



SALE PRICE: \$1,250,000

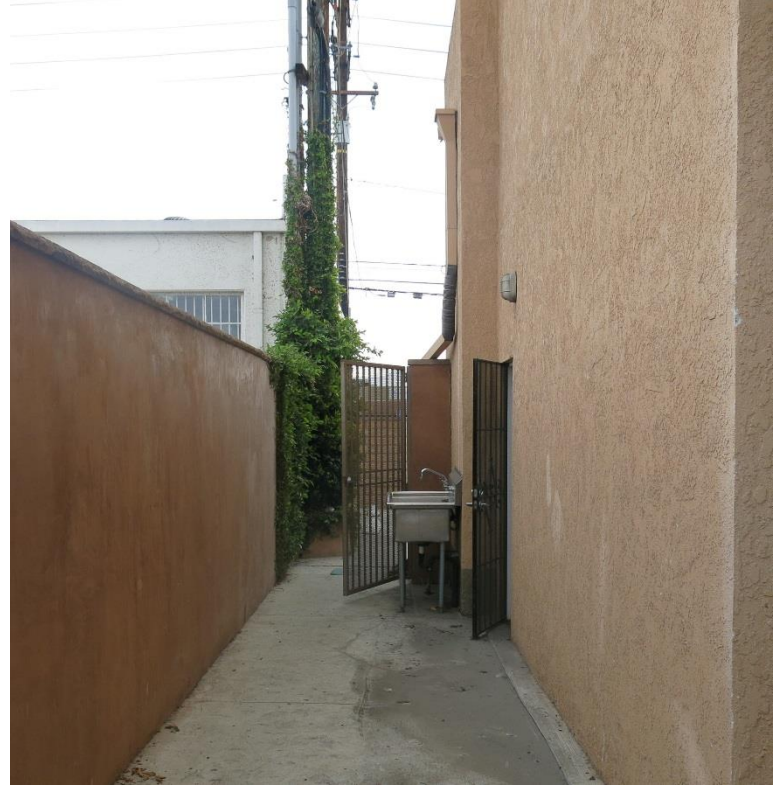
Property Highlights

- 3 Stories, 4,668 SF Class C Office Flex Space
- Major Street Frontage and Signage
- Zoned M1
- Fenced and Paved Yard
- Land: .17 AC (7,405 SF)
- Year Built: 1981
- Great owner user or investor opportunity
- 1st Floor Flex/Warehouse with Ground-level Door
- Monument Sign
- Cell Tower Income \$1,000/mo.
- 10 Parking Spaces
- 55 Fwy & 5 Fwy Access





