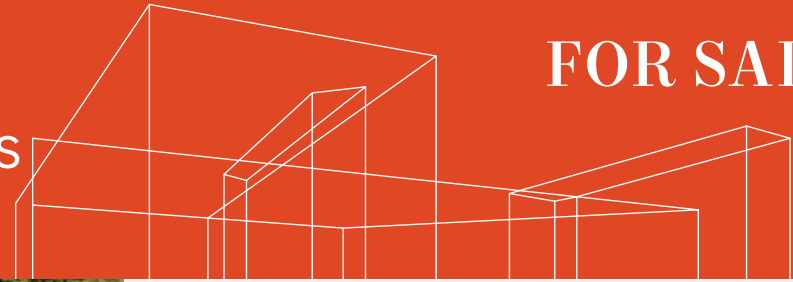




Downtown Davis Portfolio of 2 Adjacent Mixed-Use Properties

FOR OWNER-OCCUPIED PROFESSIONAL BUSINESS OR INVESTMENT

FOR SALE

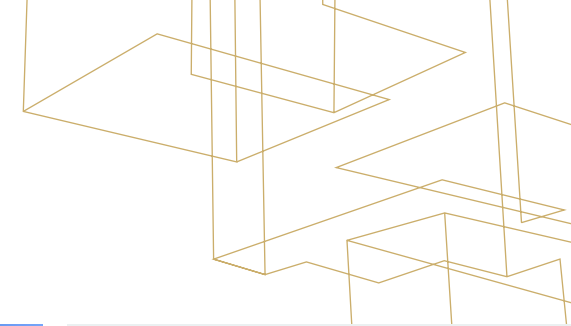


- **±12,000 SF** site consisting of 2 adjacent parcels in the heart of downtown Davis. Offered as a portfolio sale, can be acquired jointly or separately. Current income in place with considerable upside potential as the new buyer determines future plans.
- **430-432 D STREET** (property #1) consists of a ±6,000 SF parcel and includes an office building built in 2003, a distinct conference room, and a bungalow converted to and rented as a law office. The office property is comprised of a multi-tenant office building that is both owner-occupied and includes short term office leases leased to attorneys and other professionals. More than 51% of this property could be owner occupied by the purchaser or re-leased.
- **434-436 D STREET** (property #2) consists of a ±6,000 SF parcel with 2 residential units consisting of 3 bungalow style structures. A total of 5 bedrooms, 3 bathrooms, & 2 kitchens.
- **ZONING** M-U (Mixed Use)
- **MIXED USE OFFICE** \$1,750,000
- **MIXED USE RESIDENTIAL** \$799,000
- **TOTAL PRICE** \$2,549,000

FOR SALE

The Properties

COMMERICAL OFFICE 430-432 D STREET, DAVIS, CA



430-432 D STREET

PARCEL SIZE: ±6,000SF

BUILDING SIZE: ±3,581 SF (432 D
±712 SF, 430 D ±2,869 SF)

ZONING: M-U (Mixed Use)

APN: 070-211-004

STATUS: Owner occupied
including short-term leases

PRICE: \$1,750,000

JIM GRAY

916.947.5142

jim.gray@kidder.com

LIC N° 00524597

NAHZ ANVARY

916.284.8385

nahz.anvary@kidder.com

LIC N° 01468557

IN COLLABORATION WITH:

MATT DOLCINI

GOODHOME GROUP

530.219.2871

matt.dolcini@gmail.com

LIC N° 01442145



KIDDER.COM

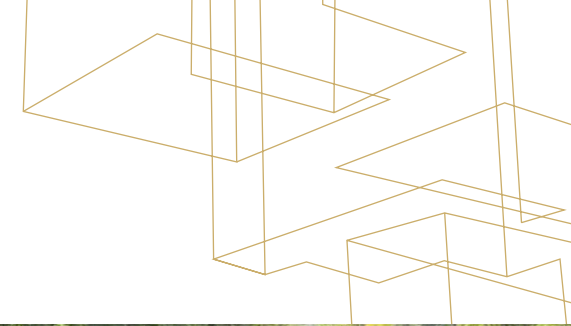
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FOR SALE

