

AVAILABLE FOR SALE  
7,500± SF OFFICE/WAREHOUSE

# 2050 H STREET

FRESNO, CA



FENCED YARD

SITE

H STREET

**NEWMARK**  
PEARSON COMMERCIAL

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# 2050 H STREET

FRESNO, CA

## PROPERTY INFORMATION

<b>Building Size:</b>	7,500± SF
Warehouse Space:	3,240± SF
Office Space:	4,260± SF
<b>Parcel Size:</b>	0.50± Acres
<b>Clear Height:</b>	15.5'
<b>Grade Level Doors:</b>	1
<b>Power:</b>	3-Phase
<b>Sprinklers:</b>	Yes
<b>Fenced:</b>	Yes
<b>Parking:</b>	13 Spaces
<b>Zoning:</b>	DTN ( <i>Downtown Neighborhood</i> )
<b>APN:</b>	466-183-25

### LOCATION DESCRIPTION

Located in South Fresno near downtown, within close proximity to freeway 180 and 99

### HIGHLIGHTS

- Skylights
- 1 Reznor Heater
- Evaporative Cooler and AC Unit in Warehouse
- Fenced Yard
- Mezzanine



**\$900,000.00**  
ASKING PRICE

**ESTIMATED 504 FINANCING STRUCTURE FOR: 2050 H STREET**

*Estimated Project Costs*

Purchase of Land and/or Building	\$900,000
Property Construction or Improvements	\$0
Acquisition of Machinery or Fixtures	\$0
Estimated SBA Loan Fees ( <i>Financed</i> )	\$12,090
Estimated Interim Bank Loan Fee ( <i>Can Be Financed</i> )	\$6,300
<b>TOTAL PROJECT COST (WITHOUT FEES)</b>	<b><u>\$900,000</u></b>

**ESTIMATED SOURCES OF FINANCING**

		<b>% OF PROJECT</b>	<b>ESTIMATED INT. RATE</b>	<b>LOAN TERM IN YEARS</b>	<b>MONTHLY PAYMENTS</b>
Bank Loan Amount	\$450,000	50.0%	6.50%	10/25	\$2,968
** 504 Loan Amount	\$360,000	40.0%	5.722%	25	\$2,630
Applicant Down Payment	\$90,000	10.0%	—	—	—
<b>TOTAL SOURCES OF FUNDS</b>	<b><u>\$900,000</u></b>	<b>100.0%</b>	—	—	<b><u>\$5,598</u></b>

\*\* Current SBA 504 rate; payment includes SBA fees

*SBA 504 financing is designed to provide up to 90% financing on most projects. Projects for companies less than two years old, or for special purpose facilities each require an additional 5% borrower down payment.*

