

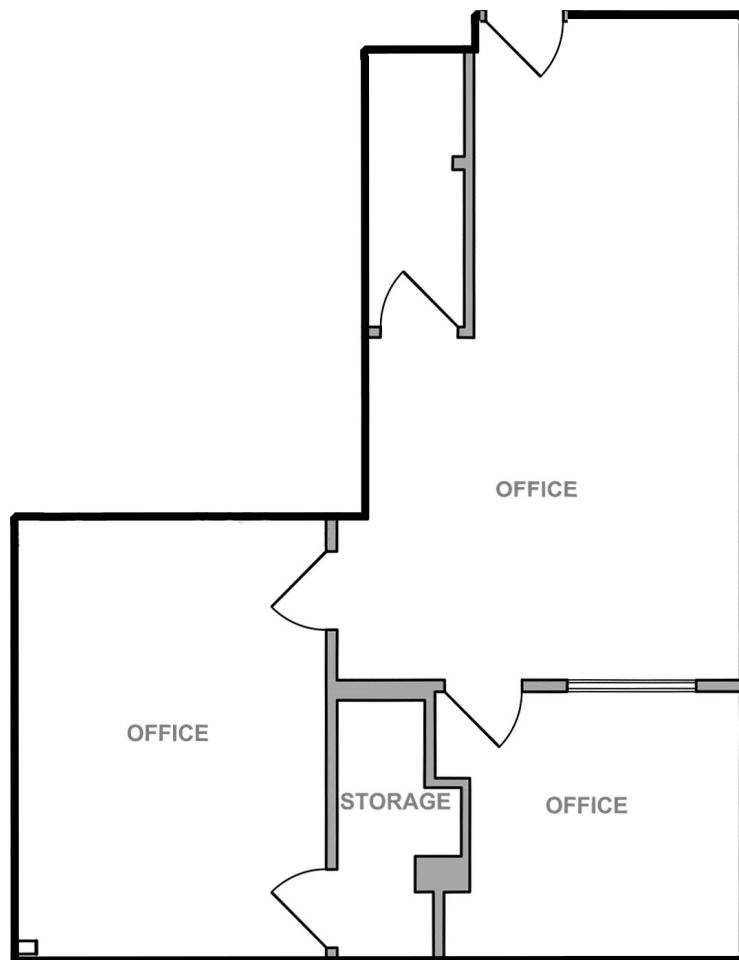
MOORPARK

PROFESSIONAL CENTER

Suite 170

Suite 170 is presently available for purchase.

This is the floor plan of Suite 170. It can be modified to suit any owner's needs. Internal walls are not structural and can be easily moved.



MOORPARK PROFESSIONAL CENTER

• Suite Summary •

SUITE NO.:	170
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• SUITE •

Usable square feet in suite	770
Share of common area	222
Gross square feet	992
Percent of building	3.8%

• RENT •

Market rate rent commencing on lease termination	\$4,872
Estimated operating expense reimbursements	1,932
Total new leasing costs on lease termination	\$6,805

• OWN •

Suite purchase price	\$535,894
Refund of security deposit	\$0
Net purchase price:	\$535,894
Purchase price per gross sq. ft.	\$540
Monthly ownership costs (2)	\$3,500

Notes:

- (1): Cash Rebate (if any) equals monthly difference between ownership costs and leasing costs during the remaining months of the lease.
- (2): Mortgage payment + property taxes + owners association dues + depreciation
- (3): **90% (or greater) financing is available**

MOORPARK PROFESSIONAL CENTER

• RENT VS. OWN COMPARISON •

Suite Number: 170
Suite Size: 992 Square Feet

• RENT •

LEASE ASSUMPTIONS:		
Beginning rent per square foot per month	\$2.60	
Beginning rent per month (rises every year)	\$2,580	
START-UP COSTS		
Prepaid rent and security deposit	\$5,160	
Total Start-Up Costs	\$5,160	
MONTHLY COSTS (end of 2017)	Per Sq. Ft.	Amount
Rent (increases annually)	\$2.60	\$2,580
Operating expense (end of 2017)	1.05	1,042
Depreciation Tax Savings	n/a	0
Total 1st Year Monthly Costs	\$3.65	\$3,622
MONTHLY OWNERSHIP BENEFITS		
Property value appreciation	n/a	None
TOTAL EFFECTIVE MONTHLY COST	\$3,622	