The Properties

COMMERICAL OFFICE 430-432 D STREET, DAVIS, CA



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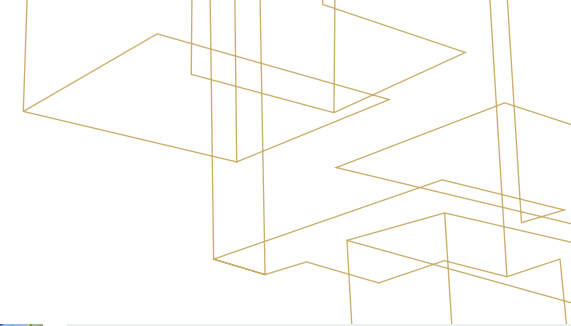
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FOR SALE

The Properties

RESIDENTIAL 434-436 D STREET, DAVIS, CA



434-436 D STREET

PARCEL SIZE: ±6,000SF

BUILDING SIZE: ±1,315 SF (three buildings)

ZONING: M-U (Mixed use)

APN: 070-211-005

STATUS: Leased to three residential tenants

PRICE: \$799,000

JIM GRAY

916.947.5142

jim.gray@kidder.com

LIC N° 00524597

NAHZ ANVARY

916.284.8385

nahz.anvary@kidder.com

LIC N° 01468557

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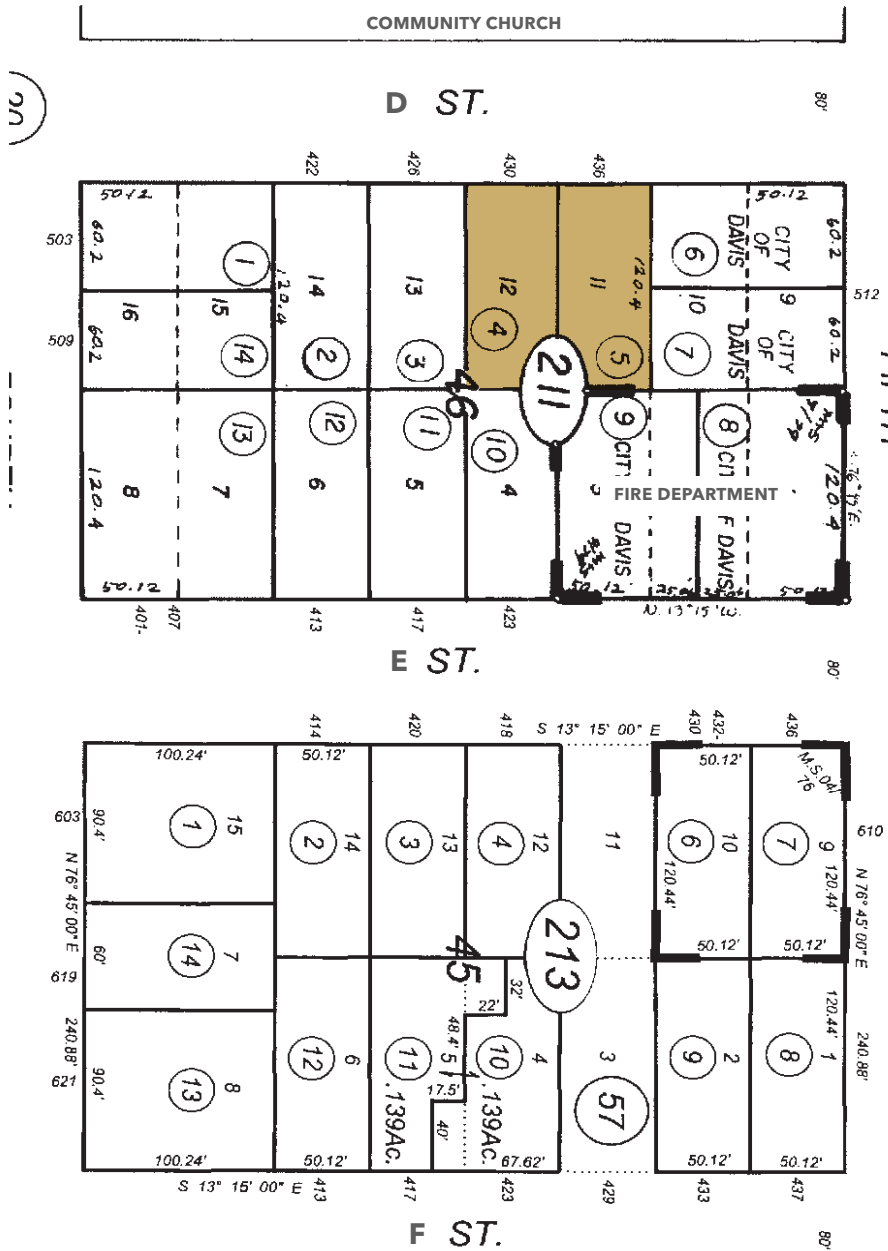
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FOR SALE