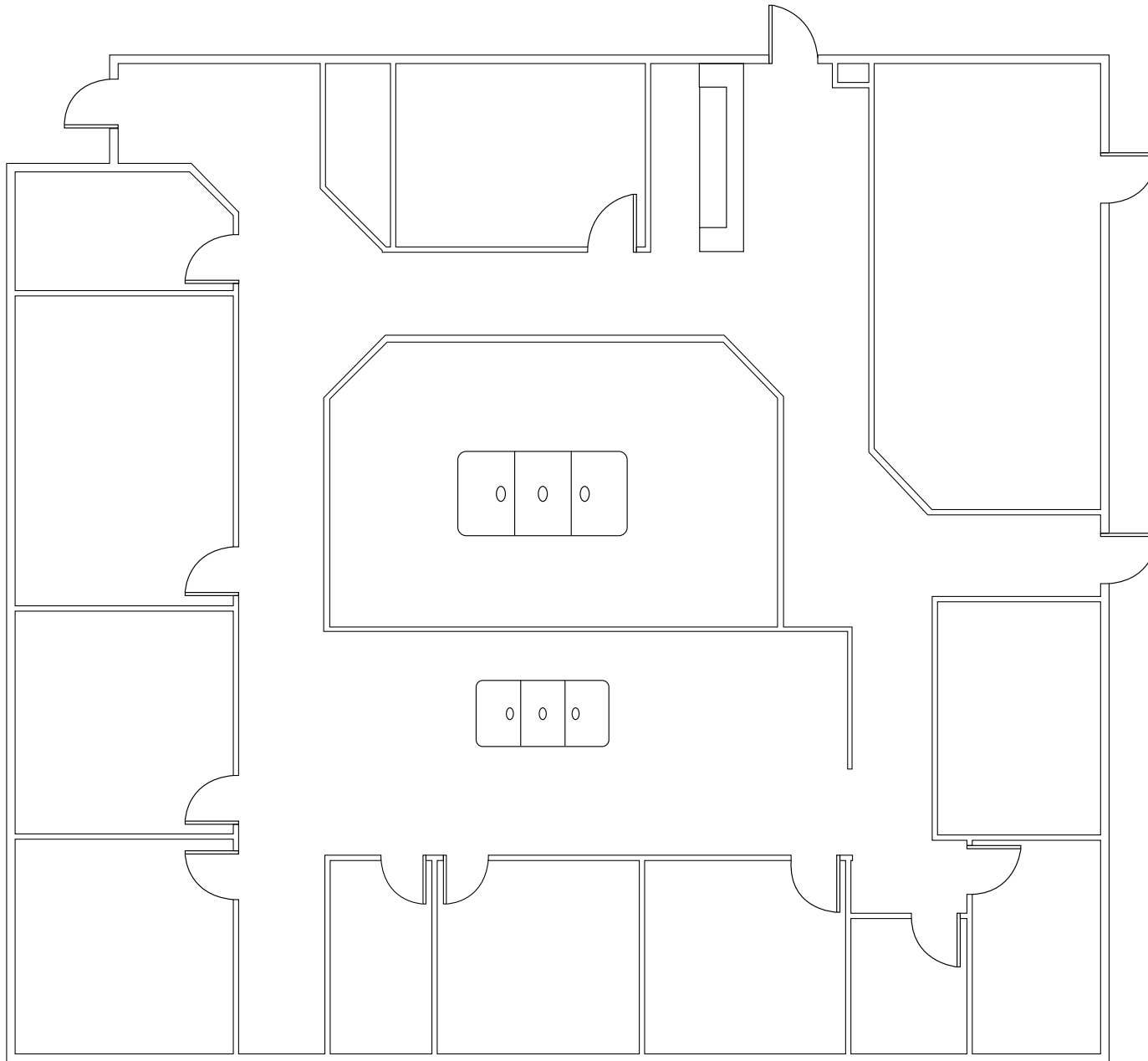
*The above estimate is the take-out or permanent project financing. In 504 projects, the lender providing the permanent first mortgage also provides an interim or construction loan for the project.*

*The bank fees are estimated at 1/2% on the interim loan plus a 1/2% loan fee the bank pays the SBA in a 504 project. Bank interest rates and fees are estimates and interest rates may be fixed or variable. See the bank for details.*

**NOTES:**

*504 rates are fixed for up to 25 years at the time of funding, at the 10-year Treasury rate plus 2.5% to 3%. Fees on 504 loans are 2.2% plus \$2,500, and are financed as part of the project and are included above. The most recent 504 rate is shown above and a new 504 interest rate is established each month.*

*The project financing above does not include estimates for some costs, such as the project appraisal, title and escrow fees. Most of these items can be financed as part of the project cost if supported by the project appraisal. Contact our loan officer and your bank for estimates of these fees. This information is an estimate and is not a commitment or guaranty of qualification for this financing. (Rates subject to change).*