FOR SALE
1540 S. Grand Avenue
Santa Ana, CA 92705

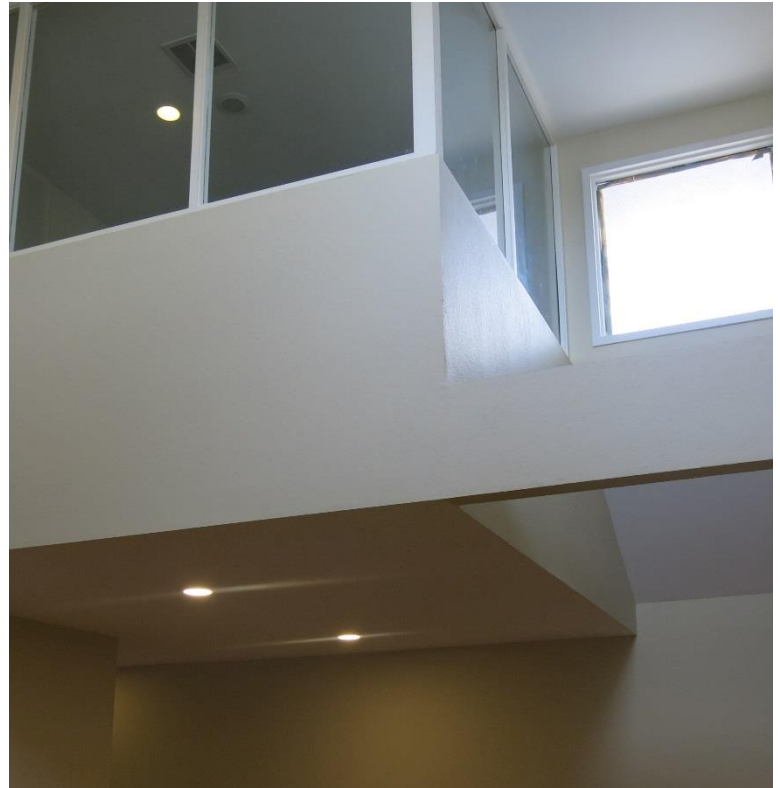


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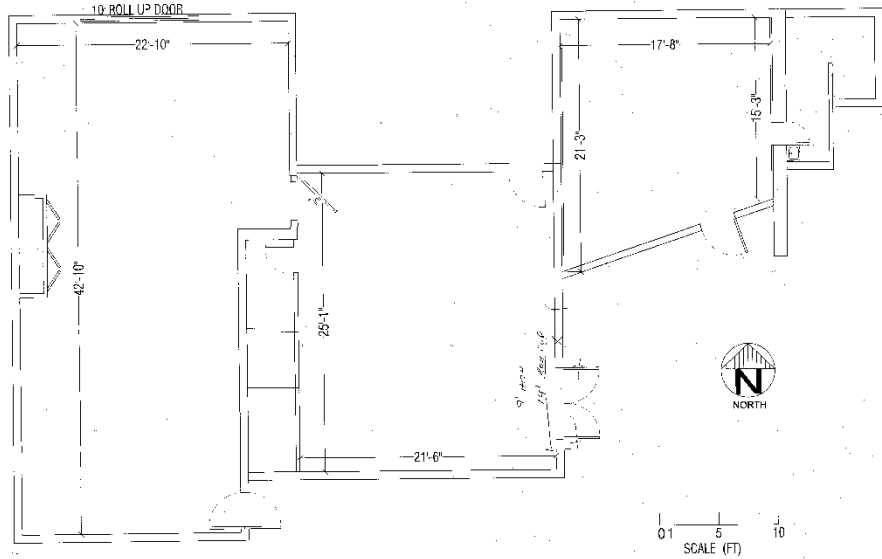
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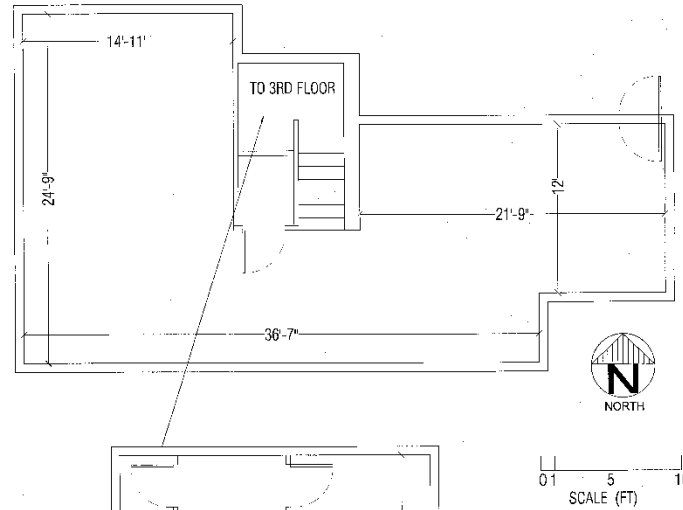
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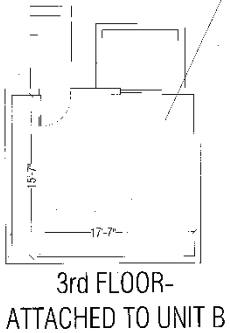
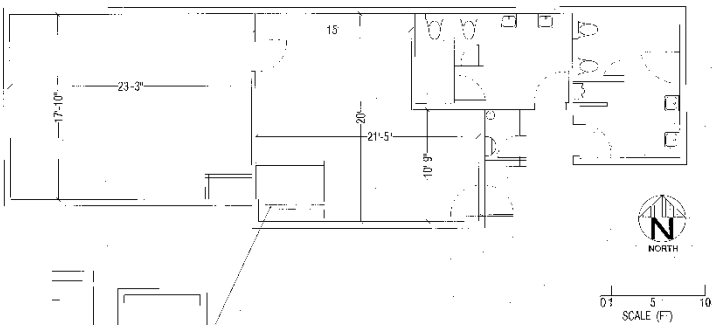
1540 S. GRAND, SANTA ANA, CA 92705
1ST FLOOR - UNIT A FLOOR PLAN