Parcel Map & Aerial Map



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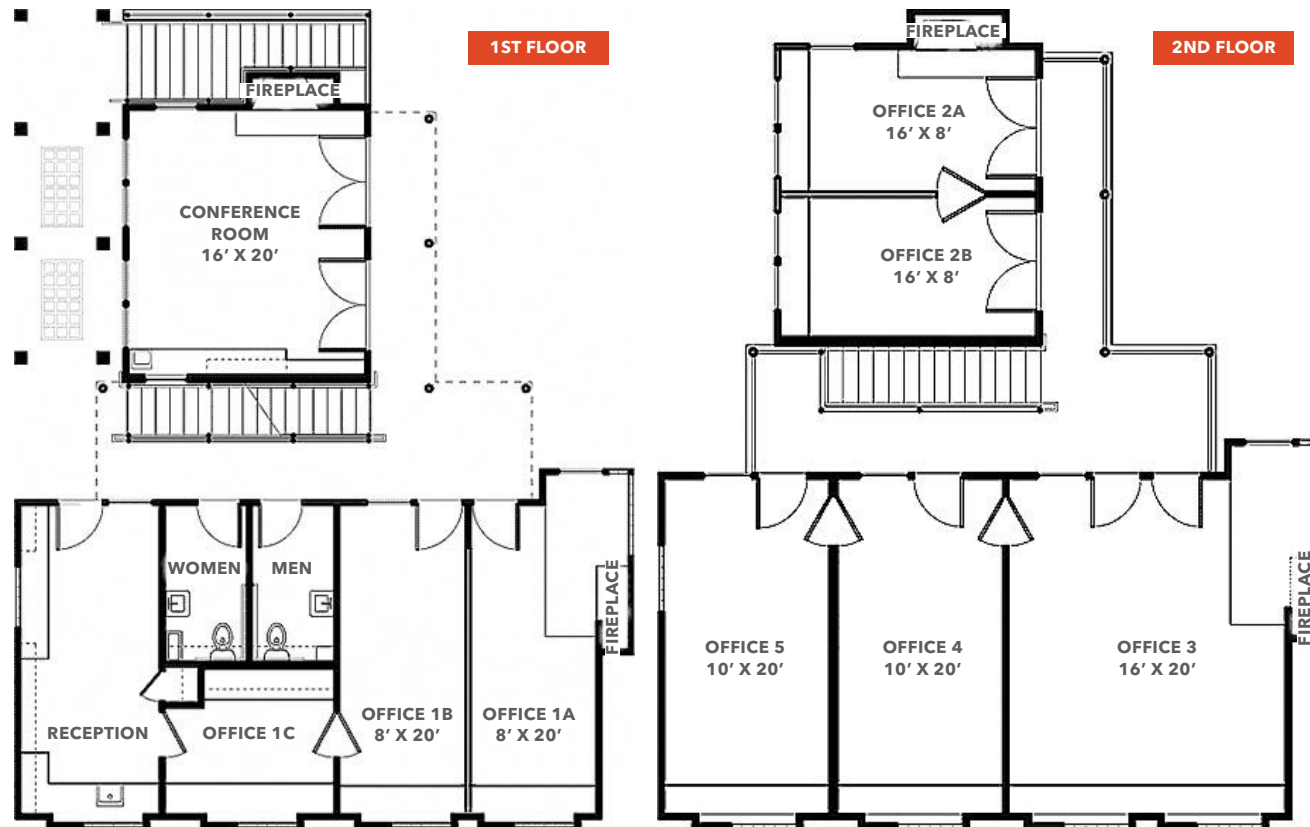
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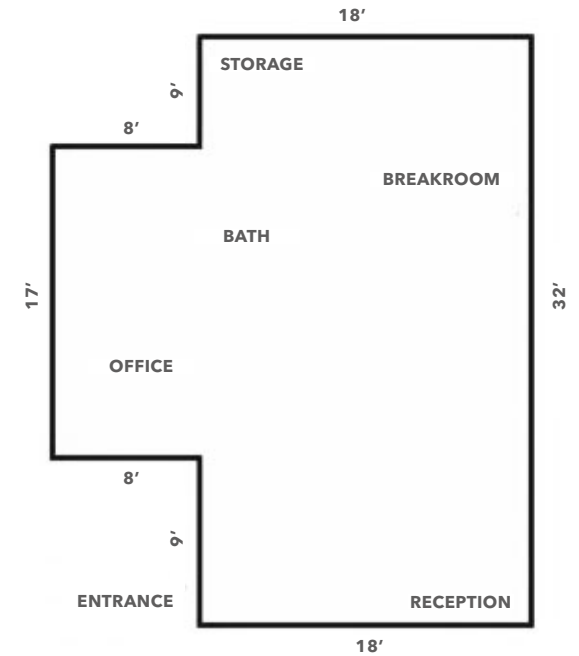
Floor Plans

