

# REFURBISHMENT UNDERWAY

# WAREHOUSE

AVAILABLE  
15,700 SF



## FOR SALE

510 WASHINGTON BLVD. | MONTEBELLO | CA

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

510 WASHINGTON BLVD | MONTEBELLO | CA

**FOR SALE**

# WAREHOUSE

**AVAILABLE SF**

15,700 SF

**LAND SF**

30,056 SF

**YEAR BUILT**

1971

**ZONING**

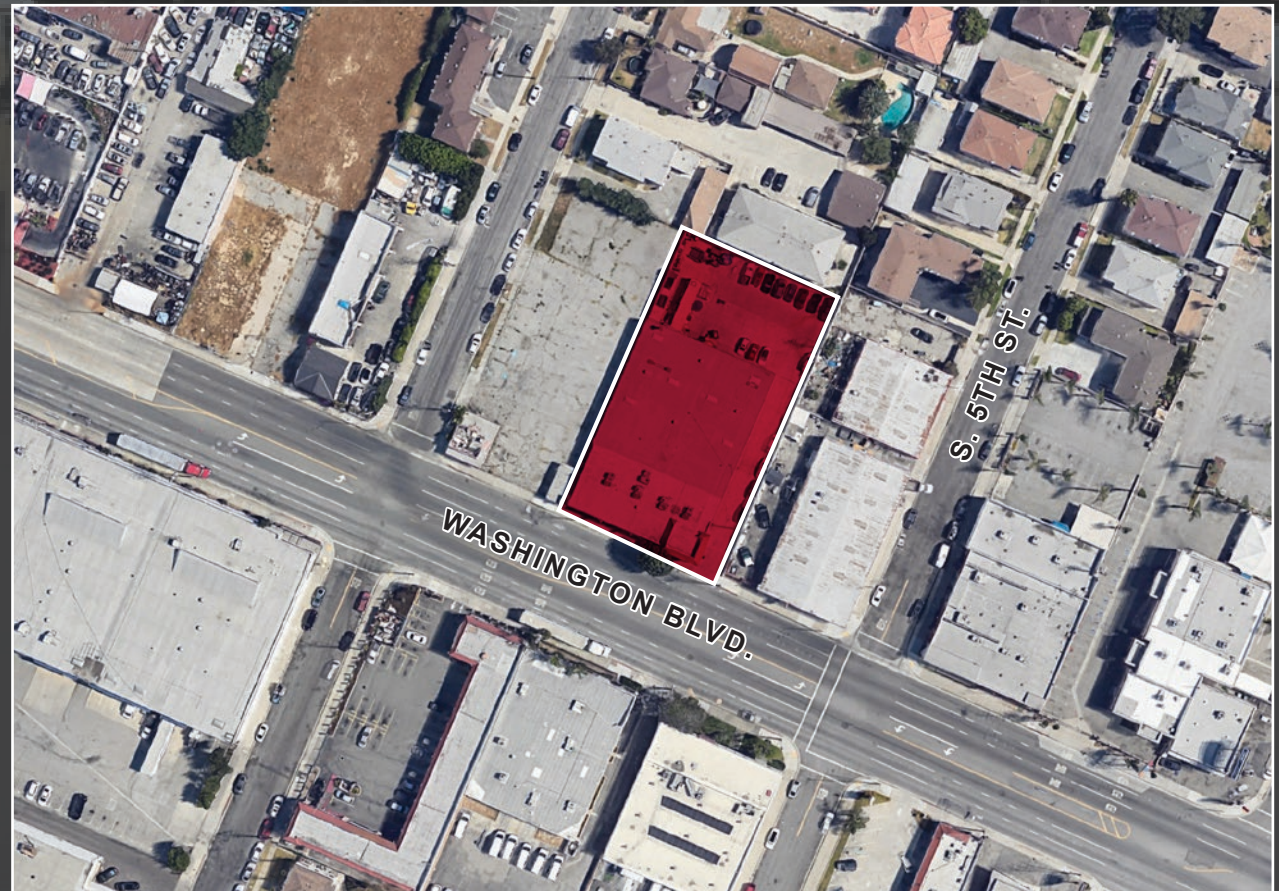
C2

**SALE PRICE**

\$4,454,175 /\$283.70 PSF

## PROPERTY HIGHLIGHTS

- 15,700 SF Available
- 30,056 SF of Land
- .69 AC Lot Size
- 6 Offices/ 7,062 SF
- Ceiling Heights 14' – 16'
- Year Built: 1971
- 3 Drive in Doors
- Concrete Tilt Up Construction
- C2 Zoning
- 6352-029-011 APN
- Asking Sale Price - \$4,454,175 /\$283.70 PSF
- Building Undergoing Complete Refurbishment



# WAREHOUSE

## PUBLIC TRANSPORTATION



### COMMUTER RAIL

Montebello/Commerce Commuter Rail (Riverside Line)  
 5 min | 2.1 mi

Commerce Commuter Rail (Orange County, 91 Lines) (Riverside Line)  
 7 min | 2.7 mi