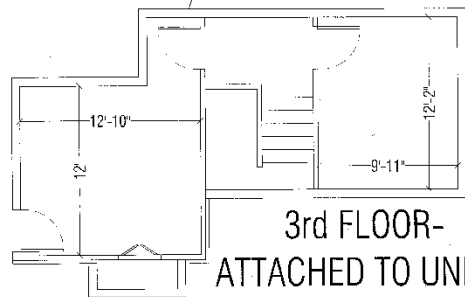
1540 S. GRAND, SANTA ANA, CA 92705
2nd FLOOR - UNIT C FLOOR PLAN



1540 S. GRAND, SANTA ANA, CA 92705
2nd FLOOR - UNIT B FLOOR PLAN



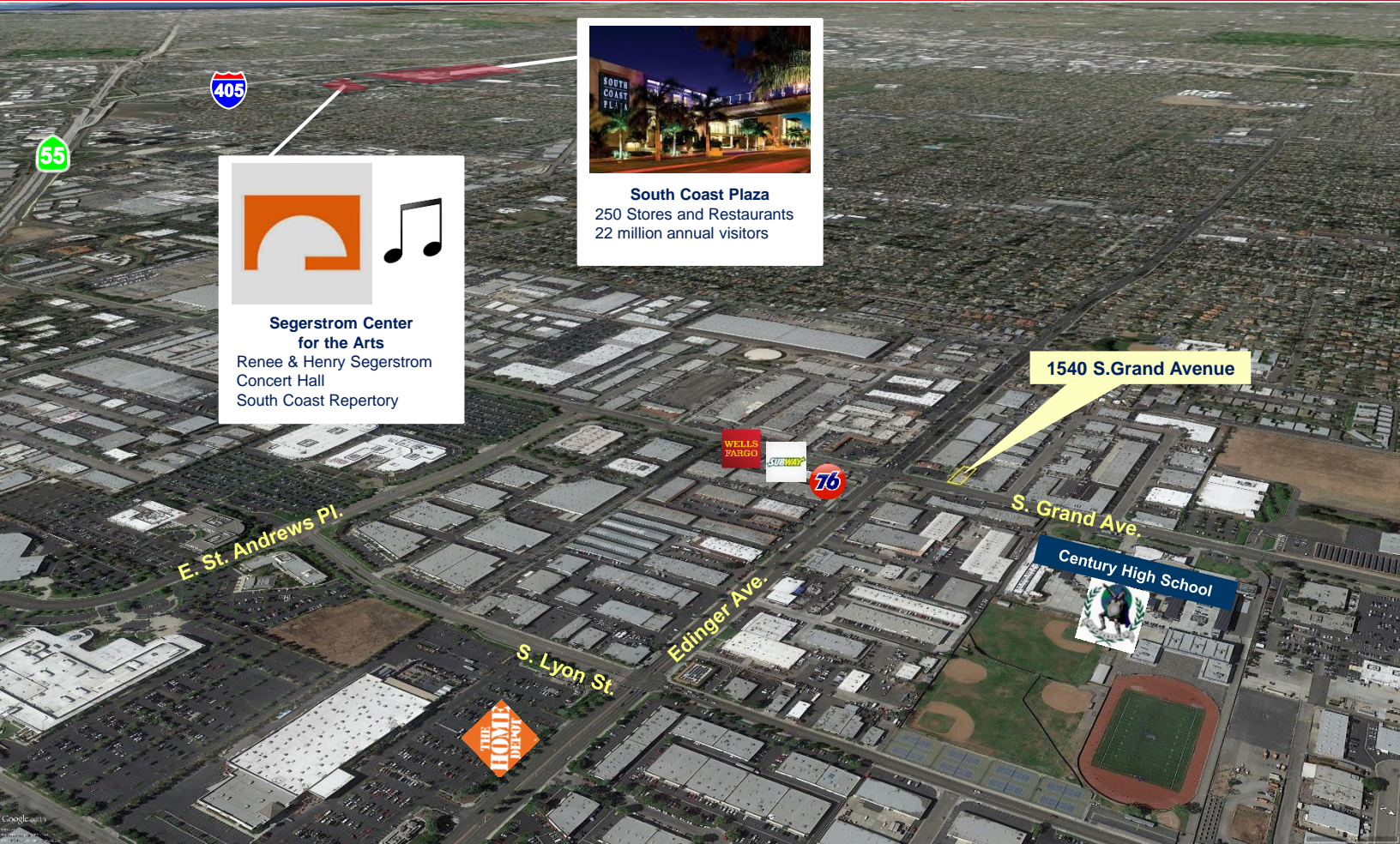


3rd FLOOR-
ATTACHED TO UNIT C




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**Segerstrom Center
for the Arts**
Renee & Henry Segerstrom
Concert Hall
South Coast Repertory



South Coast Plaza
250 Stores and Restaurants
22 million annual visitors

3 Stories with approximately 1,556 SF each. 3rd Floor access has a great east-facing view and balcony. Centrally located in Santa Ana, this 3-story flex property is ideal for an owner/occupier or investor. 5 Fwy and 55 Fwy accessible with John Wayne Airport and the 405 Fwy just minutes away. Nearby businesses include The Home Depot, Wells Fargo Bank and Subway.



SBA 504 Loan Scenario

Scenario as of: 12/10/15



Own the Business? Own the Building.

Purchase Price	\$1,250,000
Improvements	\$0
Other	\$0
Total Project Costs	\$1,250,000

1540 S. Grand Avenue, Santa Ana, CA 92705	
Building Size	4,668 sf
Price per Sq. Ft.	\$267.78 psf



90% SBA 504 Financing Example

Financing Package		Amount	Rate	Term	Amort	Monthly Pymt
Bank 1st Mortgage	50%	\$ 625,000	4.25%	10 Yrs	25 Yrs	\$ 3,386
SBA 504 2nd Mortgage*	40%	\$ 514,000	4.86%	20 Yrs	20 Yrs	\$ 3,353
