



Price:  
**\$660,000**

**For Sale or Lease**

**±950 SF Dental/Medical Space**

1855 San Miguel Drive, Suite 16 | Walnut Creek

### Highlights



SBA for owner/  
user  
\$66,000 down  
payment on  
\$660,000  
purchase price



Lease Rate:  
\$2.50 NNN



Extremely  
efficient ±950 SF  
dental office



Prestigious  
Walnut Creek  
medical building  
with dozens  
of doctors and  
dentists



Set up with  
compressor and  
vacuum, three  
chairs, x-ray, and  
lab equipment



Located close to  
Downtown  
Walnut Creek



Contact Brokers

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# Floor Plan





# Photo Gallery

Exam Room



Exam Room



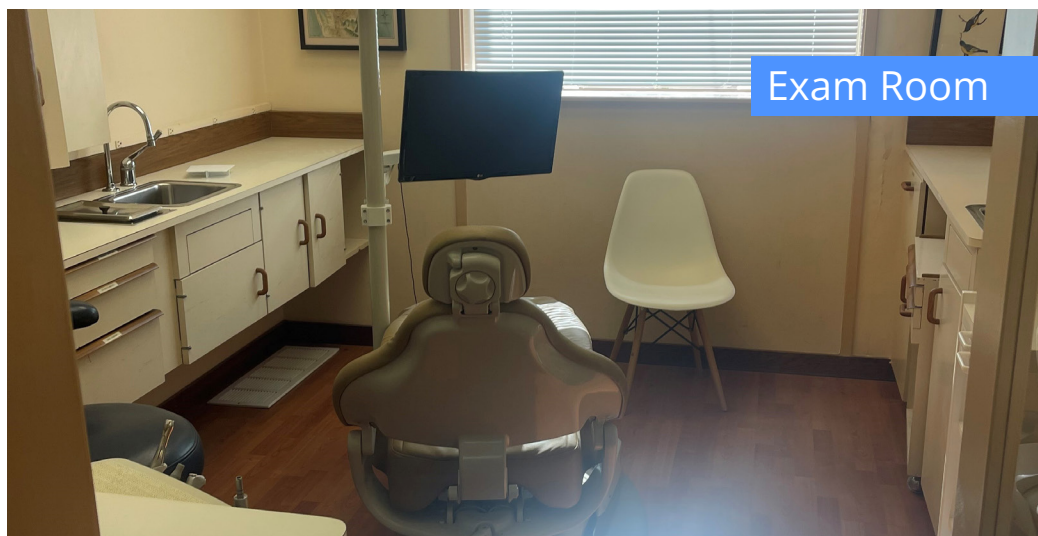
Exam Room



X-ray Machine



Exam Room





# Photo Gallery

Waiting Room



Waiting Room



Reception



Exam Room

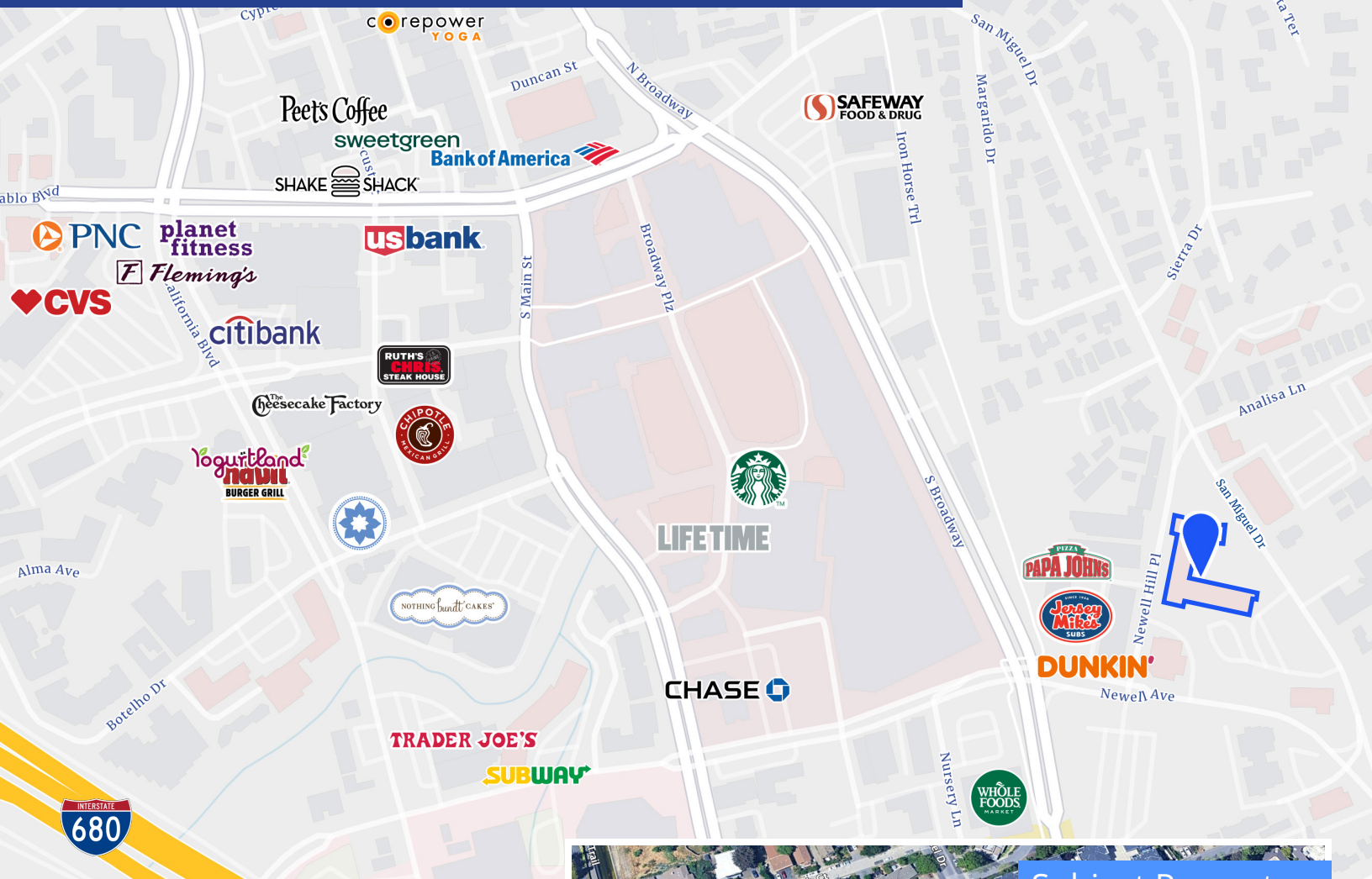


Exam Room





# Location Overview



## Demographics 3 mile radius

Total Population 100,974

Current Annual Household Spending Health Care: \$12,543

Current Average Household Income \$202,725

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# Proposed SBA 504 Loan Structure

## Use of Proceeds

Purchase Price	\$660,000
Building Improvements	\$100,000
FF&E	\$0
SBA Fees (Financed)	\$11,000
Closing Cost (estimated)	
SBA Eligible Soft Costs	\$10,000
SBA Eligible Hard Costs	\$10,000
<b>Total Project Costs</b>	<b>\$791,000</b>

## Sample Financing Scenario

Financing Package		Amount	Rate	Term	Amort	Monthly Payment
Bank 1st Mortgage	50%	\$432,000	6.5%	25 Yrs	25	\$2,917
SBA 504 2nd Mortgage *	35%	\$242,000	6.28%	25 Yrs	25	\$1,601
Down Payment	15%	\$117,000				\$4,518
<b>Total Project Costs</b>	<b>100%</b>	<b>\$791,000</b>				

### Assumptions: The following assumptions were made in the preparation of the sample:

- Bank rate, terms and fees are estimated and vary depending on lender.
- SBA rate is current month's rate. Actual rate is set at debenture sale.
- SBA Fee is estimated at 2.15% plus a \$5,000 legal fee. Fees are financed.
- Operating costs, title and insurance costs are estimates.
- All fees and expenses are estimated and will vary by vendor.

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