



CLASS A OFFICE FOR SALE

5018 CHESEBRO ROAD | AGOURA HILLS, CA





Executive Summary

CBRE, Inc., as exclusive agent, is pleased to present this opportunity for an owner/user or investor to acquire this Class A office building. 5018 Chesebro Road is located in Agoura Hills, CA, centrally located between Calabasas and Westlake Village, providing access to both West San Fernando Valley and Conejo Valley markets. The offering consists of a freestanding, 2-story office building with professional interior improvements located in a high-image office park.

The office building is part of an 8-building office project developed in 2006 and 2007. The property offers approximately 4/1000 parking, beautiful architectural design and extensive window line, private interior elevator and well-maintained landscaping.

* Unofficial world record Pez dispenser collection not included.

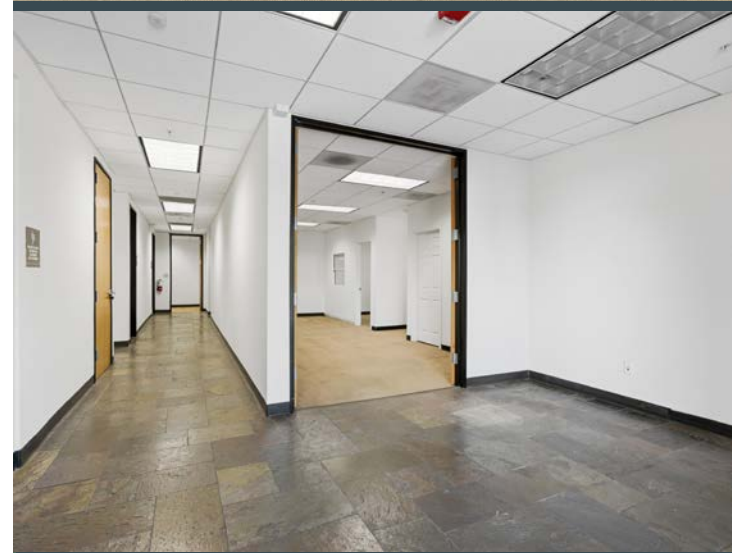
FREESTANDING OFFICE FOR SALE

The Availability:

5018 Chesebro Road | Agoura Hills, CA

FOR SALE: \$2,600,000

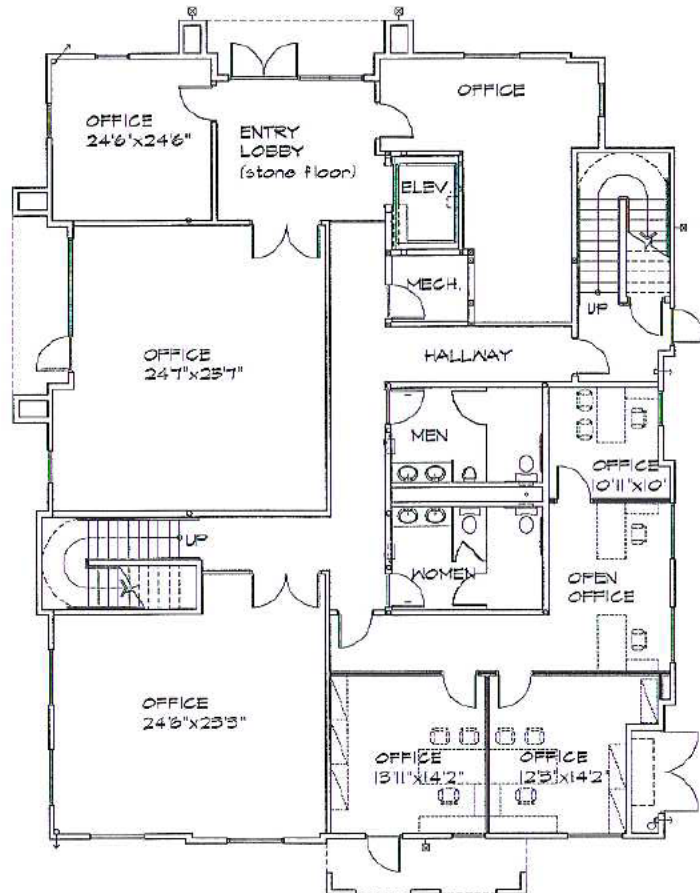
Building SF: 8,137 square feet (per title)
APN 2061-036-015
Owner/User: Will be delivered vacant at close of escrow.
Zoning: BP-OR-FC
Parking Allotment: 31 spaces (16 covered and 15 surface spaces)
Elevator Served: Yes. (1) private elevator.
Restroom: (4) restrooms. Male & female restrooms on each floor.
Sprinklered: Yes
OA Dues: \$1,331 /Mo. (Covers landscaping, common area (CA) maintenance, water, trash removal and CA electricity and CA insurance)
Financing: 10% down SBA financing available to qualified owner/users.



