

FOR SALE



461 TECHNOLOGY WAY NAPA, CA

2,811 SF Warehouse Condo
Napa Valley Gateway Business Park



For additional information:

Matt Bracco
Senior Managing Director
+1 925 200 3537
matt.bracco@am.jll.com
RE Lic# 01185434

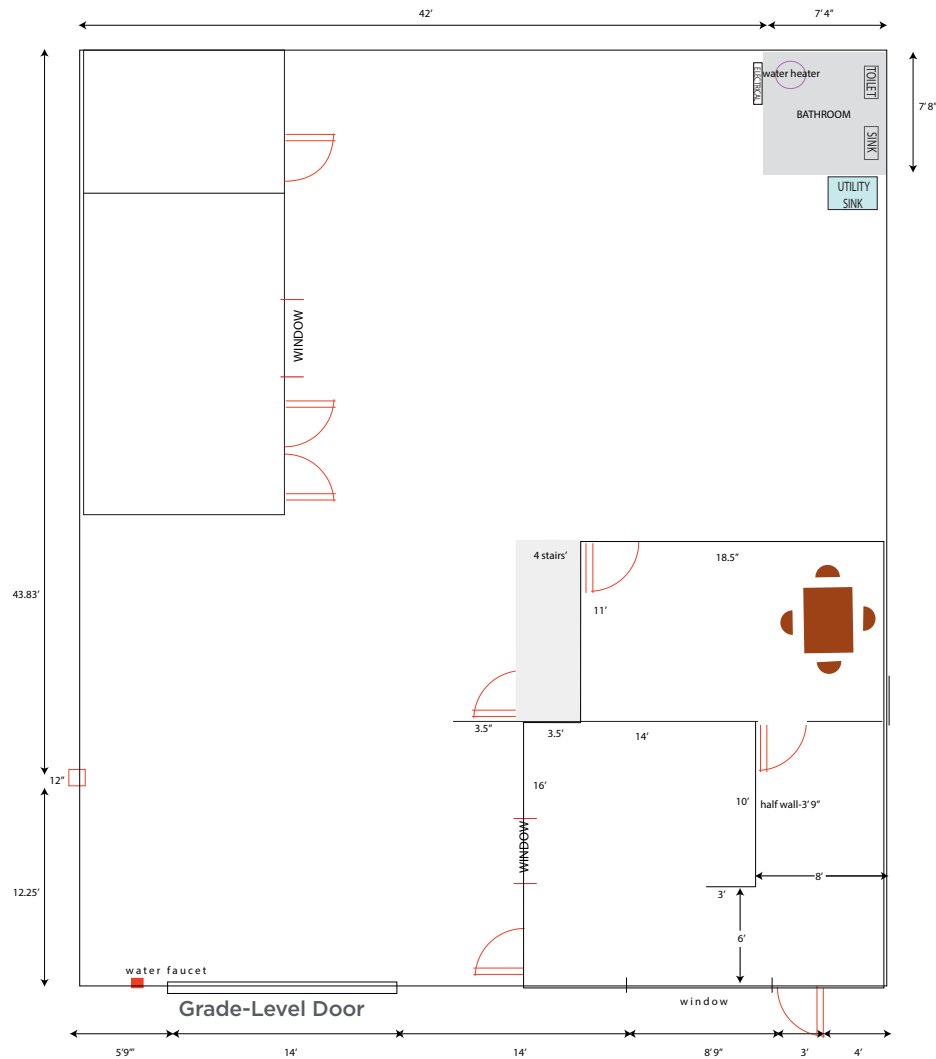
Chris Neeb
Managing Director
+1 707 495 7777
chris.neeb@am.jll.com
RE Lic# 01324612

Laura Duffy
Senior Associate
+1 415 686 0255
laura.duffy@am.jll.com
RE Lic# 01922792

- ±2,811 SF (50' x 56' unit)
- Includes ±500 SF office area
- Mezzanine storage above office
- 12' x 14' roll-up door
- Storefront entrance
- One (1) restroom
- 18' clear height
- Warehouse lights & insulation
- HVAC throughout office & warehouse
- 10 parking stalls
- 360 degree access
- Adjacent to Napa County Airport
- APN: 057-280-005
- Sale price: \$925,000

The Dowling-Bracco team of JLL | www.JLL.com

FLOOR PLAN



461 TECHNOLOGY WAY NAPA, CA

Estimated SBA 504 Financing Scenario as of 2/17/2022

Purchase Price		\$925,000
10%	Buyers Down Payment	\$92,500
50%	Bank Loan Amount	\$462,500
40%	SBA 504 Loan Amount	\$370,000

Estimated Rates & Terms	Bank 1st	SBA 2nd
Loan Amount	\$462,500	\$370,000
Interest Rate	4.47%	3.59%
Blended Rate	4.08%	
Loan Term/Fixed Rate	25 Years	25 Year
Interest Rate Adjustments	None	None
Estimated Bank and SBA Loan Fees	1.00%	2.65%
Years Amortized	25	25
Estimated Fees		
Estimated Loan Fees	\$4,625	\$9,805
Appraisal & Environmental Reports*	\$5,000	
Loan Packaging Fee	\$3,300	
Estimated Misc Closing Costs**	\$5,000	
Total Estimated Cash Required	\$110,425	
Total Amount Financed	\$462,500	\$379,805
Monthly Payment	\$2,563	\$1,920
Combined Monthly Payment	\$4,483	

* Estimated appraisal cost: \$3,500 / Estimated environmental cost: \$2,000

** Estimated 0.5% of total loans

SBA Scenario provided by Harvest Bank - Contact broker for more details



Storefront Entrance



Warehouse



Mezzanine Storage



50' x 56' Unit

461 TECHNOLOGY WAY NAPA, CA



SITE PLAN

