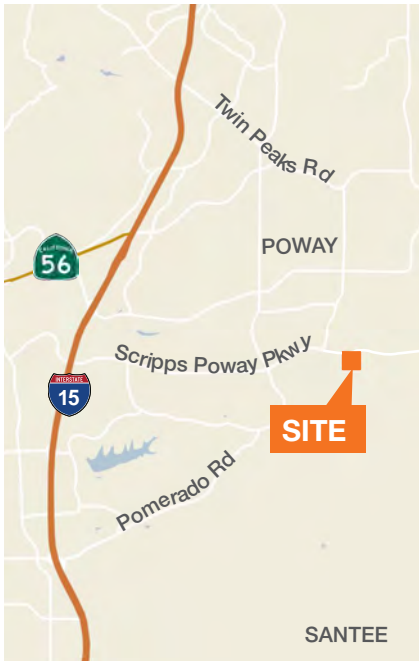


For Sale or Lease

8,049 SF Freestanding Building

12150 Paine Place
Poway, CA 92064



Features

- 8,049 freestanding industrial building
- ±30% office, ±70 warehouse
- 0.52 acre parcel (APN 317-271-09)
- Newly resurfaced roof
- Recently painted exterior and interior
- 18' minimum clear height
- Concrete parking lot with 16 spaces
- One grade level roll up door

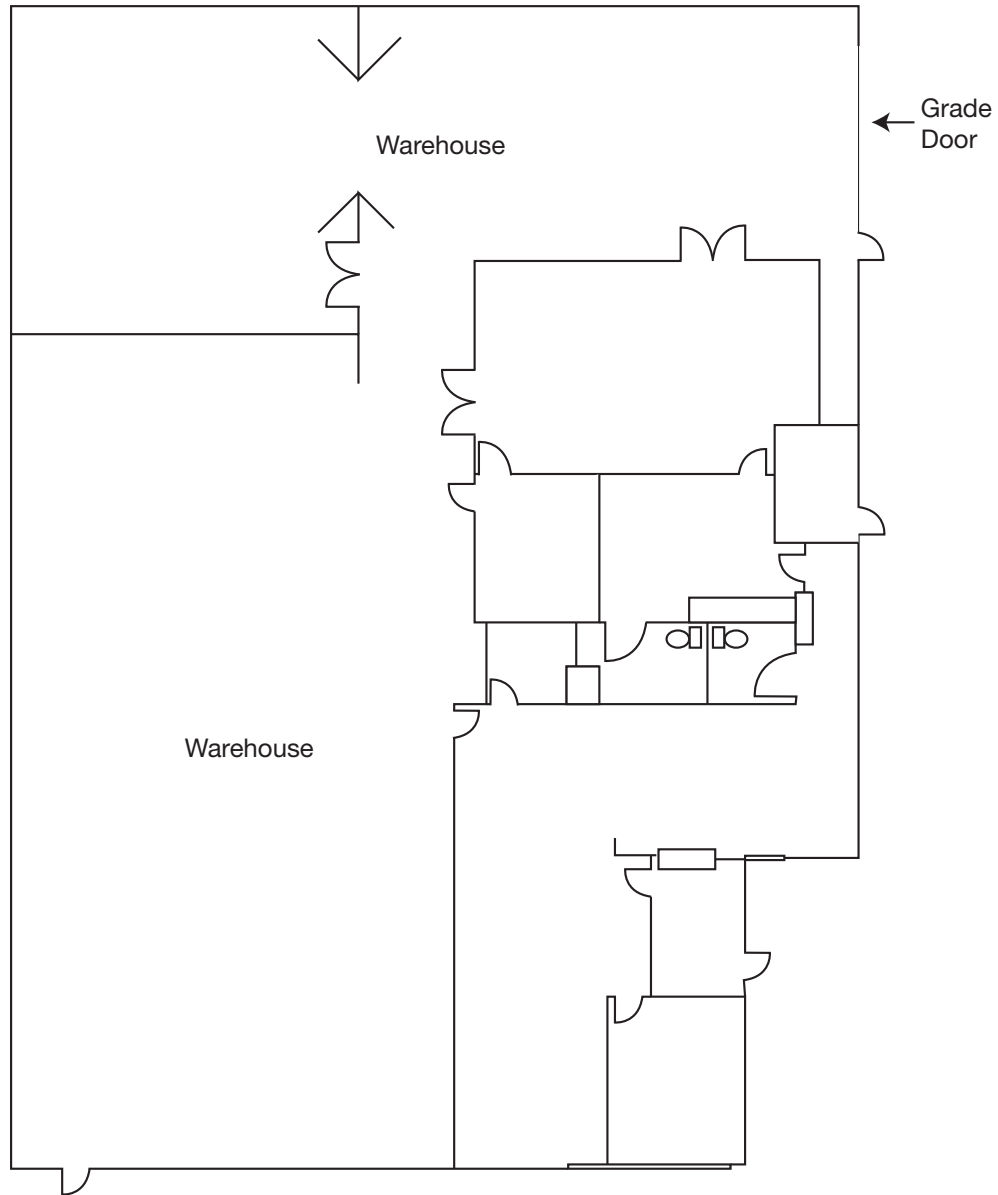
- Furniture and work stations included
- Corner location with street frontage
- Fully sprinklered
- Zoned Light Industrial (LI) Poway
- Constructed in 1999
- Rental rate: \$1.00/SF NNN
- Sale price: \$1,570,000

