

FOR SALE
315 E. Cotati Avenue
Cotati, CA



Property Highlights

- Owner/User or Value-Add Investment Opportunity
- Multi-Tenant Layout with 7 individual Office Suites
- Below Market Rents 85% Leased (All Tenants are Month-Month)
- Well Maintained, Low Maintenance Property
- Ample Parking in Rear Lot
- APN: 144-281-023
- 4,177 RSF (4,480 RSF Per County Assessor Office)
- Zoning: Commercial CE (City of Cotati)
- **Asking Price: \$965,770 (\$230 PSF)**

Contact

NIELS VON DOEPP

Director

+1 707 360 1327

Niels.VonDoepp@cushwake.com

LIC #01447530

TONY LUCCHESI

Senior Director

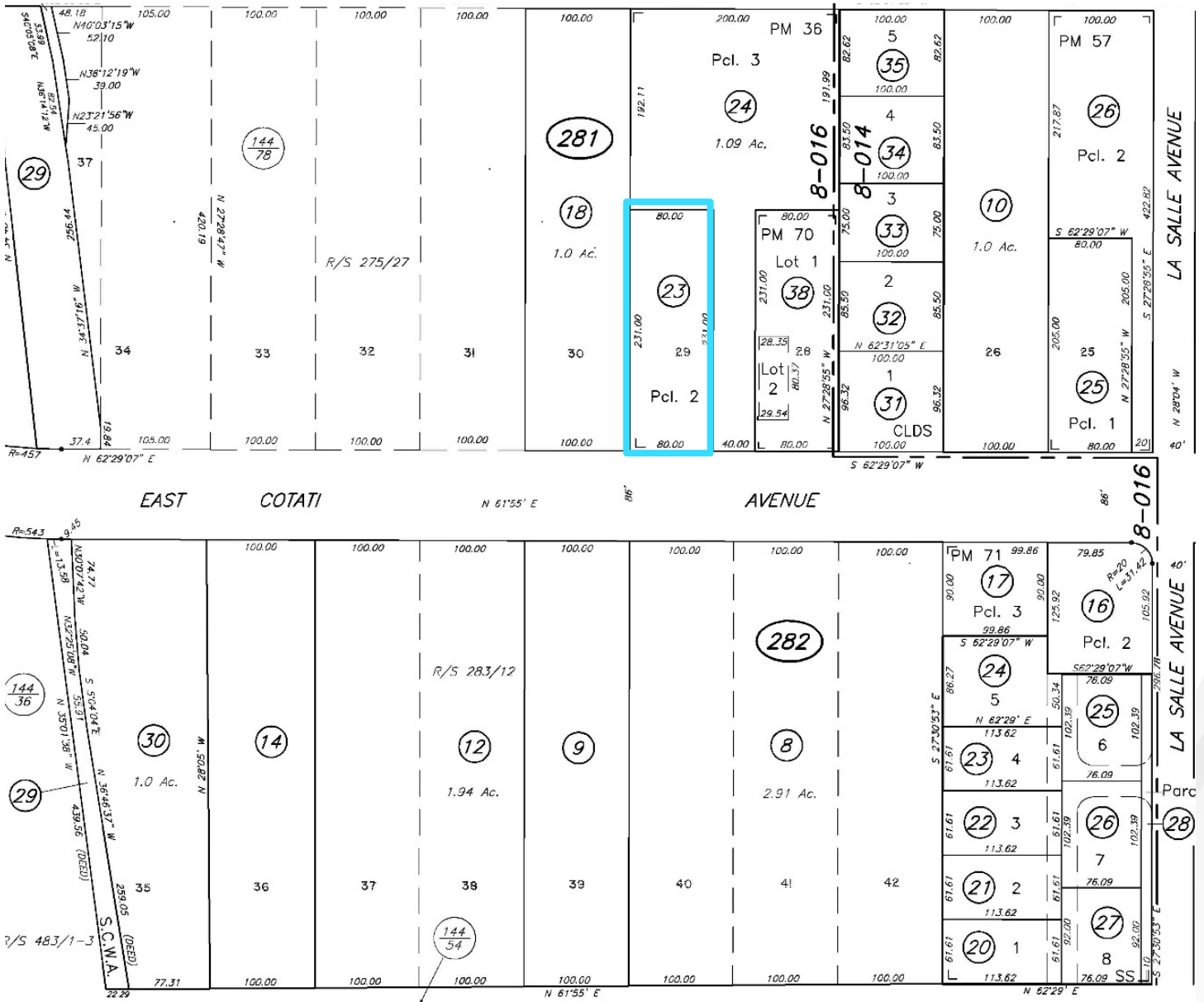
+1 415 677 0434

Tony.Lucchesi@cushwake.com

LIC #01420285



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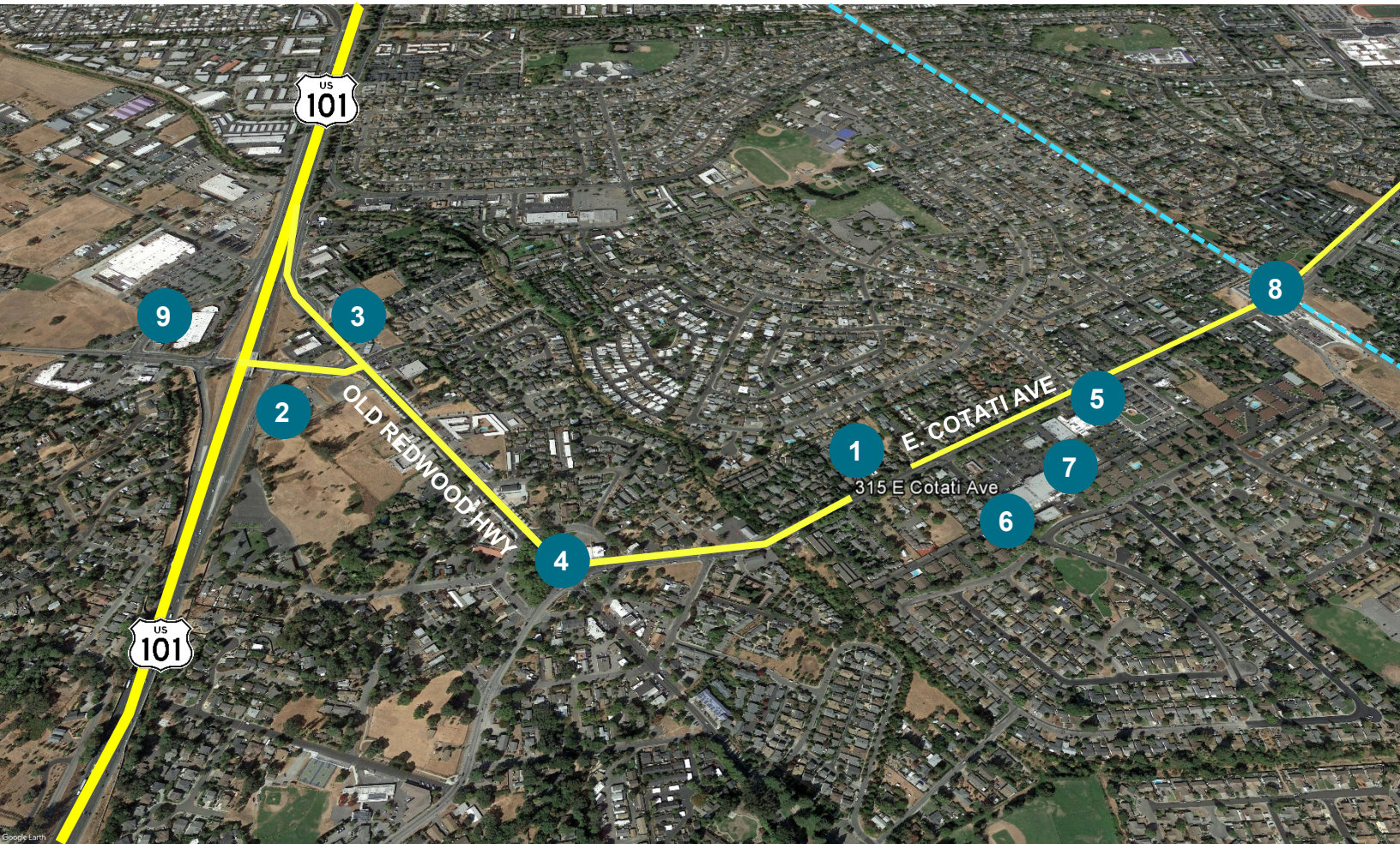
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Amenities

1. 315 E. Cotati Avenue
2. Hwy 101 exit
3. Peets Coffee/Walgreens
4. The La Plaza Park
5. Starbucks
6. USPS
7. Oliver's Market
8. SMART station
9. Lowe's Home Improvement

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Project Details

Purchase Price	\$965,770	Property Address	315 E. Cotati Blvd.
Improvements		Building Size (s.f.)	4,199