OFFICE SPACES 430-432 D STREET, DAVIS, CA

430 D STREET FLOOR PLANS



432 D STREET FLOOR PLAN (OFFICE)



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FOR SALE

Property Information

430-436 D STREET, DAVIS, CA

The subject property is comprised of a two parcels, one parcel includes a 2-story office building and a detached conference room with private offices above it built in 2005 (430 D Street) and a bungalow style house that has subsequently been converted to an office unit (432 D Street). 430-432 D Street totals $\pm 3,581$ gross square feet. The other parcel 434-436 D Street is comprised of $\pm 1,315$ square feet.

430 D Street, built in 2003, is comprised of 2 2-story office buildings. The office building includes a number of private offices in a very attractive and energy efficient setting. All offices have great natural lighting and great indoor and outdoor areas. The main floor features a reception/waiting area, a private office/work area, an additional oversized private office, a conference room with a gas fireplace and two bathrooms accessed from the covered exterior walkway. The second floor features five private offices. The basement features an additional private office and a conference room area. The basement office has operable windows and glass doors and a surprising amount of natural light enhanced by glass block skylights to bring in natural light. The estimated square footage of improvements at this site is $\pm 3,581$ square feet but needs to be independently verified by the buyer.

The high quality of the amenities should be fully appreciated. They include extensive natural lighting and operable windows, skylights, as well as four gas fireplaces, high ceilings and ceiling fans, wood floors, acoustical privacy. The property includes CAT-6E communications cabling. The newer office building includes the latest in energy efficient design incorporating heating and cooling provided by a high-efficiency and quiet hydronic heating and cooling system in which heated and cooled liquid is circulated through the rooms. The basement has floor coil radiant heating. Additionally, a functioning Sunpower solar array is installed on the structure. Additional features include dual pane windows with metal frames, glass block and skylights, steel exterior doors, and wood interior doors.