Contact

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Floor Plan

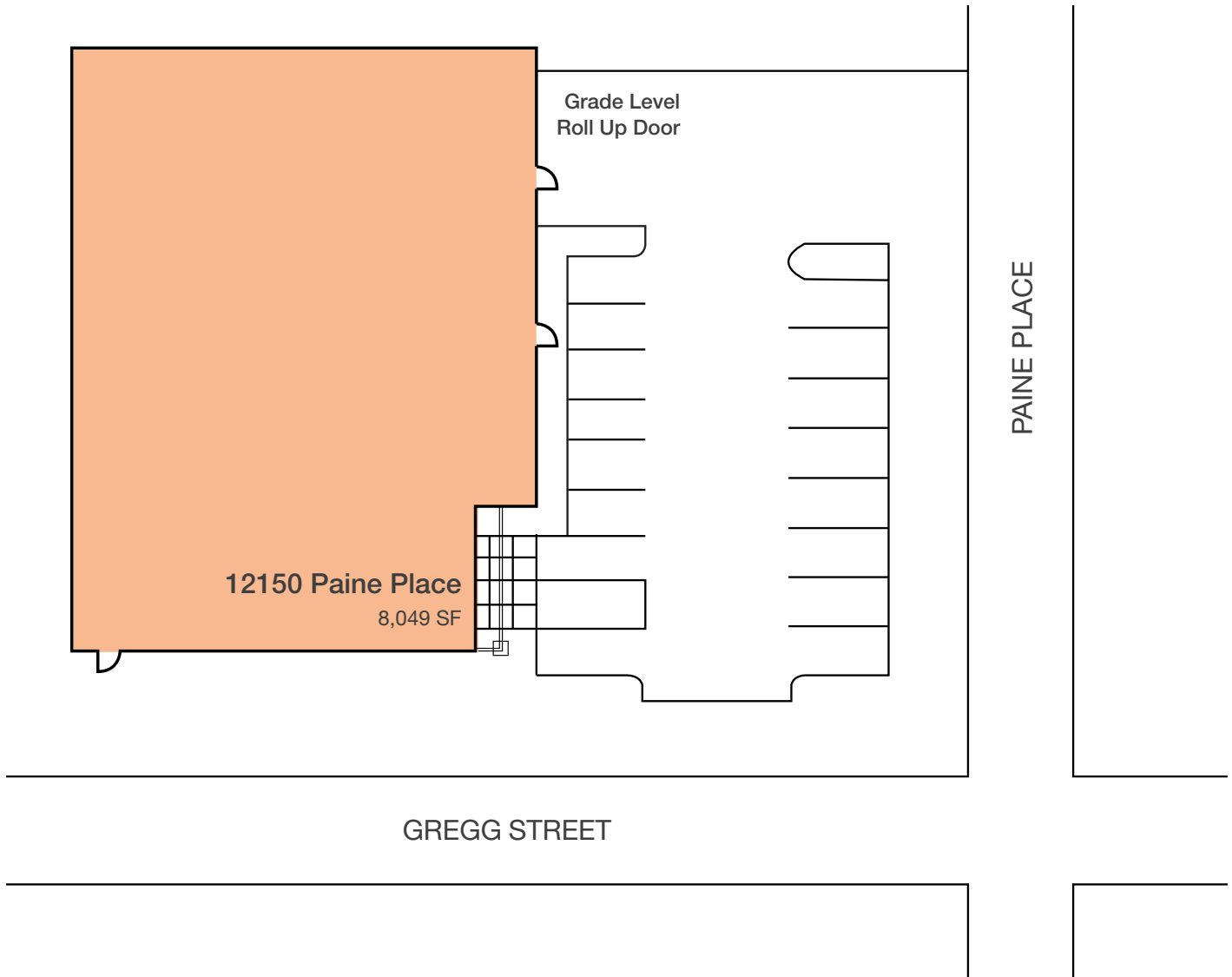


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Site Plan



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Lease vs Purchase Analysis

LOAN ASSUMPTIONS	
Approximate Total Square Footage	8,049
Owner Occupied Space	8,049
Sales Price	\$1,570,000
Down Payment %	10%
Down Payment \$	\$157,000
Loan Amount	\$1,413,000
Interest Rate: Blended	4.75%
Amortization: Blended	22.5
Building GSI	\$0
Total Estimated Operating Expenses	\$0
Building NOI	\$0

LEASE	
Annual Lease Expense	\$96,588
Applicable Annual Tax Savings ⁽³⁾	(\$33,806)
Eff. Annual Lease Expense	= \$62,782
Eff. Monthly Lease Expense	\$5,232
Total Cost per SF For Lease	\$0.65 NNN

Market NNN lease rate per square foot: \$1.00

Note: Consult with your tax advisor. We make no representations, recommendations or warranties as to the validity of this information or the impact of such on a sale. These are items that need to be addressed with an accountant or tax advisor. There are several assumptions made in this scenario and buyer should not rely on this information when making a purchase decision.

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PURCHASE	
Loan Amount	\$1,413,000
Annual Debt Service Expense ⁽¹⁾	\$102,339
Annual NOI From Tenants	\$0
Subtotal Annual Debt Service Expense	= \$102,339
Avg. Annual Principal Paydown ⁽²⁾	(\$33,282)
Net Pre-Tax Debt Service Expense	= \$69,057
Applicable Annual Tax Savings ⁽³⁾	(\$33,328)
Eff. Annual Debt Service Expense	= \$35,728
Eff. Monthly Debt Service Expense	\$2,977
Total Cost per SF For Owner/User	\$0.37 NNN

⁽¹⁾ Assumes 90% LTV with SBA 504 Financing at a blended interest rate of 4.75%.

⁽²⁾ Average annual principle paydown based on 5 year accumulation.

⁽³⁾ Assumes applicable 35% effective tax rate (combined state and federal) plus deduction for depreciation based on 39 year schedule - 65% (building value) of sale price.