		Price Per Sq. Ft.	\$230.00
Total Project Cost	\$965,770		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment	
Bank (1st)	50%	\$482,885	4.00%	25	25	\$2,549	
SBA (2nd)*	40%	\$399,308	2.58%	25	25	\$1,807	
Down Payment	10%	\$96,577					
* Includes financed SBA fee of \$13,000						Total Monthly Payment	\$4,356
						Total Payment PSF	\$1.04

Monthly Ownership Costs

Mortgage Payments	\$4,356.34
Insurance & Property Tax	\$1,046.25
Average Principal paydown benefit	\$ (1,916.92)
Total <u>Effective</u> Monthly Ownership Costs	\$3,486

Out of Pocket Costs

Down Payment	\$96,577
Estimated Bank Fees	\$3,622
Appraisal & Environmental Reports	\$5,500
Total Out of Pocket Costs	\$105,699

Assumptions

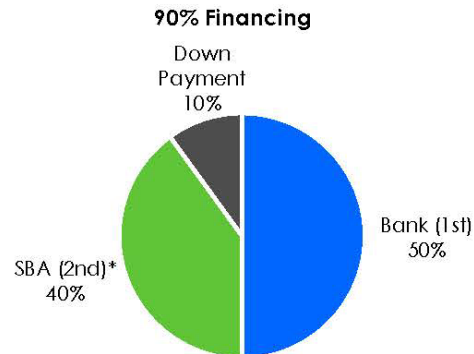
The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$2,500 attorney flat fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates.
- Bank Fees are estimated at .75% of bank loan amount.
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

** Prepared on 10/21/20

For more information contact:

Claudia Cohen
Capital Access Group
SVP / Director of Marketing
415-217-7604
ccohen@capitalaccess.com



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