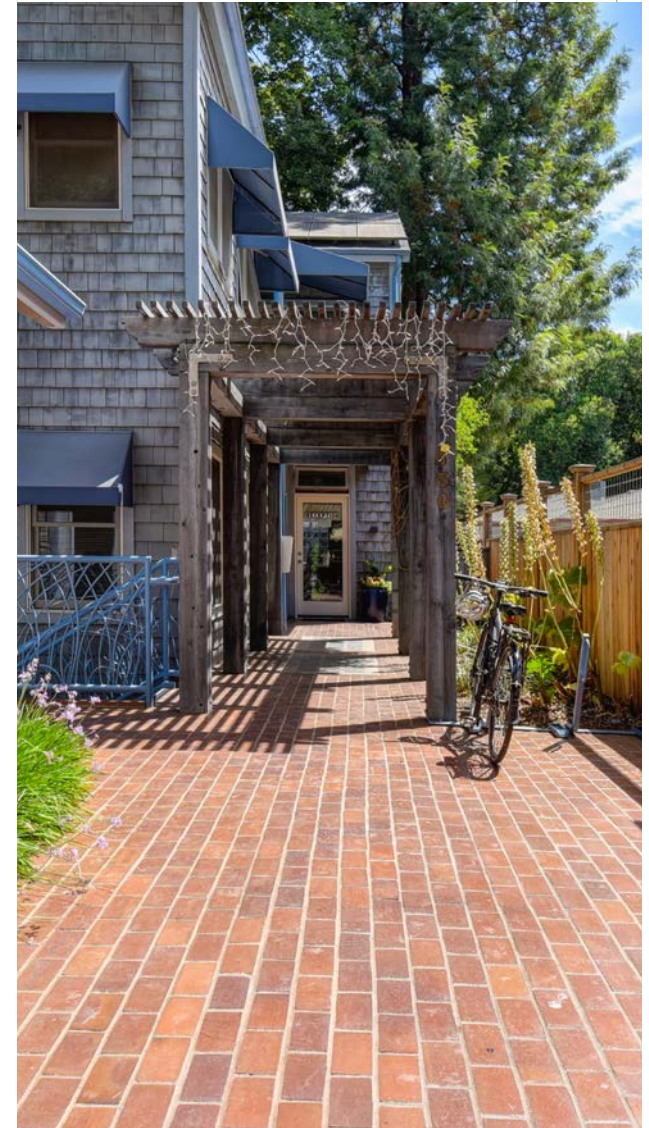
430 D is partially occupied by the seller as well as has various short-term executive suite tenants, with use of the shared conference room and break room that is equipped with a postage machine, fax machine, general office supplies and printer. The Seller will relocate upon sale.

432 D Street (on this same lot of Property #1) is a one-story converted residential bungalow that is utilized as a legal office totaling ± 712 square feet. This building was reportedly built in 1936 and renovated in 2003. It includes a reception area, a private office, a break area with a sink and cabinets, a full bathroom with shower/tub combo, and a storage area. It has central heat and air and dual pane windows with wood frames. This property is leased through 12/31/19.

The landscape and hardscape of 430-432 D Street includes a beautiful brick patio and outdoor courtyard with fountain and benches, brick walkways, and attractive craftsman-like wrought iron guardrails on the exterior of the second floor and stairwells. The property has CAT-6E cabling, Comcast internet service, PG&E, and City of Davis services. Parking includes one handicap space, and a stacked (tandem) parking area with room for three cars.

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FOR SALE

Property Information

430-436 D STREET, DAVIS, CA

434 & 436 D Street (Property #2) consists of a charming residential duplex that consists of 3 structures leased to three distinct tenants. One unit is technically the detached bedroom of one of the other structures it is a "studio unit" without a kitchen that is currently leased an individual. The front house is a charming 2-bedroom bungalow and was updated in 2000. The middle unit 436 was updated in 2004 and is a one-bedroom home. These are great units that will always be in high demand as a rentals or for the right buyer they could be converted to commercial uses, home office/business, or incorporated for an owner occupied family setting. The property has beautiful landscape and off-street parking for 3 cars. Potential conversion allows uses including; commerical uses, home office/business, or an owner-occupied, family setting.