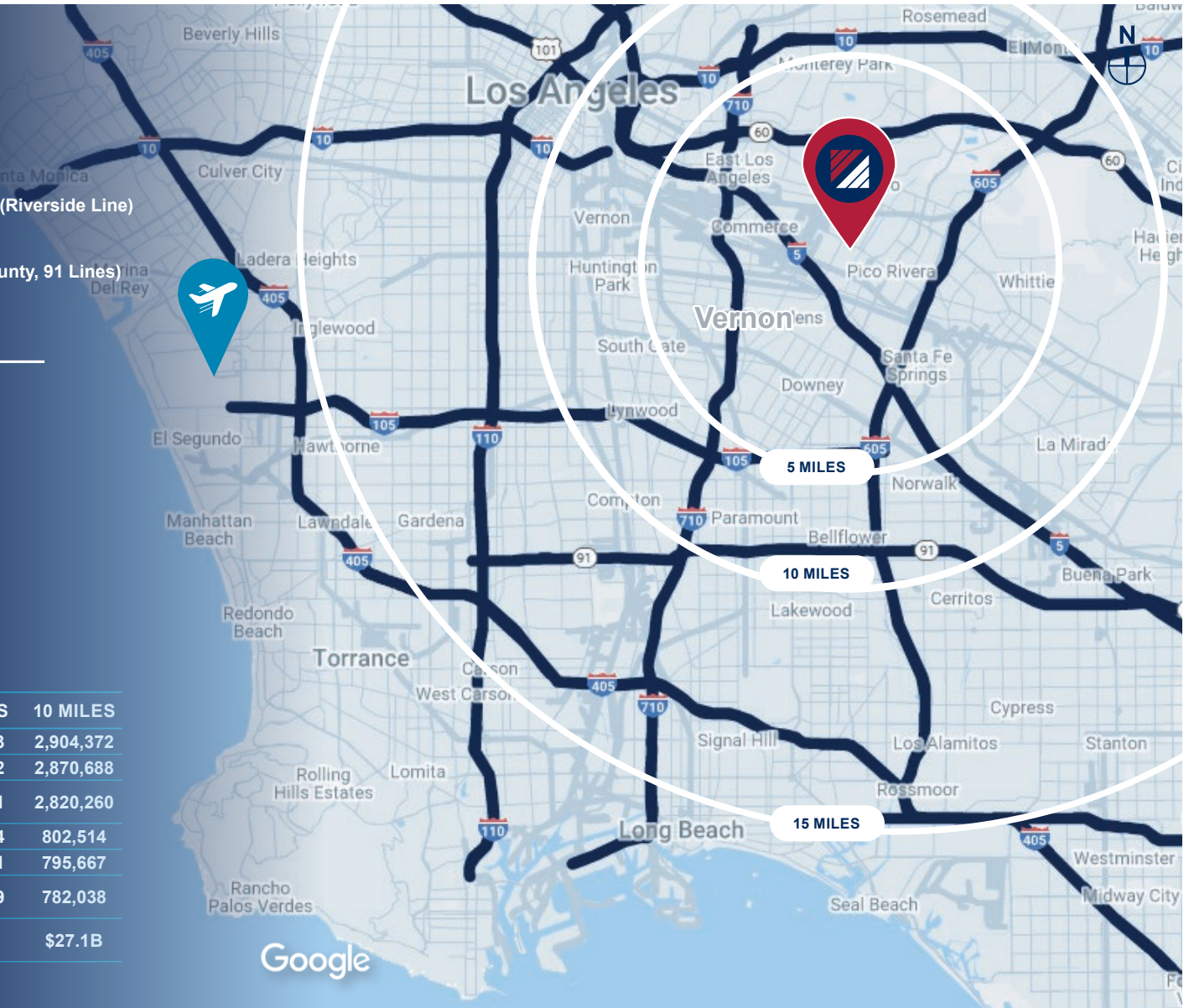
### AIRPORT

Long Beach-Daugherty Field Airport  
 27 min | 17.6 mi

Bob Hope Airport  
 35 min | 25.1 mi

Los Angeles International Airport  
 34 min | 25.8 mi

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2010 POPULATION	214,634	619,203	2,904,372
2022 POPULATION	206,921	598,842	2,870,688
2027 POPULATION PROJECTION	202,273	585,771	2,820,260
2010 HOUSEHOLDS	58,637	172,004	802,514
2022 HOUSEHOLDS	56,158	165,601	795,667
2027 HOUSEHOLD PROJECTION	54,816	161,819	782,038
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$2B	\$5.6B	\$27.1B



# FOR SALE

# WAREHOUSE



BUSINESS ADVANTAGE

## Small business loan financing options

Which loan option makes the most sense for your business? This summary is designed to help you determine possible options for your business based on different loan scenarios.

