

I D E A L O W N E R - U S E R B U I L D I N G



GRACE BUILDING ANNEX

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14 KELLER STREET

Transplant Transportation Services  
Law Office of Chris Peter Elzi  
My Best College Plan Counseling  
Alan L. Dubin, MD

14 Keller Street

P E T A L U M A | C A | F O R S A L E

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## **PROPERTY INFORMATION**

**PROPERTY:** 14 Keller Street, Petaluma, CA

**PRICE:** \$749,000

**BUILDING SIZE:** 1,767 Sq. Ft.

**LOT SIZE:** 5,603 Sq. Ft.

**PARKING:** 9 off street

**APN:** 008-051-023

**YEAR BUILT:** 1962 improved 2013

**ZONING:** MU2: Mixed use 2 - Offering  
a variety of uses ranging from office to retail.

**LOCATION:** Located in downtown Petaluma.

Located on the cusp of Petaluma's Historic Downtown

Conveniently located in center of downtown.

Walking distance to coffee, food and services.

**PROPERTY SUMMARY:** Owner/user opportunity.

Free standing commercial building. Block construction  
with formal reception, four (4) private offices and  
conference room with glass sliding partition walls.

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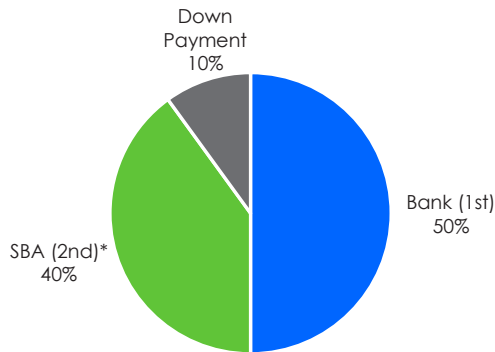


# CAPITAL SBA 504 Loan Sample Structure

## ACCESS GROUP

Prepared for: [Cushman & Wakefield](#)  
 Property Address: [14 Keller St, Petaluma](#)

### 90% Financing



### Project Details

Purchase Price	\$749,000	Property Address	<a href="#">14 Keller St, Petaluma</a>
Improvements		Building Size (s.f.)	1,767
Other		Price Per Sq. Ft.	\$423.88
<b>Total Project Cost</b>	<b>\$749,000</b>		

### SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$374,500	5.00%	25	25	\$2,189
SBA (2nd)*	40%	\$308,600	4.66%	20	20	\$1,979
Down Payment	10%	\$74,900				
* Includes financed SBA fee of \$9,000						
<b>Total Monthly Payment</b>						\$4,168
<b>Total Payment PSF</b>						\$2.36

### Monthly Ownership Costs

Mortgage Payments	\$4,168
Insurance & Property Tax	\$811
Depreciation Write-Off	(\$1,120)
Leasing Income	NA
<b>Total Monthly Ownership Costs</b>	<b>\$3,860</b>

### Out of Pocket Costs

Down Payment	\$74,900
Estimated Bank Fees	\$3,745
Appraisal & Environmental Reports	\$5,300
Title & Escrow Charges	\$11,235
<b>Total Out of Pocket Costs</b>	<b>\$95,180</b>

### Assumptions

- The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.
- Bank rate, terms, and fees are estimates and vary depending on lender.
  - SBA fee is 2.15% of the SBA loan amount plus a \$2,000 attorney flat fee. These fees are financed.
  - Title & Escrow Charges are estimated at 1.5% of the Purchase Price, and do not include Pro-Rata Real Estate Taxes due at Closing.
  - The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
  - All costs and expenses are estimates.
  - Bank Fees are estimated at .75% of bank loan amount.
  - Insurance & Property Tax estimated at 1.3% of purchase price.
  - Depreciation is estimated at a 70% basis over 39 years.

For more information contact:

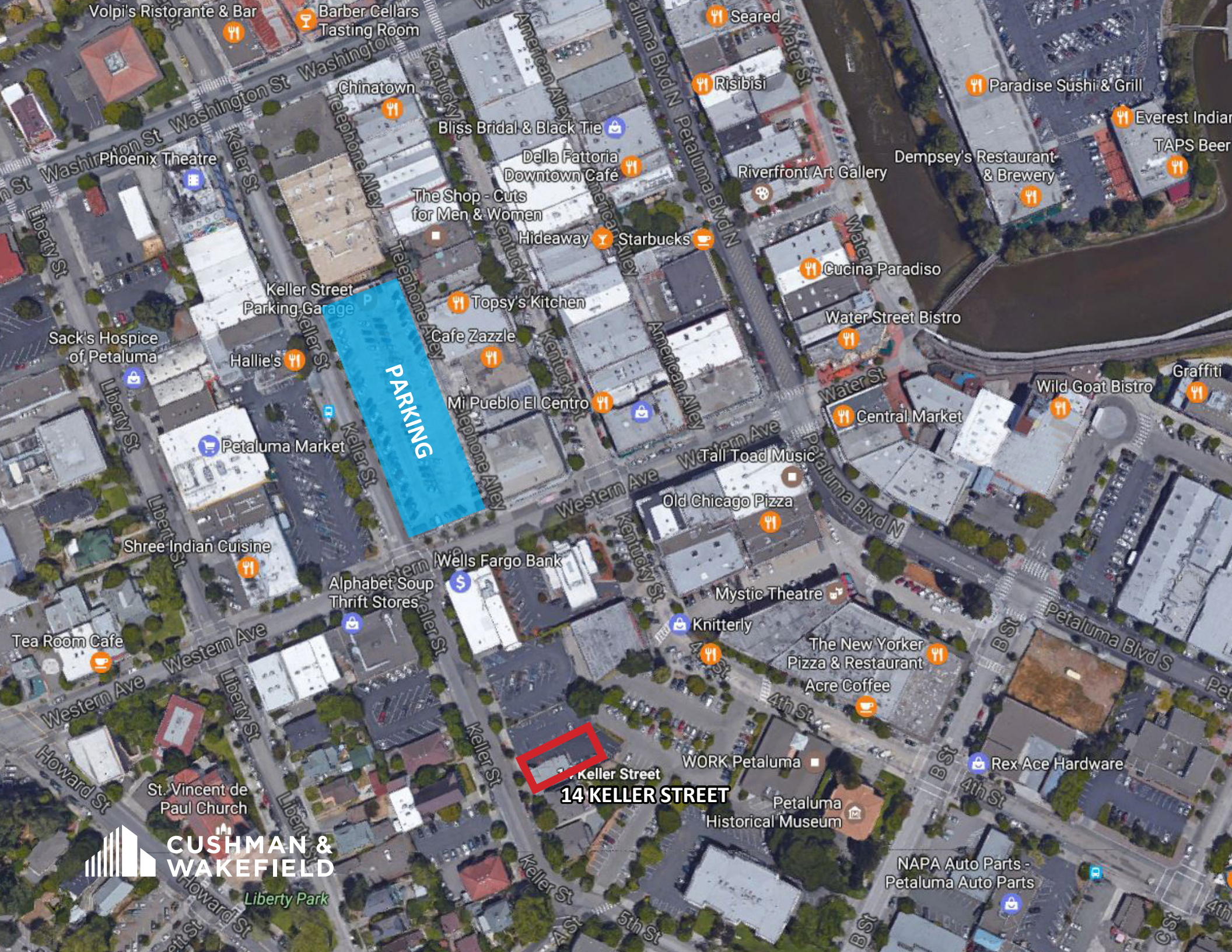
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PARKING

14 KELLER STREET

CUSHMAN & WAKEFIELD

Liberty Park

- Volpi's Ristorante & Bar
- Barber Cellars Tasting Room
- Phoenix Theatre
- Sack's Hospice of Petaluma
- Shree Indian Cuisine
- Tea Room Cafe
- St. Vincent de Paul Church
- Chinatown
- Bliss Bridal & Black Tie
- The Shop - Cuts for Men & Women
- Keller Street Parking Garage
- Hallie's
- Petaluma Market
- Alphabet Soup Thrift Stores
- Wells Fargo Bank
- 14 KELLER STREET
- WORK Petaluma
- Petaluma Historical Museum
- Seared
- Risibisi
- Della Fattoria Downtown Cafe
- Hideaway
- Starbucks
- Topsy's Kitchen
- Cafe Zazzle
- Mi Pueblo El Centro
- Old Chicago Pizza
- Mystic Theatre
- Knitterly
- The New Yorker Pizza & Restaurant
- Acre Coffee
- Paradise Sushi & Grill
- Everest Indian
- TAPS Beer
- Dempsey's Restaurant & Brewery
- Riverfront Art Gallery
- Cucina Paradiso
- Water Street Bistro
- Central Market
- Wild Goat Bistro
- Graffiti
- Rex Ace Hardware
- NAPA Auto Parts - Petaluma Auto Parts