Zoning: The subject properties are zoned M-U, a mixed-use designation that allows commercial and residential activities. The purpose of this zoning code is to provide an area of intensive commercial activity. Uses allowed under this designation include single-family, multifamily, retail stores, restaurants, technical schools and group care homes. Accessory uses under this designation include home occupations and professional offices. These properties are in the mixed-use heart of the City of Davis.

Surrounding uses include commercial offices, some retail along ground floors, and converted residences. There are multifamily and single-family residential uses in the area. Recent trends are for increased density on surrounding parcels. Davis Community Church is across the street, an SBA financial office is next door, the Central Fire Station is adjacent to the northeast and there are a wide variety of attorneys, counselors, engineers and professional firms nearby. This is a great central business district location.

The property is particularly well located on D Street between 4th and 5th Streets in a neighborhood frequently referred to as the "Downtown Core." It is proximate to numerous restaurants, Central Park the Davis Farmer's Market, City Hall and the main campus of UC Davis and directly across from Community Church. The property is located in a thriving downtown with hundreds of businesses and restaurants in a pedestrian friendly environment. The UC Davis Central Campus, the Arboretum, and the Mondavi Performing Arts Venue are adjacent to downtown. Just north 1 block and 2 blocks east is the Davis City Hall and the Business and Administrative Offices for the Davis Joint Unified School District. It is a great core commercial setting, very close to campus. See attached Downtown Aerial map for more details. This is a unique opportunity to acquire an owner user commercial office building or infill parcel in downtown Davis with some current income. A prospective purchaser can move right in - either for their business or as their home or neither or both. It's a unique opportunity to own in the heart of downtown Davis.



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FOR SALE

430-436 D STREET, DAVIS, CA

CITY OF DAVIS:

The City of Davis has a population of nearly 69,000. The influence of UC Davis, its heavy concentration of students and faculty make Davis a great college town. Recently, many private companies have chosen to establish facilities in Davis for agricultural, bio-tech, medical, research, robotics, and other uses. There is tremendous intellectual horsepower that is associated with the campus. The region and community also have a strong small business community and increasingly there are a number of start-up companies.

The City of Davis is located along Interstate 80, just 15 miles west of Sacramento and about 50 miles northeast of the San Francisco Bay area. Davis is in a very dynamic community that has amenities that make it an ideal place for businesses, professionals, and families. The community has excellent schools, great amenities, and a very low crime rate. Davis is well known for its progressive civic attitude, with emphasis placed on conservation, recycling, greenbelt areas, prominent bike paths, handicap access, senior citizen facilities, and attention to energy efficient construction.

You may visit the city of Davis of web site at <http://cityofdavis.org>.

UC DAVIS:

For more than 100 years, UC Davis has engaged in teaching, research and public service that matter to California and transform the world. UC Davis has more than 38,369 students, more than 2,500 faculty and more than 21,000 staff, an annual research budget of nearly \$846.7 million, a comprehensive health system and 13 specialized research centers. There are 102 undergraduate majors and 96 Graduate Programs. This is one of the finest globally recognized public universities.



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FOR SALE

Aerial Map

430-436 D STREET, DAVIS, CA



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FOR SALE

Potential Financing

430-436 D STREET, DAVIS, CA

WHAT IS AN SBA 504 LOAN?

An SBA 504 Loan is a fully amortized 10- or 20-year loan specifically meant for business owners looking to expand through the acquisition of long-term assets (building purchase, new construction or long-term machinery and equipment). In partnership with a lender, 90% financing is available. With only 10% down, you can get the money you need to grow your business.

WHO IS ELIGIBLE FOR AN SBA 504 LOAN?

