

INDIVIDUAL OFFICE/FLEX BUILDINGS FOR SALE

LIVERMORE, CA



MONTEVINA
PHASE ONE

3252 CONSTITUTION DRIVE, LIVERMORE, CALIFORNIA

Freestanding Buildings Ranging From
±3,600 to ±13,200 Square Feet



JOHN HONE

925 227 6239

john.hone@colliers.com

CA Lic. #01231241

LARRY EASTERLY

925 279 4655

larry.easterly@colliers.com

CA Lic. #00958987

WWW.MONTEVINAPHASE1.COM

A FEW LUNCH OPTIONS WITHIN FIVE MILES

- BJ's Restaurant & Brewhouse
- Buffalo Wild Wings
- Armadillo Willy's
- Lazy Dog Restaurant & Bar
- Red Robin Gourmet Burgers
- Black Angus Steakhouse
- On the Border Mexican Grill
- Applebee's Grill & Bar
- Chick-fil-a
- Black Bear Diner
- In-n-Out Burger
- Panera Bread
- Panda Express
- The Habit Burger Grill
- Rubio's Fish Tacos
- Baja Fresh
- Subway
- Carl's Jr.
- Pacific Catch
- Fat Fish Sushi
- Peet's Coffee
- Starbucks

PROPERTY HIGHLIGHTS

- Free-standing single & two story office and office/flex buildings designed specifically for small business owners.
- Each building sits on it's own separate legal parcel.
- Buildings sizes: $\pm 3,600$, $\pm 4,800$, $\pm 6,600$, $\pm 9,600$ and $\pm 13,200$ SF.
- Each building is divisible allowing for maximum flexibility for future expansion, and lease ability.
- Several of the buildings can accommodate a double-door or roll-up door option for designated service areas.
- Unique burnished block construction creating a timeless exterior-stone look and little to no exterior maintenance costs.
- Each building has four sides of glass offering more natural light than "typical" condo alternatives.
- Provides the opportunity for buyers to customize their interiors.
- Immediate access and exposure to I-580 via Airway Blvd.
- Site infrastructure work to begin Q2 2019, includes road & parking expansion.
- Delivered 100% vacant.



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ROAD IMPROVEMENTS / PARKING EXPANSION



BUILDING	ADDRESS	±BLDG SF	FLOORS	APN	PRICE
1	3102	4,800	1	905-18-10	\$1,800,000
2	3168	9,600	2	905-18-11	\$3,024,000
3	3156	4,800	1	905-18-12	\$1,512,000
4	3142	3,600	1	905-18-13	\$1,260,000
5	3128	4,800	1	905-18-14	\$1,512,000
7	3174	13,200	2	905-18-16	\$3,696,000
8	3188	4,800	1	905-18-17	\$1,512,000
9	3196	4,800	1	905-18-18	\$1,512,000
10	3212	3,600	1	905-18-19	\$1,170,000
11	3252	6,600	1	905-18-20	\$2,310,000
12	3240	4,800	1	905-18-21	\$1,512,000
13	3232	13,200	2	905-18-22	\$3,696,000
14	3220	9,600	2	905-18-23	\$3,024,000