Down Payment	10%	\$ 125,000				
			4.53%		\$1.44 PSF	\$ 6,738

*Includes financed SBA fee of \$14,000

Monthly Costs

	PSF	Monthly
Mortgage Payments	\$1.44	\$6,738
Total Monthly Payment	\$1.44 PSF	\$6,738

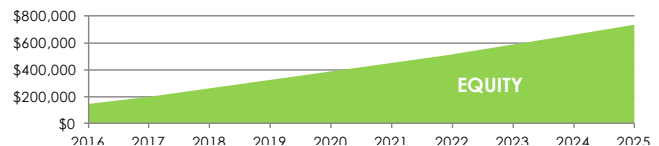
Adjusted Monthly Costs

	PSF	Monthly
Total Monthly Payment	\$1.44	\$6,738
Less Depreciation	(\$0.46)	-\$2,137
Total Adjusted Monthly Payment	\$0.99 PSF	\$4,602

Out of Pocket Expenses

Cash Down Payment	10.0%	\$125,000
Estimated Bank Fees	0.5%	\$3,125
Total Cash Required		\$128,125

Invest in Your Future: Equity Over First 10 Years



Assumptions:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank rate, terms and fees are estimated and vary depending on lender.
- SBA rate is as of Dec '15. Actual rate is set at debenture sale.
- All fees and expenses are estimated and will vary by vendor.
- SBA Fee is estimated at 2.15% plus a \$2,500 legal fee. Fees are financed.
- Operating costs, title and insurance are estimates.
- Depreciation is estimated at an 80% bracket over 39 years.
- Equity is based on a 2.0% annual appreciation rate.
- 90% LTV financing generally does not require additional collateral.

For more information contact us:



Your SBA 504 Loan Expert

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