An SBA Loan is businesses that meet the following criteria:

- An operating, for profit business, such as Corporation, Sole Proprietorship or LLC, etc.
- With your affiliates, have tangible net worth of more than \$7 million and profit after taxes less than \$2.5 million
- Occupy at least 51% of the subject property

Highlights of sample \$1,575,000 loan:

- Low 10% down payment \$175,000 down payment
- Below market fixed interest rate and fully amortized loan: \$8,816 monthly payment

For more SBA Loan Information or to Pre-Qualify contact:

Mark Schwan 916-804-1912 marks@calstatewide.com



California Statewide Certified Development Corporation is licensed by the U.S. Small Business Administration to provide second mortgage financing to expanding small businesses through the SBA 504 Program. The information contained herein has been secured from sources we believe to be reliable. Kidder Mathews has no reason to doubt its accuracy, but we do not guarantee it.

Disclaimer: This analysis is based on a series of assumptions, including loan interest rates and annual appreciation rates, and is meant only to be illustrative in nature. The analysis is not a guarantee of any actual results of any loan or purchase transaction or ownership of any real property, all of which are subject to risks, uncertainties and assumptions that are difficult to predict and beyond our control. No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, withdrawal without notice, prior sale, lease or financing. We include projections, opinions, assumptions or estimates for example only, and they may not represent future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SBA 504 Structure			
<u>Project Uses:</u>			
Building Purchase	\$1,750,000		
Improvements/Other	\$0		
Total:	\$1,750,000		
<u>Project Sources:</u>			
Bank 1st Deed of Trust	\$875,000	50%	
SBA 504 2nd Deed of Trust (net)	\$700,000	40%	
Borrower Down Payment	\$175,000	10%	
TOTAL PROJECT	\$1,750,000	100%	
	<u>Bank Loan</u>	<u>CSCDC Loan</u>	<u>TOTAL</u>
Net Loan Amount	\$875,000	\$700,000	\$1,575,000
Interest Rate	4.75%	4.01%	
Years Amortized	25	25	
Term	10	25	
Bank Loan Fee	\$4,375	\$0	\$4,375
Lender Participation Fee	\$4,375	\$0	\$4,375
CDC/SBA Fees (2.65%)*	\$0	\$18,550	\$18,550
Document/Attorney Closing Fee	\$0	\$2,500	\$2,500
Environmental Report (TBD)**	\$2,500	\$0	\$2,500
Appraisal **	\$3,000	\$0	\$3,000
TOTAL FEES	\$14,250	\$21,050	\$35,300
Total "Out of Pocket" Fees	\$14,250	\$0	\$14,250
TOTAL LOAN AMOUNT	\$875,000	\$718,000 (rounded up)	\$1,593,000
<u>Notes</u>			
Bank rate is an estimate; rate will vary based on term and reset period.			
The rate on the SBA 2nd deed of trust loan is set at the time of funding (10 year TCM + spread).			
The SBA 504 rate assumed is the rate for loans being funded in July, 2019; actual rate on this project will be set in the month the SBA 504 debenture is funded.			
Fees on SBA 504 debenture of 2.65% are financed over 25 years			
Fees shown do not include title and escrow charges			
** Estimate; appraisal and environmental report costs vary depending upon scope of work			
FINANCING SUMMARY			
	<u>Bank 1st Deed</u>	<u>CSCDC 504 2nd</u>	<u>Blended/Total</u>
Loan Amount	\$875,000	\$718,000	\$1,593,000
Amortization	25	25	
Due in	10	25	
Monthly Financing Payment	\$5,022	\$3,794	\$8,816
Annual Financing Payment	\$60,261	\$45,526	\$105,787
Interest Rate	4.75%	4.01%	4.42%
Borrower Down Payment			\$175,000

FOR SALE

Confidentiality and Non-Disclosure Agreement

430-436 D STREET, DAVIS, CA

In consideration of the opportunity to review certain confidential documents and proprietary information of ("Seller") which are disclosed to the undersigned principal ("Principal") (and its procuring agent ("Agent"), if any) solely for the purpose of evaluating the suitability of an acquisition of 430-436 D Street offered by Seller, the undersigned agree as follows:

All documents and information, whether written or oral, disclosed to Principal and Agent shall be deemed confidential and proprietary. Principal and Agent shall not disclose any confidential documents or proprietary information of Seller to anyone except the respective principals of Principal and Agent and their respective employees, agents, consultants, attorneys and accountants who have executed this agreement. Seller retains sole and exclusive ownership of the documents and information disclosed to Principal and Agent.

