



Price:  
**\$1,100,000**



**For Sale | Medical Office**

**±1,540 SF Available**

3511 School Street | Lafayette, CA

### Highlights



Central Lafayette location



Stand-alone medical/office building



Four exam rooms, two offices, spacious reception and office area



10% down SBA financing for 51% owner/user



[View virtual tour](#)



Contact Brokers

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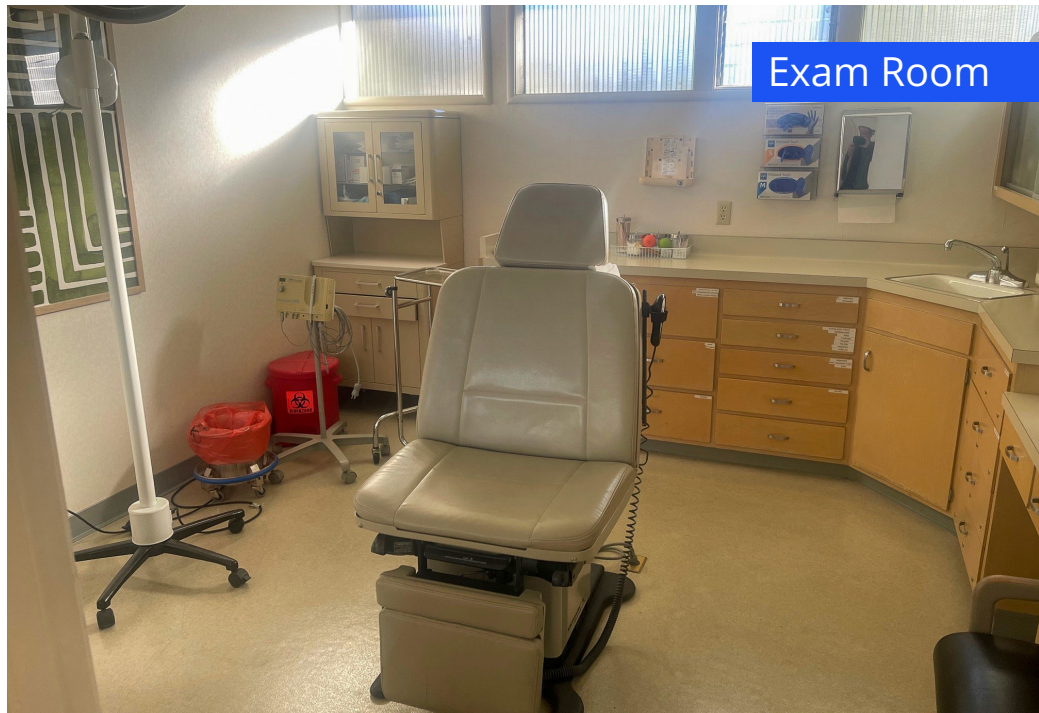
# Photo Gallery



Exam Room



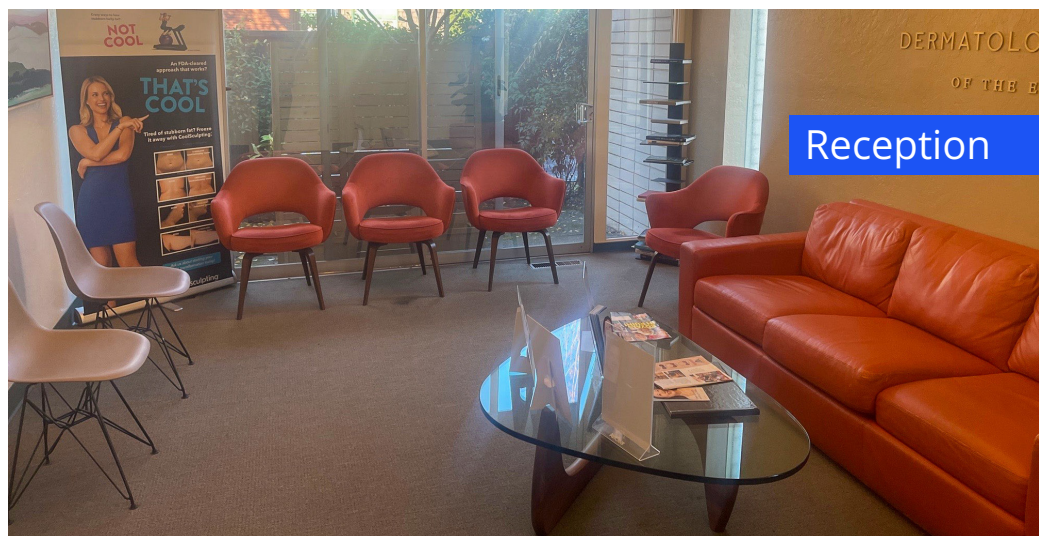
Office



Exam Room



Front Entrance



Reception

# Proposed SBA 504 Loan Structure

Building Acquisition	Amount
SBA/CDC Fees	\$1,100,000
SBA 504 Loan	\$15,000
<b>Total Project Cost</b>	<b>\$1,115,000</b>

