



## South Yuba CROSSING



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# ±7,920 SF Industrial Buildings

FOR SALE OR LEASE

4525-4581 SKYWAY DRIVE | OLIVEHURST, CA



## Ideal owner-user opportunity.



Modern, well-maintained, fully-insulated industrial buildings for sale or lease. Quick 5 minute drive from HWY 65/70 interchange and 10 minutes to Marysville/ Yuba City. Nearby population centers Roseville and Sacramento only 40 minute drive away.

**±7,920 SF**  
divisible to  
**3,960 SF**

### Location Details



Structures Built  
in 2006



4 Ground-Level  
Doors per Building



Fully-insulated  
Metal Buildings



M-2 Heavy  
Industrial Zoning



Drive Thru  
Capable

## Available Units



- 4581 For Sale (Leased) ■
  - 4577 For Sale (Leased) ■
  - 4561 For Sale (Leased) ■
  - 4565 For Sale ■
  - 4553 For Sale ■
  - 4549 For Sale ■
  - 4545 For Sale (Leased) ■
  - 4541 For Sale ■
  - 4525 For Sale ■
  - 4529 For Sale (Leased) ■
  - 4537 For Sale ■
- Office/bathroom Improvement  
■ Warehouse only

## Building Specifications

Clear Height	18'	Year Built	2006
Roll up Door size	10' x 12'	Gas & Electric Service	PG&E
Available SF per Unit	±3,960 - 7,920	Ground Level Doors	4 per building
Drive Thru capable	Yes	Fully-Insulated	Yes
Water & Sewer	Olivehurst Public Utilities District (OPUD)	Zoning	M-2 Heavy Industrial





# Market Access

## Drive Times

- > 40 mins from Sacramento via HWY 70
- > 35 mins to Roseville via HWY 65
- > 2 hrs to San Francisco via HWY 80
- > 2 hrs to Reno, NV via HWY 20

## Recent Developments

Yuba City makes the investments necessary to support a thriving business. Recent examples:

- > CalTrans improvements on State Highway 99 (N-S) and State Highway 20 (E-W)
- > Redevelopment of Yuba City’s downtown Plumas St. into a destination shopping district, establishing Yuba City as a regional hub.
- > Large pool of available labor force
- > Tax credit incentives for new hires and business development



