

SUNRISE PROFESSIONAL CENTRE

Condo Units
Available for Purchase



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Building Highlights



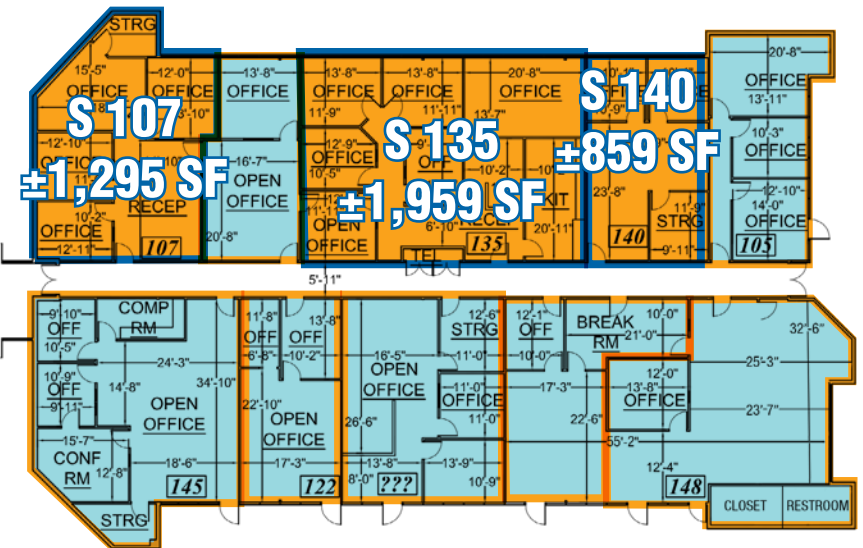
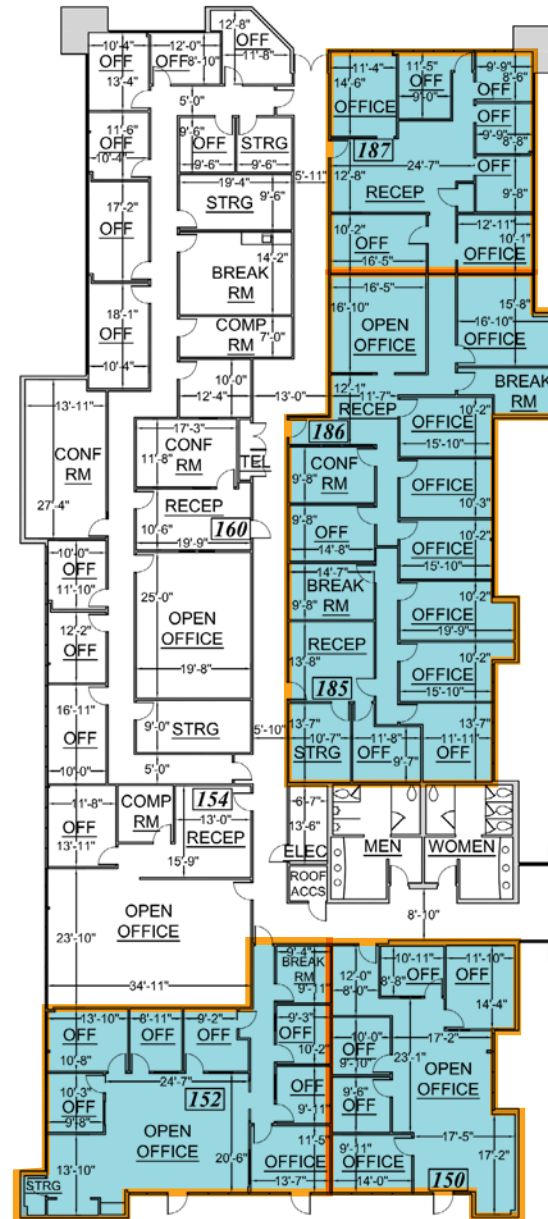
- Condo Units Available for Purchase
- Large and Small Units available to accommodate a variety of uses
- Sizes range from approximately ± 649 SF - $\pm 4,644$ SF
- Three building, multi-tenant office project totaling $\pm 81,857$ SF
- 7840 and 7844 Madison Ave are both single story buildings, while 5330 Primrose Drive is a two-story building
- Excellent location off Madison Ave and Sunrise Blvd, one of the busiest arterials in Fair Oaks
- High daily traffic counts ($\pm 43,680$ cars per day)
- Located adjacent to the Quail Point Shopping Mall and across from the Sunrise Village Shopping Center, offering many retail and restaurant amenities within a few steps!
- Garden-like landscaping with large lawn area, interior walkways and mature, attractive foliage
- Large parking field with attractive landscaping features and walkways

