feet)	5,573
Lease Rate per Sq. Ft. (Gross)	\$2.15

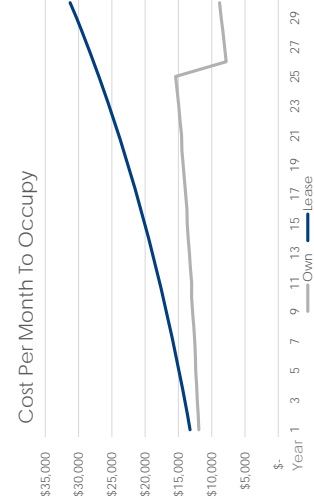
Start-Up Costs - Lease	
Prepaid Lease	\$11,982
Security Deposit	\$11,982
Total Cash Required	\$23,964

Monthly Costs - Lease	
Base Rent (Gross)	\$2.15 / SF
Utilities + Janitorial	\$0.23 / SF
Total Year 1 - Mo. Costs	\$2.38 / SF
Total Year 10 - Monthly Costs*	\$3.11 / SF

*Total Year 10 - Monthly Cost assumes 3% annual increase in both base rent and est. Operating Expense.

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Rental Increases Over Time		
Year	\$/ SF	Monthly Base Rent
Year 3	\$2.52	\$14,072
Year 5	\$2.68	\$14,928
Year 10	\$3.11	\$17,306
Year 15	\$3.60	\$20,063
Year 25	\$4.84	\$26,962

Assuming an annual rental appreciation of 3%

Forecasted Cost of Continuing to Lease	
% Change in Mo. Pmt over 10 Years*	30%
Est. Equity After 10 Years	\$0.00
Total Est. Rent Paid Over 10 Years*	\$1,824,647
Est. Equity After 25 Years	\$0.00
Total Est. Rent Paid After 25 Years*	\$5,803,034

*Assuming an annual rental appreciation of 3%

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90% Financing Package				
Bank 1st Mortgage	%	Loan Size	Term	Monthly PMT
SBA 504 2nd Mortgage*	50%	\$924,000	10	\$ 4,751
	40%	\$763,000	25	\$ 3,334
				\$ 8,084

For more information contact us:
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This analysis is intended to serve as a sample scenario. While we strive to ensure that the content is correct, we do not warrant the completeness or accuracy of the information. Please consult with a CPA and the listing broker to review details.





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