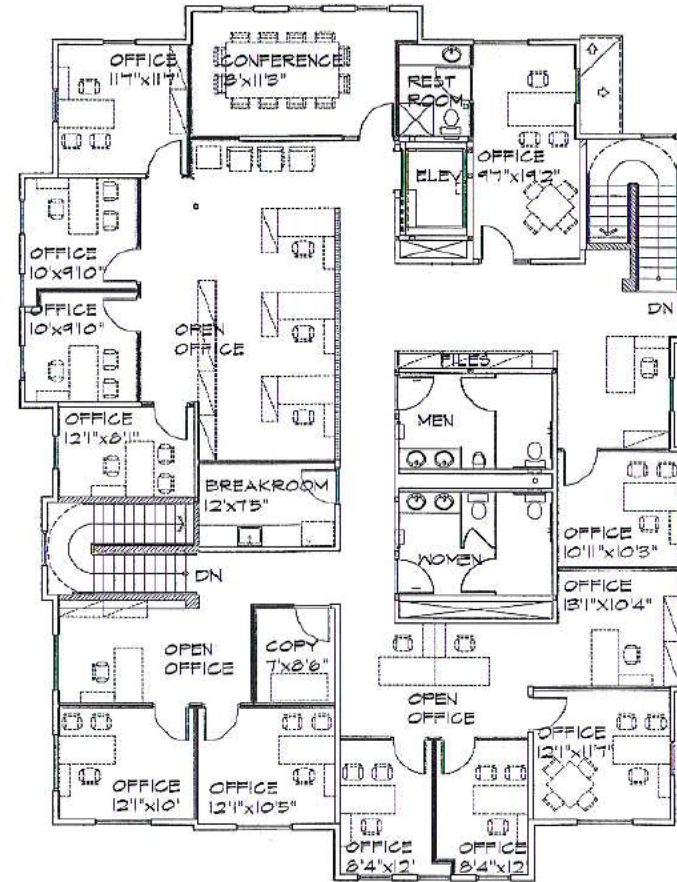
5018 Chesebro Rd.