Source of Funds		Amount	Rates	Maturity	Collateral	Monthly Payment	Annual Payment
Bank	50%	\$550,000	6.50%	25 Yr. Amort.	1st Deed	\$3,714	\$44,564
SBA 504 Loan	40%	\$455,000	6.09%	25 Yr. Amort.	2nd Deed	\$2,957	\$35,480
Borrower	10%	\$110,000					
<b>Total</b>	<b>100%</b>	<b>\$1,115,000</b>				<b>\$6,670</b>	<b>\$80,044</b>

## Rates:

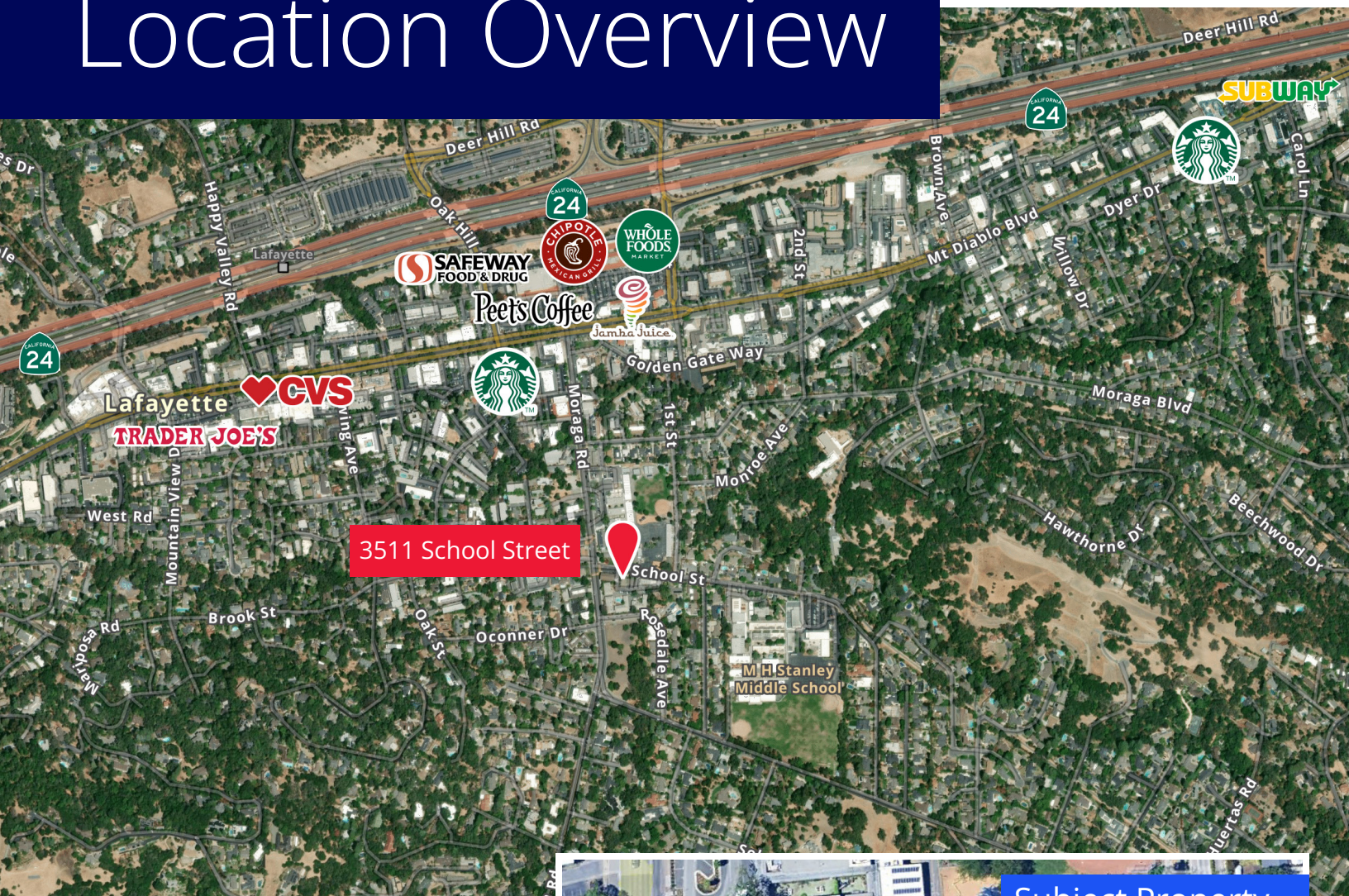
- Bank: Rate is estimated - will vary depending on lender.
- SBA 504: Rate is FIXED at the time of the debenture sale.

## Fees:

- Bank: Vary depending on lender policy.
- SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
- MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).
- Collateral: 90% financing generally does not require additional collateral.

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# Location Overview



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