**Individual Condo Unit
Price: \$125/SF - \$155/SF**

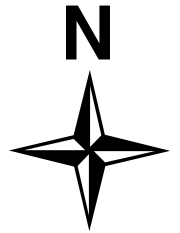
Floor Plan

7840 Madison Ave.

SUITE	SF	PRICE
107	1,295	\$155/SF
135	1,959	\$150/SF
140	859	\$155/SF



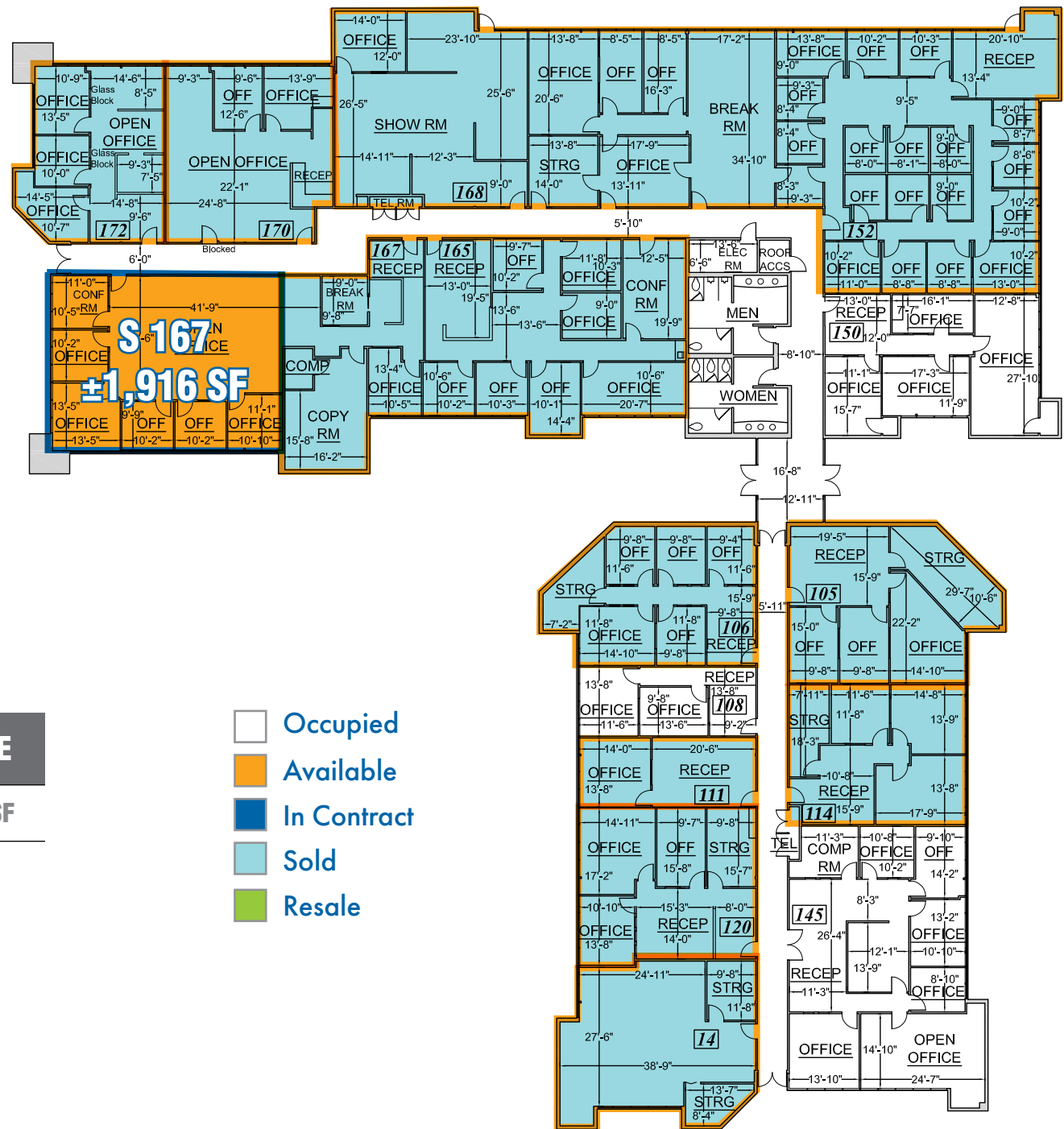
- Occupied
- Available
- In Contract
- Sold
- Resale



