

SUNRISE PROFESSIONAL CENTRE



Condo Units
Available for Purchase



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Building Highlights

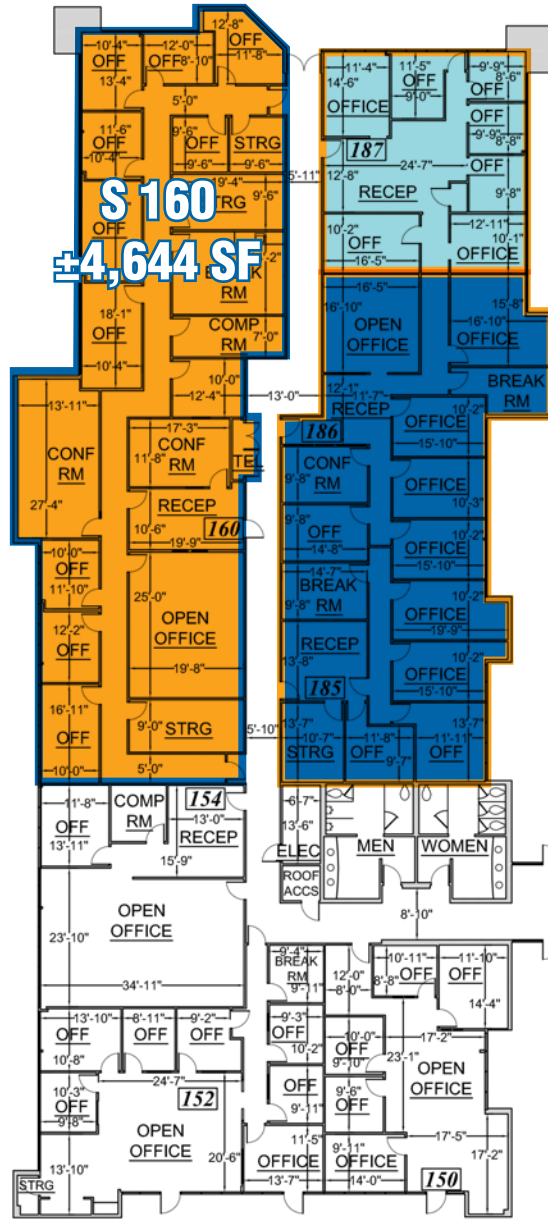


- Condo Units Available for Purchase
- Large and Small Units available to accommodate a variety of uses
- Sizes range from approximately \pm 508 SF - \pm 7,800 SF
- Three building, multi-tenant office project totaling 81,857 SF
- 7840 and 7844 Madison Ave are both single story buildings, while 5330 Primrose Drive is a two-story building
- Excellent location off Madison Ave and Sunrise Blvd, one of the busiest arterials in Fair Oaks
- High daily traffic counts (43,680 cars per day)
- Located adjacent to the Quail Point Shopping Mall and across from the Sunrise Village Shopping Center, offering many retail and restaurant amenities within a few steps!
- Garden-like landscaping with large lawn area, interior walkways and mature, attractive foliage
- Large parking field with attractive landscaping features and walkways

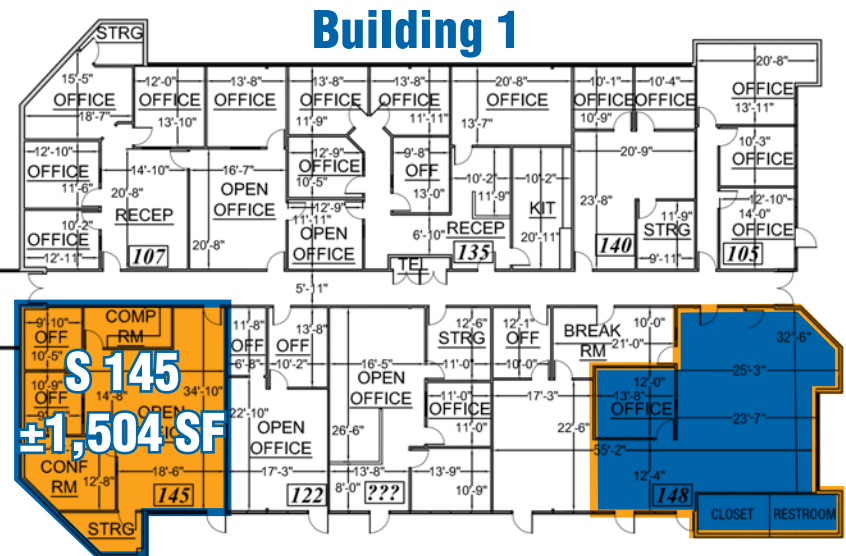
**Individual Condo Unit
Price: \$135/SF - \$150/SF**