Principal and Agent shall return to Kidder Mathews (KM) within ten (10) days after written request all documents and information disclosed under this offering which have not been destroyed (including all copies made by or at the direction of Principal or Agent) and shall certify in writing that all documents and information in the hands of Principal and Agent and their respective agents, employees, consultants, accountants and attorneys have been returned to KM or destroyed.

Principal and Agent agree that Seller's remedy at law for any breach of any of the covenants and agreements set forth in this Agreement may be inadequate and that, in the event of any such breach or threatened breach, Seller shall, in addition to all other remedies which may be available to it at law, be entitled to equitable

relief in the form of preliminary and permanent injunctions without the necessity of proving damages. Principal and Agent further agree that the terms of this Agreement shall in no way restrict or limit any other remedies Seller may have against Principal or Agent. Seller shall be entitled to recover the costs including reasonable attorney's fees, should Principal or Agent breach the terms this Agreement. This Agreement shall be interpreted, construed, and enforced in accordance with the laws of the State of California.

The obligations of this agreement shall continue for a period of three (3) years from the date of last disclosure to Principal or Agent and shall survive the acquisition of the Property by Principal and the destruction or return of documents to KM in accordance with this agreement.

No contract or agreement providing for any transaction between Seller and Principal shall be deemed to exist unless and until a final definitive agreement has been executed and delivered. Principal and Agent hereby waive in advance any claims, including without limitation breach of contract, in connection with any transaction between Seller and Principal unless and until they have executed a final definitive agreement. Unless and until a final definitive agreement regarding a transaction between Seller and Principal has been executed and delivered, Seller will be under no legal obligation of any kind whatsoever to Principal or Agent with respect to such a transaction by virtue of this Agreement except for the matters specifically agreed to herein.

Principal and Agent further acknowledge and agree that: (i) Seller shall have no obligation to authorize or pursue any transaction with Principal; and (ii) Seller

JIM GRAY

916.947.5142

jim.gray@kidder.com

LIC N° 00524597

NAHZ ANVARY

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FOR SALE

Confidentiality and Non-Disclosure Agreement

430-436 D STREET, DAVIS, CA

reserves the right, in its sole and absolute discretion, to reject all proposals and to terminate discussions and negotiations with Principal at any time.

By signing and returning this agreement, Agent and Principal agree to keep all documents and information disclosed to them in confidence, and to use such information solely for the purpose of evaluating a potential investment in the Property.

Principal acknowledges either: (1) that Principal is to be represented by the undersigned Agent and that it is not

represented by any other real estate agent with regard to its interest in the Property, or (2) if an Agent is not designated below, the Principal acknowledges that it is not represented by a real estate agent with regard to its interest in acquiring the Property. Agent will earn a commission by separate agreement to be paid by Seller out of the proceeds of the sale as set forth by separate agreement by and between Seller and KM.

Agent and Principal have read the foregoing, agreed to its content in its entirety.

Principal

By: _____

Print: _____

Company: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Date: _____

Agent

By: _____

Print: _____

Company: _____

Address: _____

Phone: _____

Fax: _____

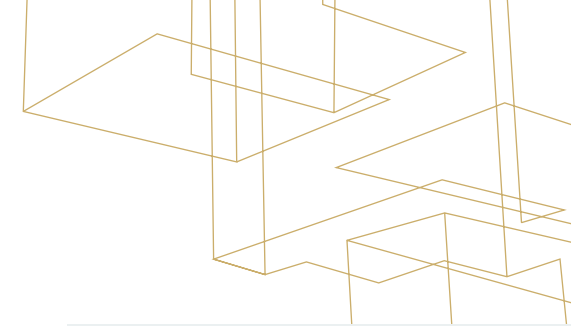
Email: _____

Date: _____

Upon execution, please return/fax this form to: jim.gray@kidder.com and nahz.anvary@kidder.com

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