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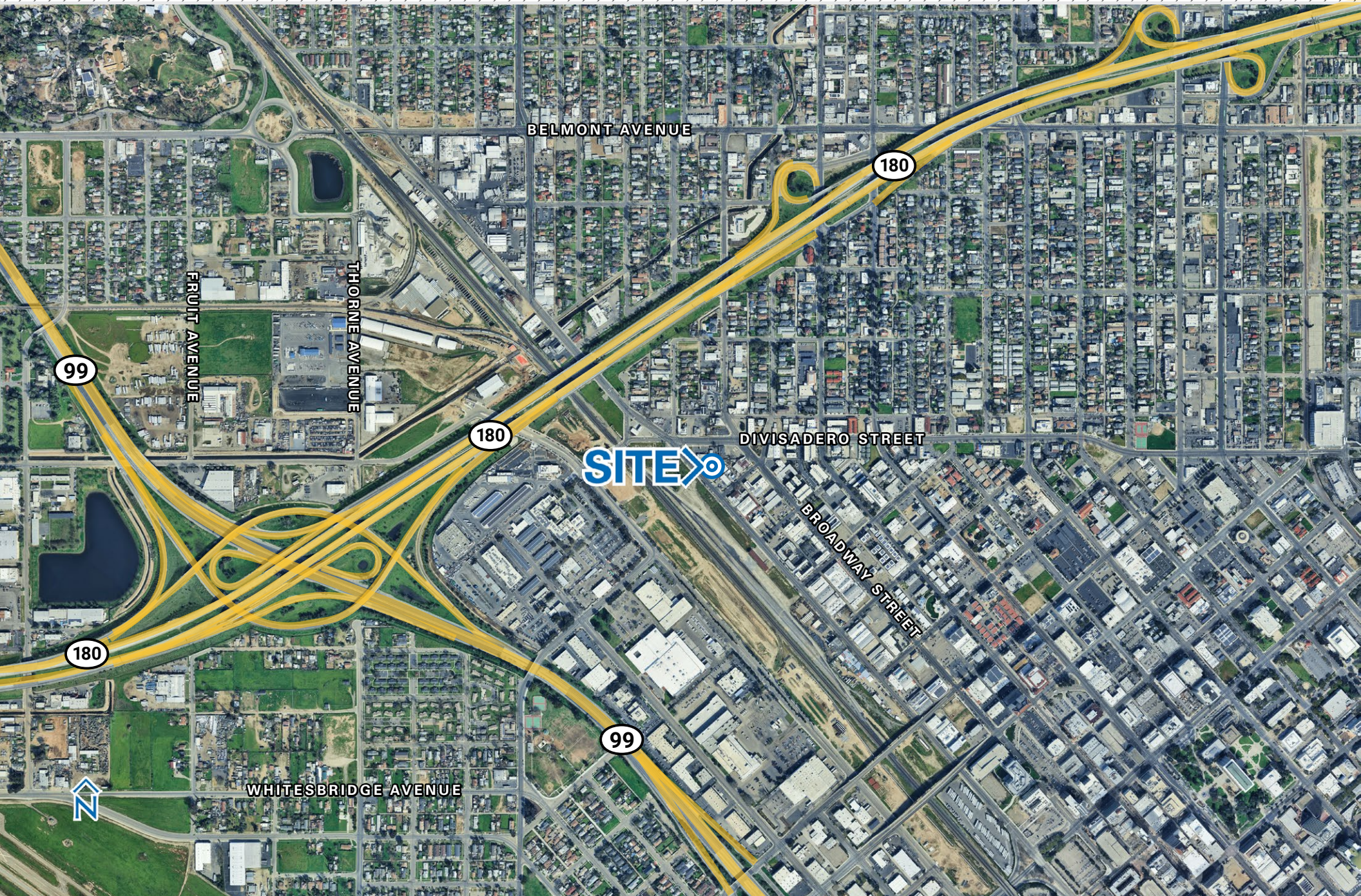
**OFFICE**  
IMAGES



2050 H STREET  
FRESNO, CA

WAREHOUSE  
IMAGES





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