Floor Plan

7840 Madison Ave.



Building 2



Building 1

- Occupied
- Available
- In Contract
- Sold



SUITE	SF	PRICE
145	1,504	\$150/SF
160*	4,644	-

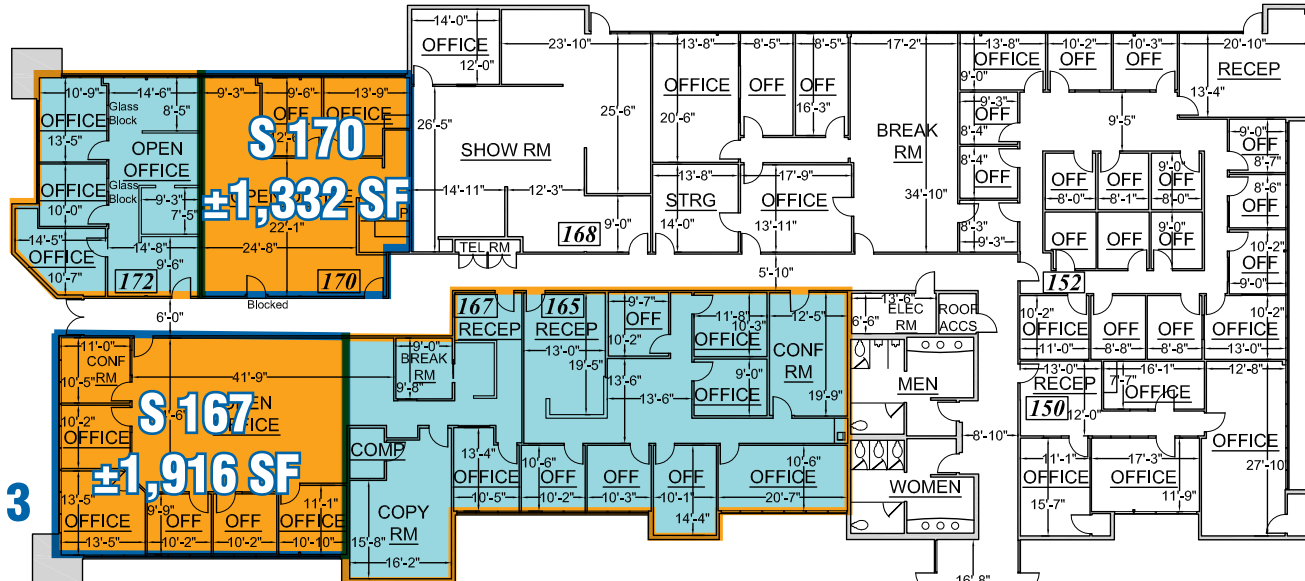
*Leased Investment Available
Contact Broker for details