Floor Plans

First Floor

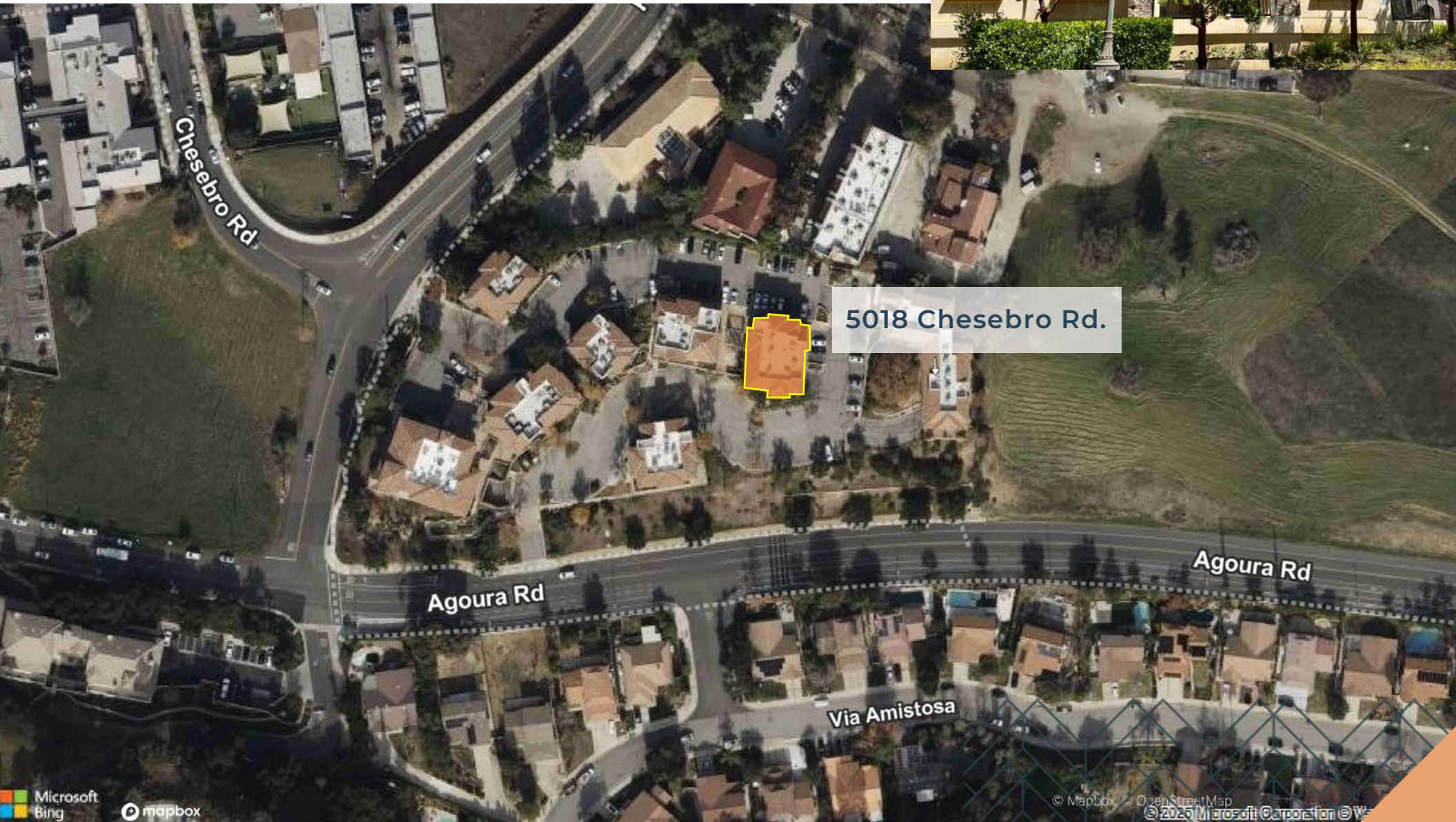


Second Floor

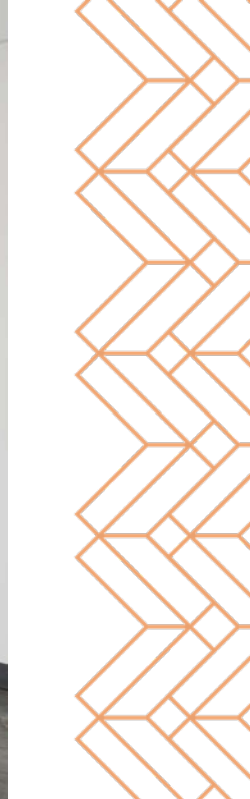


5018 Chesebro Rd.

Agoura Hills, CA







PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$2,600,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$34,000
TOTAL PROJECT COST	\$2,634,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$1,300,000	6.25%	25 Years 25 Yr. Amort.	1st Deed	\$8,576	\$102,908
SBA 504 LOAN	40%	\$1,074,000	6.17% Jul '26	25 Years Full Amort.	2nd Deed	\$7,032	\$84,382
BORROWER	10%	\$260,000					
TOTAL	100%	\$2,634,000				\$15,608	\$187,290

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a free prequalification for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Kleinman

818-438-0828/ Lee@bfcfunding.com

Nearby Eateries

**TAVERN 101**
GRILL & TAP HOUSE
46000 WILLS

**TWO DOUGHS**

*Adobe Cantina*
NEWLY OPENED
BERKELEY, CALIFORNIA

**BASTA**
FOODS & DRINKS
Since 1982

**SUNROSE**
CALIFORNIA EATERY

**WOOD RANCH**
BBQ & GRILL

*Noi Due*
TRATTORIA

*The Canyon*
Where the West meets the East

5018 CHESEBRO

**Jersey Mike's**
SUBS

**Philz Coffee**

*Furr Saj*
RESTAURANT

**EREWHON**
ORGANIC GROCER & CAFE

**Sushi Nishi**

5018 Chesebro Road

Agoura Hills, CA



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CBRE

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