**Prospective loan information**

Purchase price **\$4,454,175**  
**USER INPUT**  
 0

**Promotional Offer**  
 Appraisal Discount  
 Rate Discount  
 Fee Discount (Bank Fee)

**Preferred Rewards**



**Key financial comparisons estimates**

Loan options	Conventional loan	Conventional loan	SBA 7(a) and Express loan	SBA 504 loan
	10/20	20/20	25/25	25/25
Interest rate (estimate)	5.25%	5.25%	5.25%	5.25%
Maturity (yr)	10	20	25	25
Amortization (yr)	20	20	25	25
Fixed rate term (yr)	10	20	25	25
Purchase price	\$4,454,175	\$4,454,175	\$4,454,175	\$4,454,175
Down payment	20%	20%	15%	10%
Financing amount	\$3,563,340	\$3,563,340	\$3,786,049	\$4,008,758
<b>SBA (25 year loan for 504)</b>				<b>\$1,781,670</b>
Bond Debenture Rate (Set by SBA)				<b>6.02%</b>
Prepayment Fee				<b>10 yrs declining</b>
<b>Bank of America loan</b>	\$3,563,340	\$3,563,340	\$3,786,049	\$2,227,088
Rate – with promos/discounts applied	5.25%	5.25%	5.25%	5.25%
Principal	\$3,563,340	\$3,563,340	\$3,786,049	\$4,008,758
Monthly payment	\$24,011	\$24,011	\$22,688	\$24,847
Down payment	\$890,835	\$890,835	\$668,126	\$445,418
Year 1 cash outlay	\$1,178,971	\$1,178,971	\$940,380	\$743,580
Balloon	\$2,261,963	N/A	N/A	N/A
Prepayment Fee	5/4/3/2/1	5/4/3/2/1	5/3/1	None
Financing fee estimates	\$26,725	\$26,725	\$106,483	\$69,485
Interest expense*	\$1,555,974	\$2,199,386	\$3,020,294	\$3,347,490

Clients have the option to pay off or refinance the balance before or at maturity. The above interest expense figures reflect the amount of interest that would be paid during the full term of the original loan.

\*If 10/20 loan's balloon of \$2,261,963 were refinanced for 10 years at 5.25%, total interest expense would be \$2,189,652

A Prepayment Fee schedule of 5%/4%/3%/2%/1% of the original loan amount will be applied to all conventional (non-SBA) real estate applications dated 7/20/20 and beyond.

Conventional OOCRE loan with a 20/20 tenor may be available to certain clients with property type constraints and annual performance covenant monitoring.

**Interpreting comparisons**

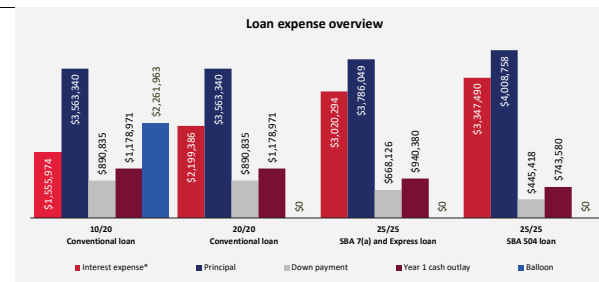
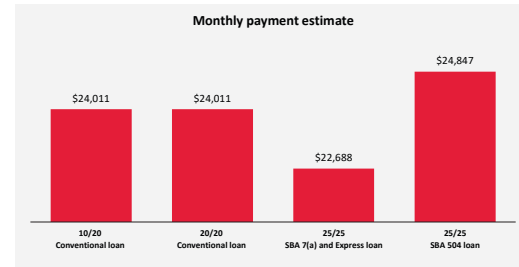
- The lowest estimated required down payment is under either of the SBA options at 10% of purchase price: \$445,418.
- The lowest estimated monthly payment is under the SBA 7(a) and Express loan option at \$22,688
- The least estimated interest expense is incurred under the Conventional loan option at \$1,555,974.

**Advantages of each type of loan**

Conventional	SBA 7(a)	SBA 504
Finances diverse business needs	Finance diverse business needs	Real estate focused
No SBA fees	Low down payment	Low down payment
Cashout may be possible	Fixed rates up to 25 years	Low fixed rates
One-time close	SBA fees financed	Low SBA fees
	One time close	

**We're committed to finding the smartest path to long-term growth for your business.**

Our small business specialists will work to help you strengthen your business and plan for the future. If you have any questions, please contact me.



All programs subject to credit approval and loan amounts are subject to creditworthiness. Bank of America may prohibit use of an account to pay off or pay down another Bank of America account. Small Business Administration (SBA) financing is subject to approval through the SBA 504 and SBA 7(a) programs. Loan terms, collateral and documentation requirements apply. Actual amortization, rate and extension of credit are subject to necessary credit approval. Bank of America credit standards and documentation requirements apply. Some restrictions may apply. Bank of America Practice, N.A. is a division of Bank of America Corporation.

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