Madison Ave

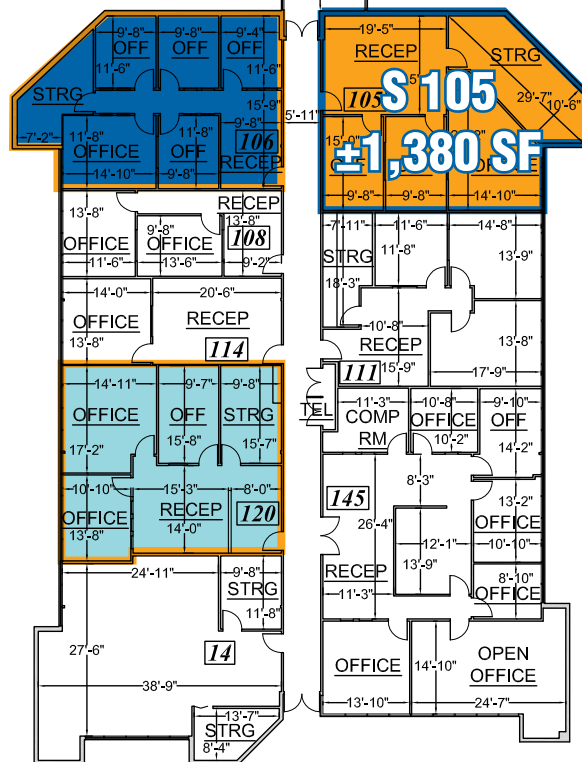
Floor Plan

7844 Madison Ave.

Building 3



Building 4



SUITE	SF	PRICE
105	1,380	\$135/SF
170	1,332	\$135/SF
167	1,916	\$135/SF

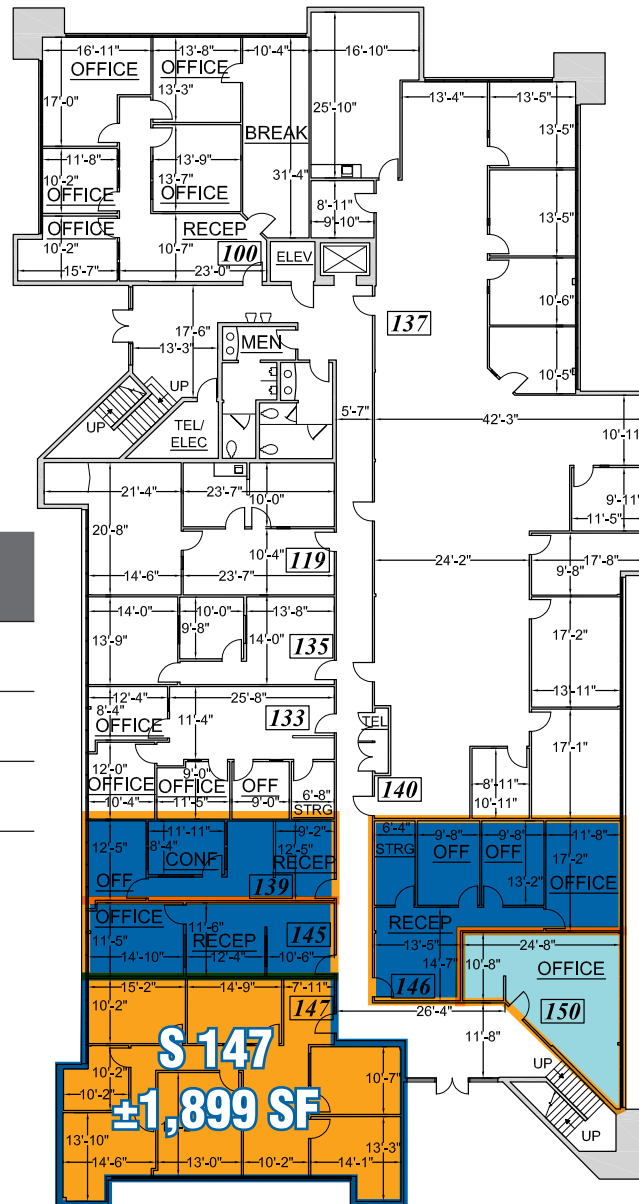
- Occupied
- Available
- In Contract
- Sold