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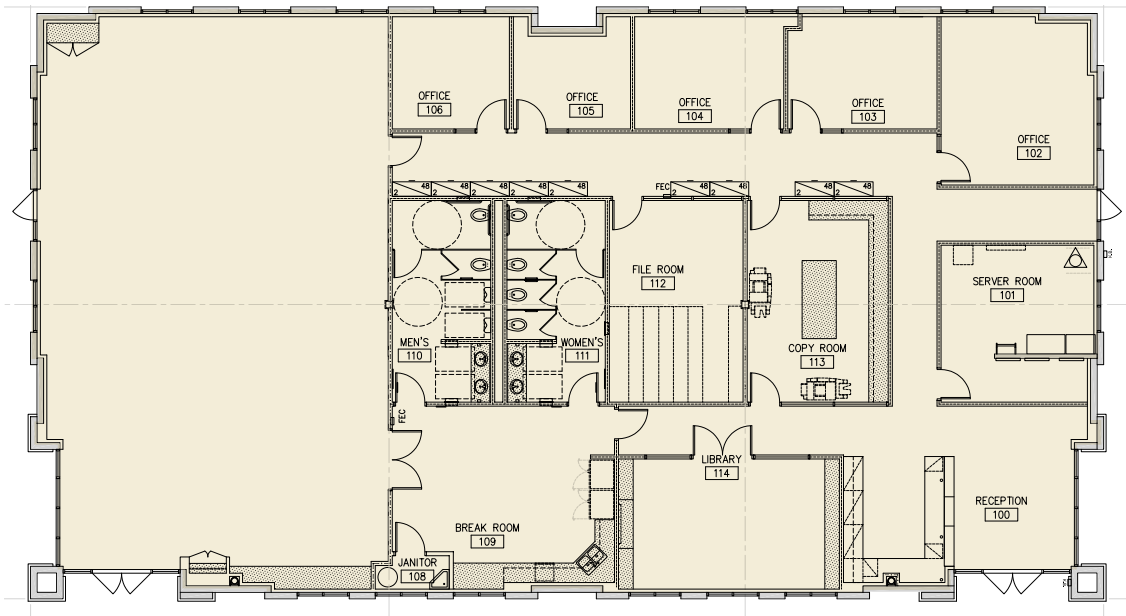
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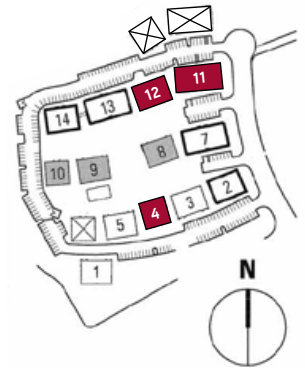
SAMPLE FLOOR PLANS