• OWN •

PURCHASE ASSUMPTIONS:		
Purchase price per square foot	\$540.00	
Purchase price	\$535,894	
START-UP COSTS		
Cash down payment (10%)	\$53,589	
Loan fees and costs	6,823	
Total Start-Up Costs	\$60,412	
MONTHLY COSTS	Per Sq. Ft.	Amount
Mortgage payment (fixed rate)	\$2.60	\$2,577
Operating expenses (see Notes)	1.21	1,201
Depreciation tax savings: 44%	(0.41)	(403)
Total Monthly Costs	\$3.40	\$3,376
MONTHLY OWNERSHIP BENEFITS		
Property value appreciation	Rate: 3%	\$1,340
TOTAL EFFECTIVE MONTHLY COST	\$2,036	

• ANNUAL RENTAL COST (increases at 3% / year) •

TOTAL IN YEAR 1:	\$43,467
TOTAL IN YEAR 5:	47,050
TOTAL IN YEAR 10:	51,947
TOTAL IN YEAR 15:	57,354
TOTAL IN YEAR 20:	63,323
TOTAL IN YEAR 25:	69,914
TOTAL IN YEAR 30:	77,191

• ANNUAL OWNERSHIP COST •

TOTAL IN YEAR 1:	\$50,552
TOTAL IN YEAR 5:	52,306
TOTAL IN YEAR 10:	54,689
TOTAL IN YEAR 15:	57,302
TOTAL IN YEAR 20:	60,169
TOTAL IN YEAR 25:	48,871
TOTAL IN YEAR 30:	52,323

Above figures exclude property value appreciation.

• INCREASE IN PROPERTY VALUE & OWNER'S EQUITY •

	<u>Property Value</u>	<u>Equity</u>		<u>Property Value</u>	<u>Equity</u>
OWNER'S EQUITY IN YEAR 5:	\$621,248	\$187,980	OWNER'S EQUITY IN YEAR 15:	\$834,905	\$540,937
OWNER'S EQUITY IN YEAR 10:	\$720,196	\$348,619	OWNER'S EQUITY IN YEAR 20:	\$967,884	\$771,552

"Equity" is based upon the property value growing by the principal portion of monthly loan payments and by market value appreciation over time.

Interest Rates - SBA 504 Loans	50% Bank 1st:	30 year amortization at:	4.60% int.
For Condominium Buyers	40% SBA 2nd:	25 year amortization at:	4.60% int.

IMPORTANT NOTES: 90% (or greater) financing is available

1. The property mortgage is typically paid off in 20 - 30 years, and then the owner owns the property free and clear. There are no more mortgage payments, but payments on leased properties go on forever. The long-term impact of this loss is not shown here.
2. Mortgage payments are fixed. They never change. Rent payments, however, rise annually and on every lease renewal. The above rent is the starting rent, not the repeated increases that will occur over a 30-year lease term.
3. Leased properties are owned by the landlord. Throughout the mortgage, the professional owns the property.
4. Owners can write off the interest portion of monthly mortgage payments, property taxes, depreciation and owners' association dues.
5. Owner's operating expenses consist of Owners Association dues that pay routine building maintenance costs and property taxes.

MOORPARK PROFESSIONAL CENTER

Common Area and Condominium Suite Square Footage

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Condominium
Square Footage

MOORPARK PROFESSIONAL CENTER - 2211 MOORPARK AVENUE, SAN JOSE

FLOOR LEVEL	Suite Number	Condominium Square Footage	Common Area 28.88%	Total Square Footage
1st Floor				
	100	1,544 sf	446 sf	1,990 sf
	120	1,864 sf	538 sf	2,402 sf
	130	1,057 sf	305 sf	1,362 sf
	140	941 sf	272 sf	1,213 sf
	150	1,346 sf	389 sf	1,735 sf
	160	1,040 sf	300 sf	1,340 sf
	170	770 sf	222 sf	992 sf
2nd Floor				
	200	1,656 sf	478 sf	2,134 sf
	210	1,202 sf	347 sf	1,549 sf
	220	2,471 sf	714 sf	3,185 sf
	240	878 sf	254 sf	1,132 sf
	250	1,271 sf	367 sf	1,638 sf
	260	786 sf	227 sf	1,013 sf
	275	1,498 sf	433 sf	1,931 sf
	280	1,193 sf	345 sf	1,538 sf
	290	824 sf	238 sf	1,062 sf
GROSS		20,341 sf	5,875 sf	26,216 sf

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PROFESSIONAL CENTER

PRICE LIST

Suite No.	Condominium Square Feet	Share of Common Area Sq. Ft.	Total Sq. Ft.	Price
100	1,544	446	1,990	SOLD
120	1,864	538	2,402	\$1,297,296
130	1,057	305	1,362	\$735,620
140	941	272	1,213	\$655,020
150	1,346	389	1,735	\$936,770
160	1,040	300	1,340	\$723,688
170	770	222	992	\$535,894
200	1,656	478	2,134	\$1,152,519
210	1,202	347	1,549	\$836,551
220	2,471	714	3,185	\$1,719,731
240	878	254	1,132	SOLD
250	1,271	367	1,638	\$884,573
260	786	227	1,013	\$547,029
275	1,498	433	1,931	\$1,042,557
280	1,193	345	1,538	\$830,287
290	824	238	1,062	\$573,476
TOTAL:	20,341 Sq.Ft.	5,875 Sq.Ft.	26,216 Sq.Ft.	