Floor Plan

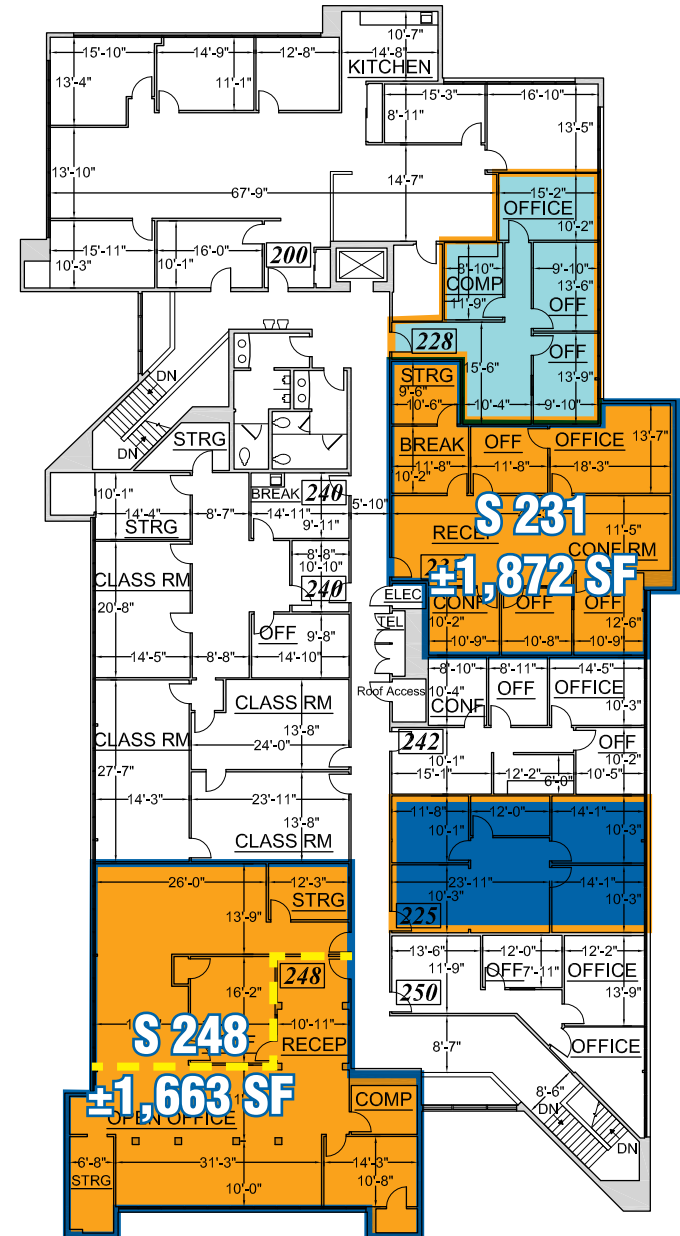
5330 Primrose Drive

Building 5

First Floor



Second Floor



SUITE	SF	PRICE
147	1,899	\$135/SF
231	1,872	\$135/SF
248*	1,663	\$135/SF

*Divisible

- Occupied
- Available
- In Contract
- Sold

Retail Aerial

Greenback Lane

Marketplace at Birdcage

Sunrise Mall

Macy's, JCPenny's, Red Robin, Famous Footwear, Bath and Body Works, Hot Topic, See's Candies, Tilly's, Vans, Zumiez, Torrid, Taco Bell



Target, Lowe's Home Improvement, Best Buy, Walmart Neighborhood Market, Hobby Lobby, Old Navy, Michael's, World Market, Barnes and Noble, Walgreens, Bath and Body Works, Ulta Beauty, Raising Cane's, Panda Express, Chipotle, Cold Stone Creamery, Wells Fargo



Rite Aid, Smart and Final Extra!, Olive Garden, JOANN Fabric and Crafts, Starbucks, The Habit Burger, Black Bear Diner, California Fish Grill, Nation's Giant Hamburgers, Dos Coyotes, McDonalds, Little Caesars Pizza, Sourdough & Co.



Sunrise Village Shopping Center

Madison Ave

Sunrise Professional Centre

Quail Pointe Shopping Center

Trader Joe's, Chili's Grill & Bar, Lamps Plus, Yogurtland Fair Oaks, Mountain Mike's Pizza, European Wax Center, LensCrafters



Demographics

MARKET OVERVIEW

Sunrise Professional Centre:
7840 Madison Ave, 7844 Madison Ave,
and 5330 Primrose Drive

3 MILE RADIUS



KEY FACTS

136,536

Population

40

Median Age



2.6

Average Household Size

\$72,918

Median Household Income

EDUCATION



20.17%

High School Graduate



30.26%

Some College



28.79%

Bachelor's Degree Plus

HOUSING STATS



\$360,061

Median Home Value



51,706

Households



39.01%

% Renter Occupied Housing Units

BUSINESS



65,883

Total Employees

COMMUTERS



0.72%

Used Public Transportation



81.38%

Drove Alone to Work

EMPLOYMENT



64.43%

White Collar



35.57%

Blue Collar

Loan Comparison



forever first

Conventional vs. SBA 7a Financing Comparison

Purchase Price	\$250,000
Proposed Tenant Improvements	\$0
Project Total	\$250,000

	Conventional #1	Conventional #2	SBA 7a
Estimated Project Injection/Downpayment	\$37,500	\$37,500	\$25,000
Closing Timeframe	45-60 days	45-60 days	75 days
% down payment required	15%	15%	10%
1st dot w/FCB	\$212,500	\$212,500	\$225,000
2nd dot w/CDC			
1st mortgage w/First Citizens Bank			
Rate Type	Fixed rate	Fixed rate	Initial interest rate*
Term	180	120	300
Amortization	180	240	300
Rate	6.70%	6.70%	8.50%
Payment	\$1,886	\$1,622	\$1,830
First Citizens Bank loan fee	\$2,125	\$2,125	\$2,500
First Citizens Bank Legal Fee			\$7,500
SBA 7a guarantee fee			\$6,413
Prepayment Penalty	YES	YES	3 year declining
Balloon Amount	None	\$142,552	None
Total monthly payment	\$1,886	\$1,622	\$1,830
Total Fee(s)	\$2,125	\$2,125	\$16,413

Important Considerations

- ** Conventional injection does not include closing costs, 3rd party fee(s), and potential contingency for construction loans
- ** SBA programs have potential to finance up to 90% of closing costs into the loan - Up to 100% financing may be available with 7a structure
- **The SBA 7a term includes several initial interest rate options.
- ** This is not an offer to lend and rates and terms are subject to change

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