BUILDING 11

±6,600 SQUARE FEET

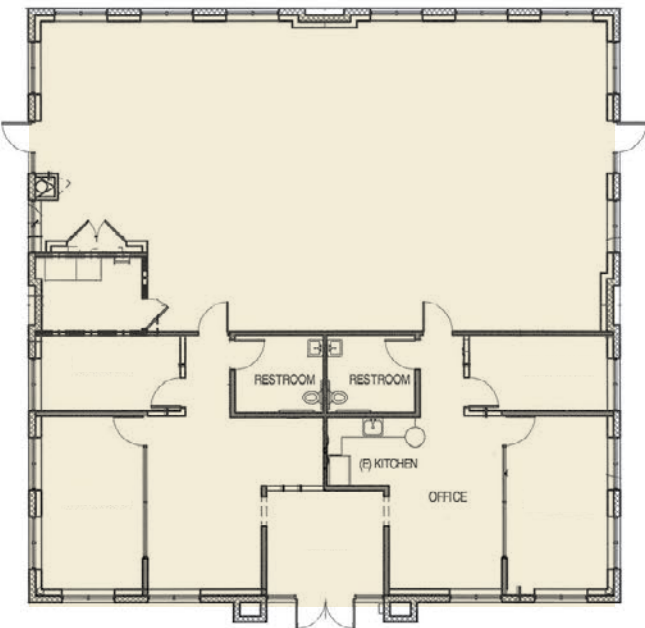


KEY PLAN



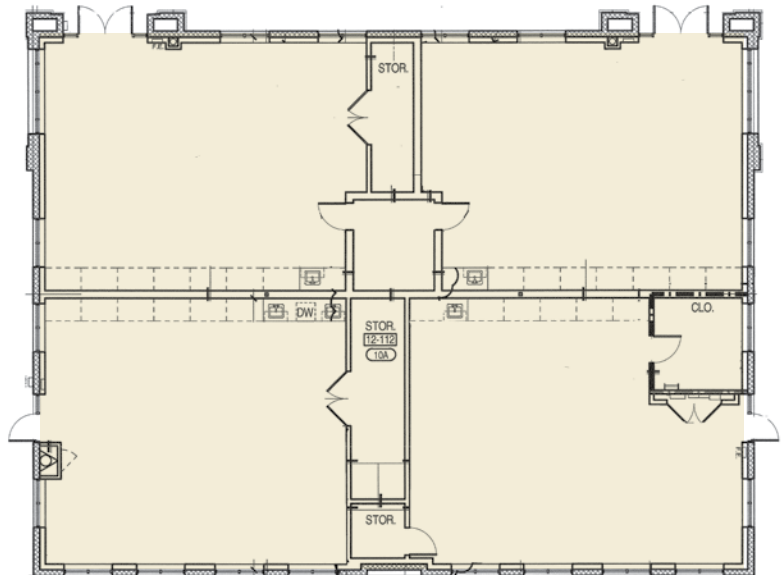
BUILDING 4

±3,600 SQUARE FEET



BUILDING 12

±4,800 SQUARE FEET



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OWN VS. LEASE COMPARISON | BUILDING 11 | ±6,600 SQUARE FEET



Own

Purchase Price	\$2,310,000
Improvements	\$0
Other	\$0
Total Project Cost	\$2,310,000
Total Price per Sq. Ft.	\$350 PSF

Start-Up Costs

Cash Down Payment	10%	\$231,000
Estimated Bank Fees	0.50%	\$5,775
Estimated Appraisal & Environmental		\$5,000
Total Cash Required		\$241,775

Monthly Costs

Mortgage Payment (monthly)	\$1.90	\$12,538
CAM & utilities (est.)	\$.40/sf/mo	\$2,310
Taxes	1.2%/ year	\$2,409
Insurance	.2% /12	\$402
Total Monthly Payment	\$2.68 PSF	\$17,659

Total Adjusted Monthly Costs

Total Monthly Payment	\$2.68	\$17,659
Potential tenant income		

\$17,659

\$2.68 PSF

Forecasted Ownership Benefits

Monthly Mortgage Payment in 10 years	\$12,538
Principal Reduction in 10 years	\$539,000
Equity After 10 Years	\$985,000
Equity After 20 Years	\$2,158,000

Assumptions: Depreciation est. at 80% allocation of purchase price.

Equity assumes 1% annual building appreciation

All rates and fees subject to change. This is only an example and not a commitment or approval. It is recommended to speak with a CPA to verify your individual situation.



Lease

Monthly Lease Rate	\$16,170
Rented Sq. Ft.	6,600 sf
Lease Rate per Sq. Ft.	\$2.45 PSF

Start-Up Costs

Prepaid Rent and Deposit	2 Months Rent	\$32,340
Total Cash Required		\$32,340

Monthly Costs

Lease Payment (fully serviced)	\$2.45	\$16,170
Total Monthly Payment	\$2.45 PSF	\$16,170

Total Adjusted Monthly Costs

Total Monthly Payment	\$2.45	\$16,170
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\$16,170

\$2.45 PSF

Forecasted Cost of Continuing to Lease

Monthly Lease Payment in 10 years	\$21,098
Cash Savings After 10 Years	\$0
Equity in 10 Years	\$0
Equity in 20 Years	\$0

Assumes annual lease rate increase of 3%

90% Financing Example

Financing Package	%	Loan Size	Term	Amortization	Rate	Monthly Pymt
Bank 1st Mortgage	50%	\$1,155,000	10 Yr.	25 Years	5.35%	\$ 6,990
SBA 504 2nd Mortgage	40%	\$951,000	25 Yr.	25 Years	4.98%	\$ 5,548
*Includes financed SBA fee of \$27,000						Combined Monthly Pymt \$ 12,538

SBA fee is estimated at 2.65% plus a \$2,500 legal fee. All SBA fees are financed into the SBA loan.



For more information contact us.

Your SBA 504 Expert
Kurt Chambliss
TMC Financing
 EVP, Business Development
 925.786.7777
 kurt@tmcfinancing.com

Your SBA 504 Expert
Anna O'Brien
TMC Financing
 SVP, Business Development
 415-272-4544
 anna@tmcfinancing.com



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