Madison Ave

Floor Plan

7844 Madison Ave.



SUITE	SF	PRICE
167	1,916	\$150/SF

- Occupied
- Available
- In Contract
- Sold
- Resale

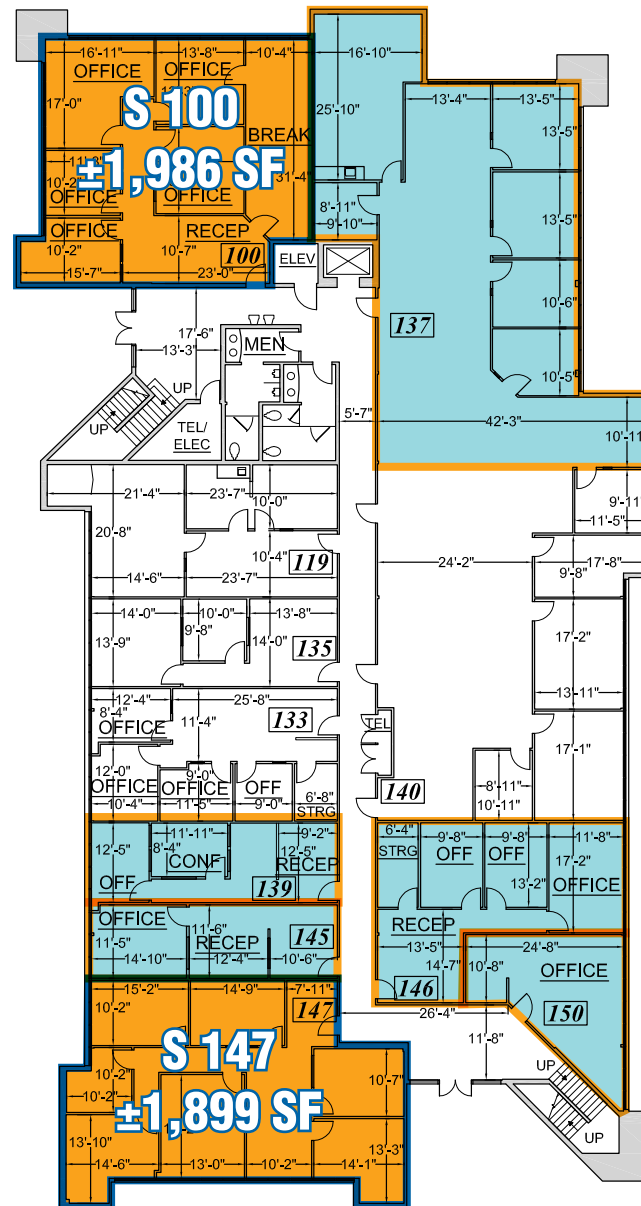
Floor Plan

5330 Primrose Drive

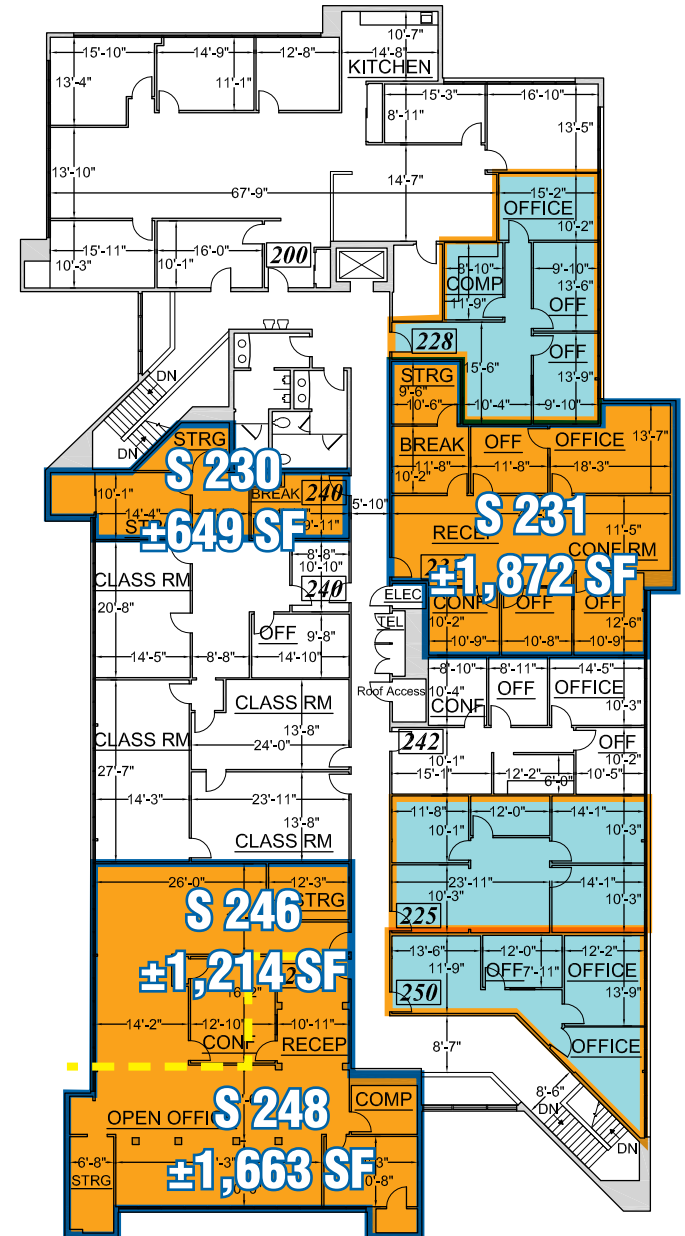
SUITE	SF	PRICE
100	1,986	\$130/SF
147	1,899	\$125/SF
230	649	\$155/SF
231	1,872	\$125/SF
246	1,214	\$130/SF
248	1,663	\$130/SF
246 & 248	2,877	\$130/SF

