

PRICE REDUCED

504 W Pueblo St
SANTA BARBARA, CA



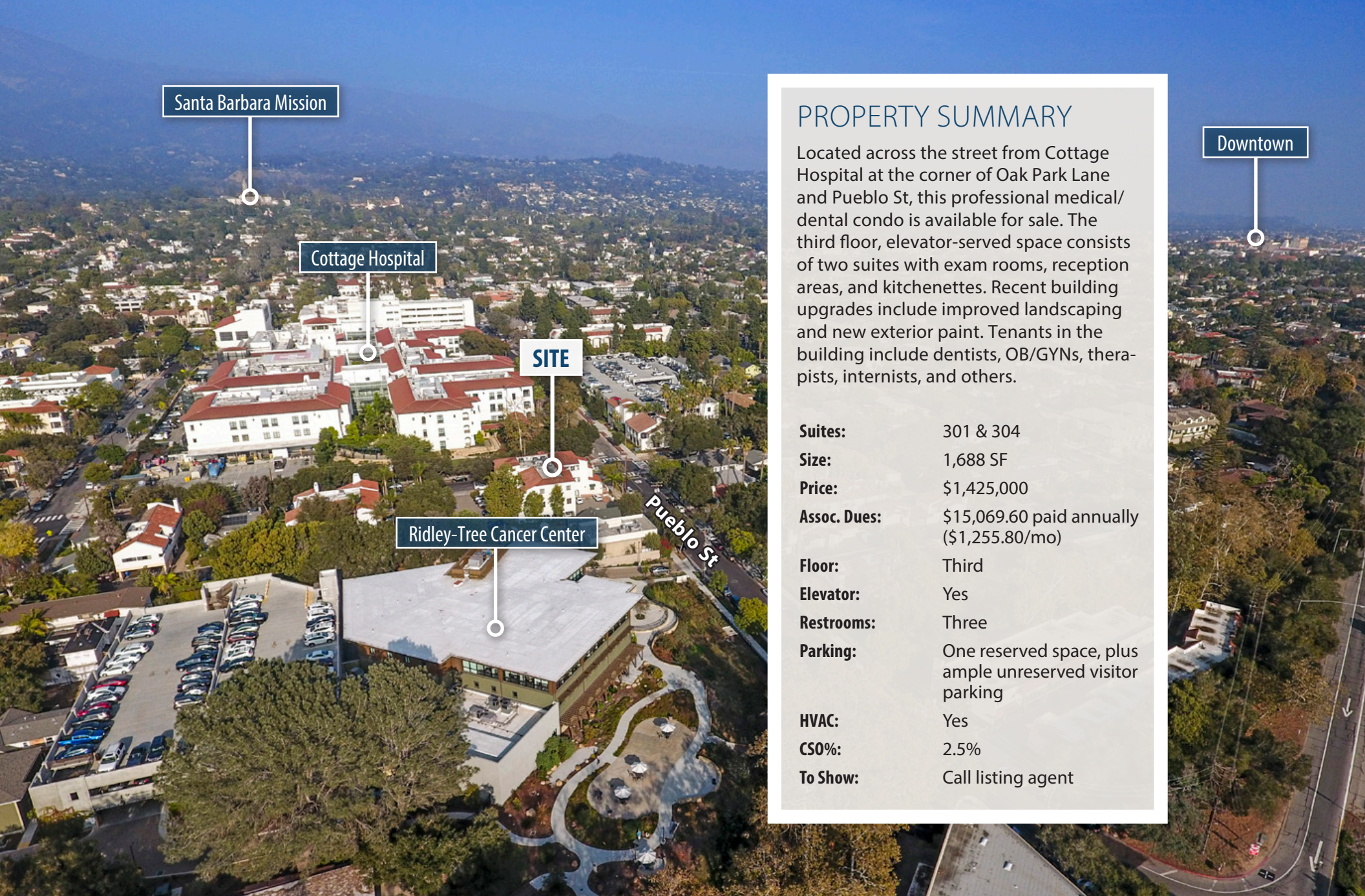
For Sale | Medical/Office Condo Near Cottage Hospital | 1,688 SF

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Santa Barbara Mission

Cottage Hospital

SITE

Ridley-Tree Cancer Center

Pueblo St

Downtown

PROPERTY SUMMARY

Located across the street from Cottage Hospital at the corner of Oak Park Lane and Pueblo St, this professional medical/dental condo is available for sale. The third floor, elevator-served space consists of two suites with exam rooms, reception areas, and kitchenettes. Recent building upgrades include improved landscaping and new exterior paint. Tenants in the building include dentists, OB/GYNs, therapists, internists, and others.