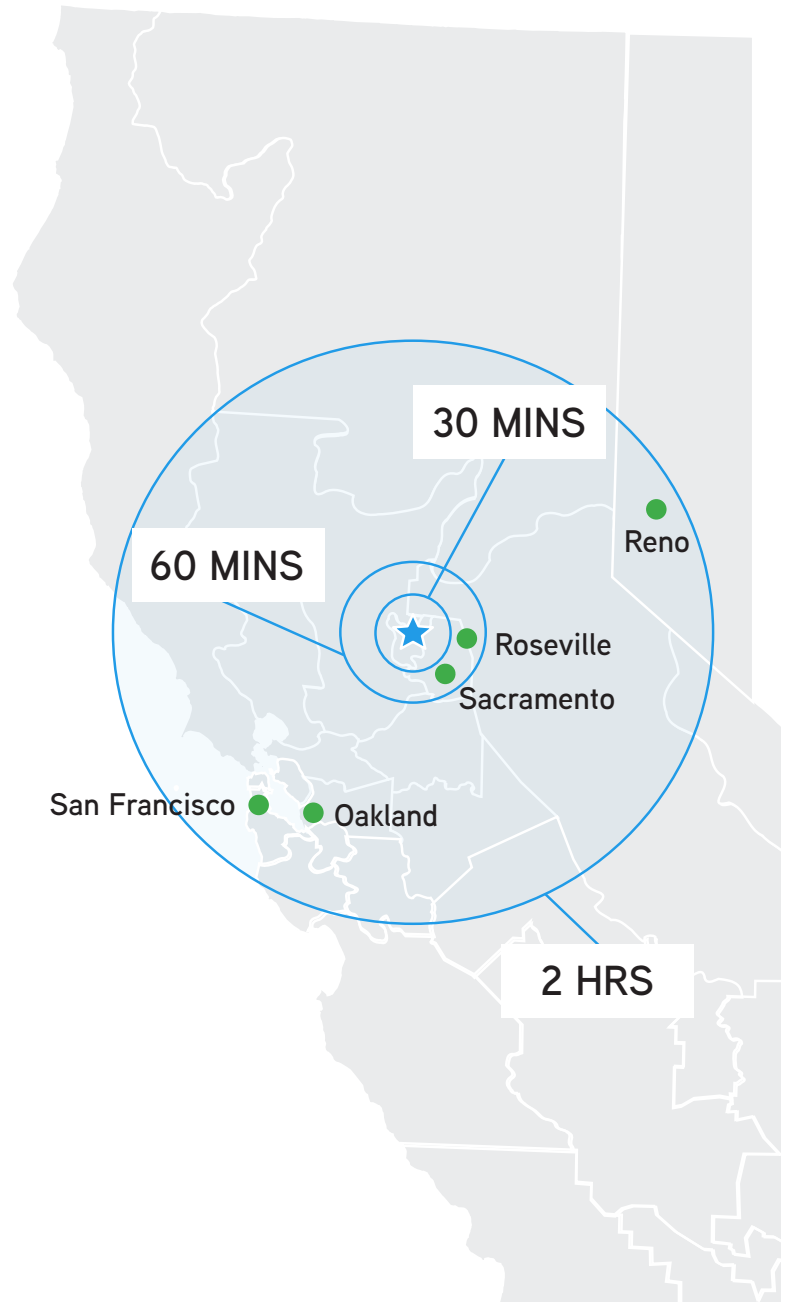
**Tax Incentives**



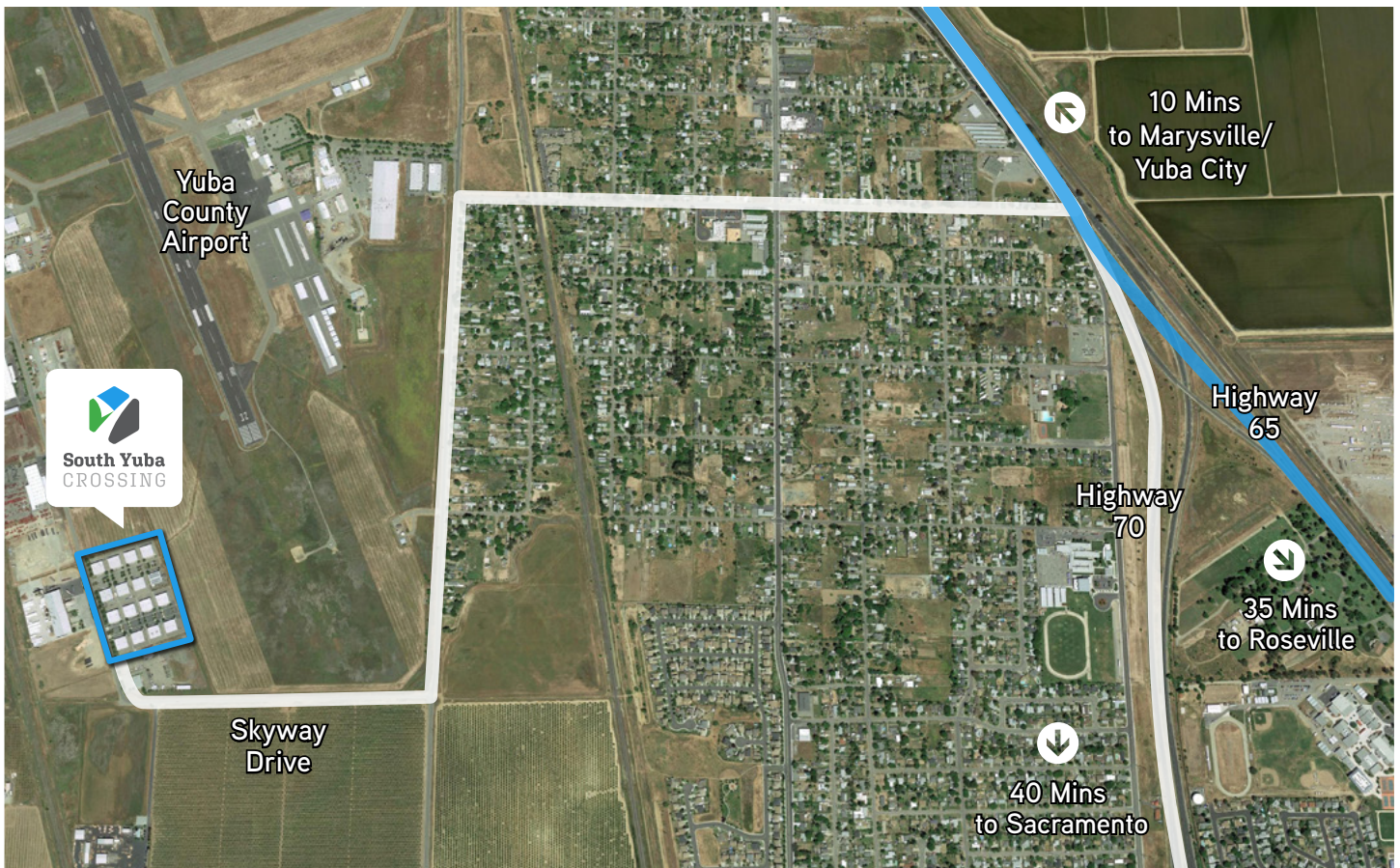
**Roadway Improvement**



**Construction/Developments**



## Central location with major highway accessibility.



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## Financial Analysis: Proposed SBA 7(a) vs 504 Financed Scenario