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- Resale

First Floor



Second Floor



Retail Aerial

Greenback Lane

Marketplace at Birdcage

Sunrise Mall

JCPenny's, Red Robin, T-Mobile, Goodyear Tires, Sunglass Hut, Torrid, Kay Jewelers, Lids, Hallmark, US Bank



Target, Lowe's Home Improvement, Best Buy, Walmart Neighborhood Market, HomeGoods, Hobby Lobby, Old Navy, Michael's, World Market, Barnes and Noble, Bath and Body Works, Ulta Beauty, Raising Cane's, Panda Express, Chipotle, Cold Stone Creamery, Wells Fargo



Sunrise Blvd

Club Studio, Smart and Final Extra!, Olive Garden, Starbucks, The Habit Burger, Black Bear Diner, California Fish Grill, Dos Coyotes, Firehouse Subs, McDonald's, Sourdough & Co.



Sunrise Village Shopping Center

Madison Ave

Sunrise Professional Centre

Quail Pointe Shopping Center

Trader Joe's, Chili's Grill & Bar, Lamps Plus, Yogurtland Fair Oaks, Mountain Mike's Pizza, European Wax Center, LensCrafters



Demographics

MARKET OVERVIEW

Sunrise Professional Centre:
7840 Madison Ave, 7844 Madison Ave,
and 5330 Primrose Drive

3 MILE RADIUS

KEY FACTS

136,536

Population

40

Median Age



Average Household Size

\$72,918

Median Household Income

HOUSING STATS



\$360,061

Median Home Value



51,706

Households



39.01%

% Renter Occupied
Housing Units

COMMUTERS



0.72%

Used Public Transportation



81.38%

Drove Alone to Work

EDUCATION



20.17%

High
School Graduate



30.26%

Some
College



28.79%

Bachelor's
Degree Plus

BUSINESS



65,883

Total Employees

EMPLOYMENT



64.43%

White Collar



35.57%

Blue Collar

Loan Comparison



forever first

Conventional vs. SBA 7a Financing Comparison

Purchase Price	\$350,000
Proposed Tenant Improvements	\$0
Project Total	\$350,000

	Conventional #1	Conventional #2	SBA 7a
Estimated Project Injection/Downpayment	\$52,500	\$52,500	\$35,000
Closing Timeframe	45-60 days	45-60 days	75 days
% down payment required	15%	15%	10%
1st dot w/FCB	\$297,500	\$297,500	\$315,000
2nd dot w/CDC			
1st mortgage w/First Citizens Bank			
Rate Type	Fixed rate	Fixed rate	Initial interest rate*
Term	180	120	300
Amortization	180	240	300
Est. Interest Rate	6.99%	6.99%	8.50%
Est. Payment	\$2,690	\$2,323	\$2,562
First Citizens Bank loan fee	\$2,975	\$2,975	\$2,500
First Citizens Bank Legal Fee			\$7,500
SBA 7a guarantee fee			
Prepayment Penalty	YES	YES	3 year declining
Balloon Amount	None	\$201,521	None
Total monthly payment	\$2,690	\$2,323	\$2,562
Total Fee(s)	\$2,975	\$2,975	\$10,000

Important Considerations

** Conventional injection does not include closing costs, 3rd party fee(s), and potential contingency for construction loans

** SBA programs have potential to finance up to 90% of closing costs into the loan - Up to 100% financing may be available with 7a structure

**The SBA 7a term includes several initial interest rate options.

** This is not an offer to lend and rates and terms are subject to change

**These rates and terms are accurate as of 07/09/2023 and are subject to change. This information is for comparison purposes and does not constitute an offer to lend; all offers to lend will be done in writing. Other outside cost may apply. 25 year Amortization available with ≤75% loan to value. Normal credit approval applies. Member FDIC. Equal Housing Lender.

SBA 90% financing and conventional 85% financing available for general office use. Buildings must be owner occupied.

Roger E. Gaskin

Vice President - Business Banker III

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