Suites:	301 & 304
Size:	1,688 SF
Price:	\$1,425,000
Assoc. Dues:	\$15,069.60 paid annually (\$1,255.80/mo)
Floor:	Third
Elevator:	Yes
Restrooms:	Three
Parking:	One reserved space, plus ample unreserved visitor parking
HVAC:	Yes
CSO%:	2.5%
To Show:	Call listing agent

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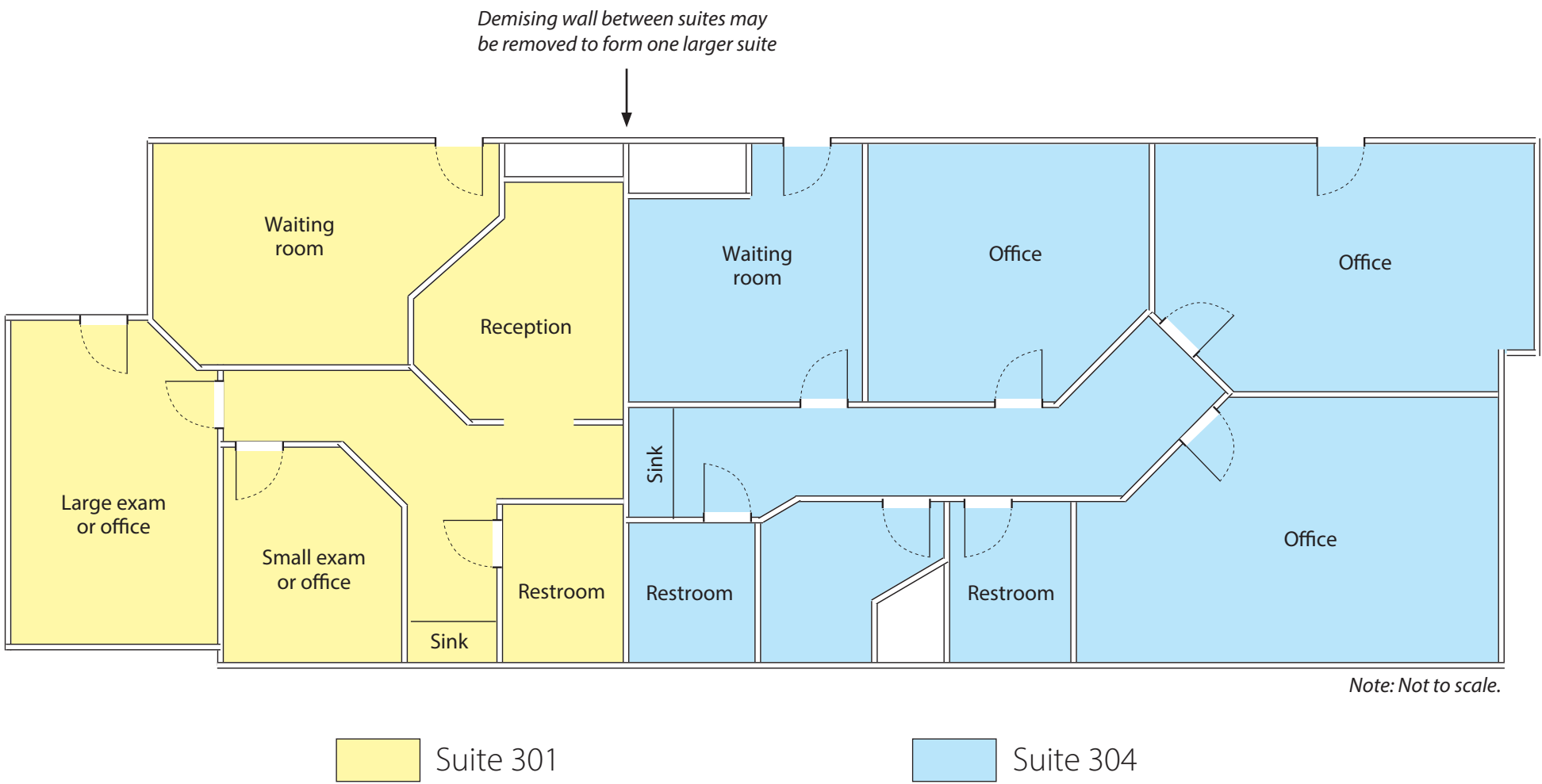
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THIRD FLOOR PLAN



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LOAN SCENARIO

90% Financing Available

SBA 504 FINANCING PROPOSAL

504 West Pueblo St., Santa Barbara, CA

Estimated Project Cost		\$1,425,000
First TD Loan Amount		\$712,500
SBA 504 Loan Amount (without fees)		\$570,000
Downpayment		\$142,500
Estimated Rates & Terms	Lender 1st TD	SBA 2nd TD
Loan Amount (with SBA fee financed)	\$712,500	\$587,605
Interest Rate	6.25%	6.44%
Fixed/Variable Rate Terms	25 year fixed	25 year fixed
Amortization/Term	25	25
Estimated Monthly Payments	\$4,700	\$3,946
Estimated Combined Monthly Payment *		\$8,646
Estimated Property Taxes		\$1,484
Estimated Property Insurance		\$300
Total P & I, Taxes and Insurance		\$10,430
* Monthly payment includes SBA fees financed in loan		
Borrower's Estimated Fees & Expenses		
Loan Fees	1.00%	2.65%
Loan Fee (SBA guarantee fee is financed)	\$7,125	\$15,105
Appraisal & Review		\$3,500
Environmental Report		\$2,000
Title/Escrow		\$4,500
Legal (Legal fee is financed)		\$2,500
Loan Packaging Fee	\$1,350	
Total Estimated Fees		\$18,475
Total Estimated Cash Required		\$160,975

Loans are subject to SBA eligibility and lending guidelines. The details and estimates shown here are for informational purposes only. This is not a commitment to lend. The amounts stated for downpayment, rates and other terms are subject to change and will vary based on applicant qualifying and SBA lending criteria. Closing costs are estimated.

Small Business Access, Inc. is Licensed by the California Dept. of Real Estate, Corporate License # 02151142

FOR MORE FINANCING INFO, CONTACT:

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