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MOORPARK PROFESSIONAL CENTER

• SBA 504 FINANCING PROGRAM •

Suite No. 170

Purchase price	\$535,894
Cash down payment: 10%	53,589
Amount financed	482,304
Monthly payment (combined 1st & 2nd)	\$2,577

- The SBA 504 financing program combines a loan from a local bank for 50% of the purchase price and a loan from the SBA for 40% of the purchase price (total 90%). The buyer typically provides a 10% cash down payment, but the down payment may not be required.

SBA 504 Financing Program

<u>1st Mortgage by Bank</u>		
Loan Amount	\$267,947	
Interest Rate	4.60%	
Amortization in years	30 year amortization	
Percent of Purchase Price	50.00%	of total price
Loan Fee	\$2,679	1.00%
Monthly Payment	\$1,374	1.00%

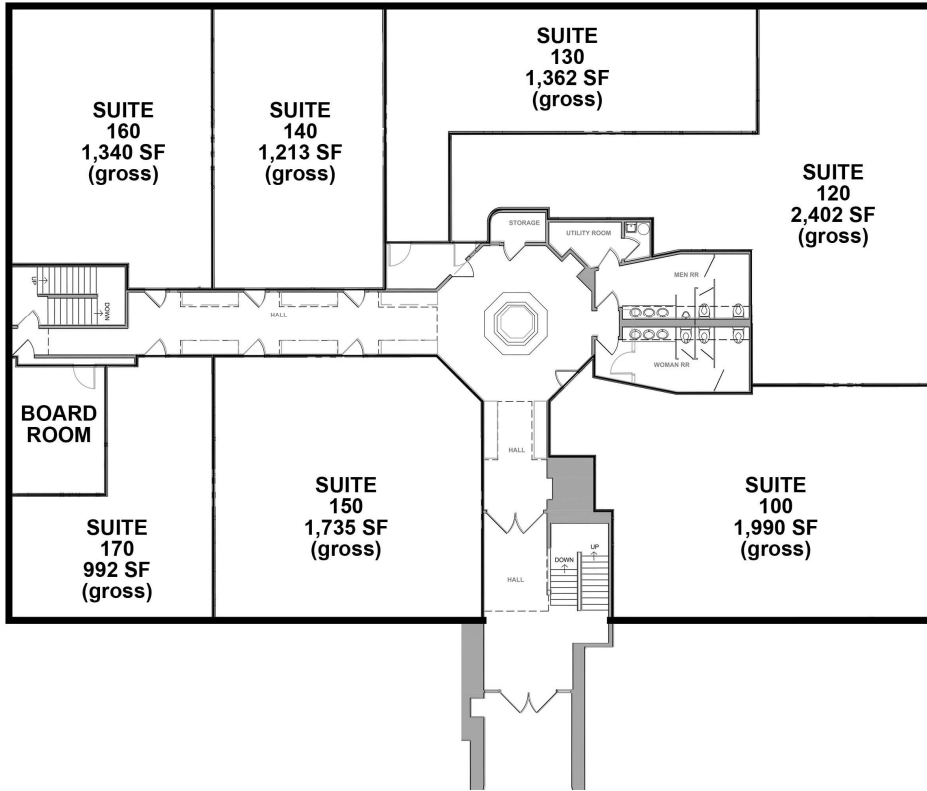
<u>2nd Mortgage by SBA</u>		
Loan Amount	\$214,357	
Interest Rate	4.60%	
Amortization in years	25 year amortization	
Percent of Purchase Price	40.00%	of total price
Loan Fee	\$2,144	1.00%
Monthly Payment	\$1,204	1.00%

- SBA = Small Business Administration
- The SBA offers two financing programs, the 504 and the 7A. The program shown here is the 504.
- Financing is also available for improvements to the suite.
- Note that interest rates and loan terms differ from one lender to another.

MOORPARK PROFESSIONAL CENTER

CONDOMINIUM SUITES

1st Floor



2nd Floor