SBA 7(a) PROJECT DETAILS <sup>1</sup>	
Project Cost	\$475,000
SBA Guarantee Fee	\$10,688
Loan Packaging Fee <sup>2</sup>	\$1,600
Other Fees (appraisal, environmental, escrow, title, etc.)	\$7,000
<b>Total Project Cost</b>	<b>\$494,288</b>
<b>Total Loan Amount</b>	<b>\$444,859</b>
<b>Cash Down Payment of 10.00%</b>	<b>\$49,429</b>

SBA 7(a) LOAN DETAILS	
<b>Loan Amount</b>	<b>\$444,859</b>
Interest Rate	5.50%
	Fixed
Term (in yrs)	25
Amortization (in yrs)	25
<b>Estimated Monthly Payment</b>	<b>\$2,732</b>

**TOTAL CASH OUT OF POCKET \$49,429**

SBA 504 PROJECT DETAILS <sup>1</sup>			
Project Cost			\$475,000
CDC Debenture Fee (2.150% total by CDC)			\$4,085
CDC Origination Fee			\$2,000
Bank Loan Fee (1.00% approx)			\$2,426
Loan Packaging Fee <sup>2</sup>			\$1,600
Other Fees (appraisal, environmental, escrow, title, etc.)			\$7,000
<b>Total Project Cost</b>			<b>\$492,111</b>
<b>Total Loan Amount (BOW 1st &amp; SBA 2nd)</b>			<b>\$440,717</b>
<b>Cash Down Payment of 10.00%</b>			<b>\$51,394</b>

SBA 504 LOAN DETAILS			
BOW 1st Mortgage		SBA 2nd Mortgage	
<b>Loan Amount</b>	<b>\$242,573</b>	<b>Loan Amount</b>	<b>\$198,143</b>
Interest Rate	5.60%	Interest Rate	4.64%
	Fixed		Fixed
Term (in yrs)	25	Term (in yrs)	20
Amortization (in yrs)	25	Amortized (in yrs)	20
<b>Est Monthly Pymt</b>	<b>\$1,515</b>	<b>Est Monthly Pymt</b>	<b>\$1,269</b>

**TOTAL CASH OUT OF POCKET \$51,394**

SBA 7(a) PROJECT DETAILS <sup>1</sup>	
Project Cost	\$575,000
SBA Guarantee Fee	\$12,938
Loan Packaging Fee <sup>2</sup>	\$1,600
Other Fees (appraisal, environmental, escrow, title, etc.)	\$7,000
<b>Total Project Cost</b>	<b>\$596,538</b>
<b>Total Loan Amount</b>	<b>\$536,884</b>
<b>Cash Down Payment of 10.00%</b>	<b>\$59,654</b>

SBA 7(a) LOAN DETAILS	
<b>Loan Amount</b>	<b>\$536,884</b>
Interest Rate	5.50%
	Fixed
Term (in yrs)	25
Amortization (in yrs)	25
<b>Estimated Monthly Payment</b>	<b>\$3,297</b>

**TOTAL CASH OUT OF POCKET \$59,654**

SBA 504 PROJECT DETAILS <sup>1</sup>			
Project Cost			\$575,000
CDC Debenture Fee (2.150% total by CDC)			\$4,945
CDC Origination Fee			\$2,000
Bank Loan Fee (1.00% approx)			\$2,925
Loan Packaging Fee <sup>2</sup>			\$1,600
Other Fees (appraisal, environmental, escrow, title, etc.)			\$7,000
<b>Total Project Cost</b>			<b>\$593,470</b>
<b>Total Loan Amount (BOW 1st &amp; SBA 2nd)</b>			<b>\$531,491</b>
<b>Cash Down Payment of 10.00%</b>			<b>\$61,980</b>

SBA 504 LOAN DETAILS			
BOW 1st Mortgage		SBA 2nd Mortgage	
<b>Loan Amount</b>	<b>\$292,525</b>	<b>Loan Amount</b>	<b>\$238,965</b>
Interest Rate	5.60%	Interest Rate	4.64%
	Fixed		Fixed
Term (in yrs)	25	Term (in yrs)	20
Amortization (in yrs)	25	Amortized (in yrs)	20
<b>Est Monthly Pymt</b>	<b>\$1,828</b>	<b>Est Monthly Pymt</b>	<b>\$1,530</b>

**TOTAL CASH OUT OF POCKET \$61,980**



**BANK OF THE WEST**  
**BNP PARIBAS**

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<sup>1</sup>All or a portion of these fees may be eligible for financing in the SBA loan.

<sup>2</sup>The loan packaging fee not to exceed \$1,600. A discount of \$250 is applied for auto-debit payments made from a qualifying Bank of the West business account.