

# MURRIETA SPRINGS PROFESSIONAL CENTER

24910 LAS BRISAS RD., SUITE 108 | MURRIETA, CA

**MEDICAL CONDO  
AVAILABLE FOR LEASE OR SALE**

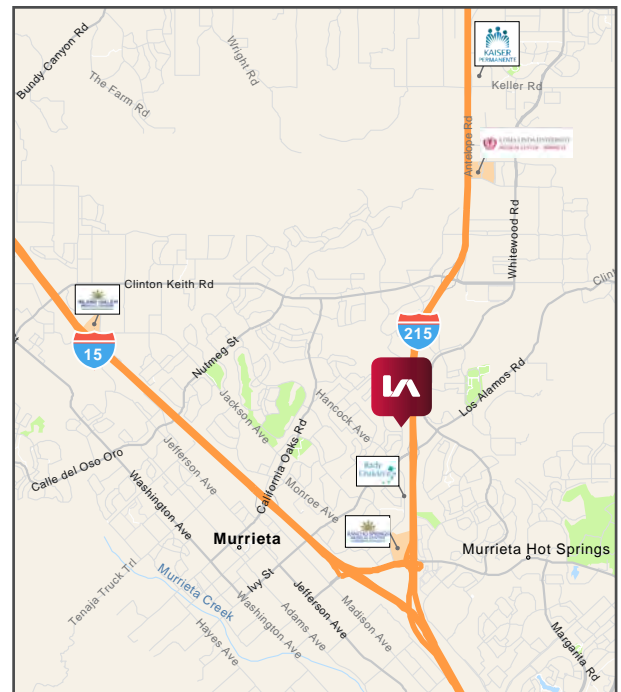


## PROPERTY FEATURES

- ±1,176 SF Full Improved Medical Office
- For Lease or Sale!
- One of the Smallest Medical Condos in the Valley
- Ideally Located Between Loma Linda and Rancho Springs Hospitals. Close to Rady's Children's Clinic
- Easy I-15 and I-215 Access
- 4 Exam Rooms with Cabinets & Sinks
- Patient Waiting Area Seats 15
- Large Admin/Billing Room

**LEASE RATE:**  
\$1.85/PSF/MO./NNN

**SALES PRICE:**  
\$395,000



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**FOR INFORMATION CONTACT:**  
**JIM NADAL, CCIM, SIOR | 951.445.4520**  
jnadal@leetemecula.com | DRE #01040679

# SITE PLAN

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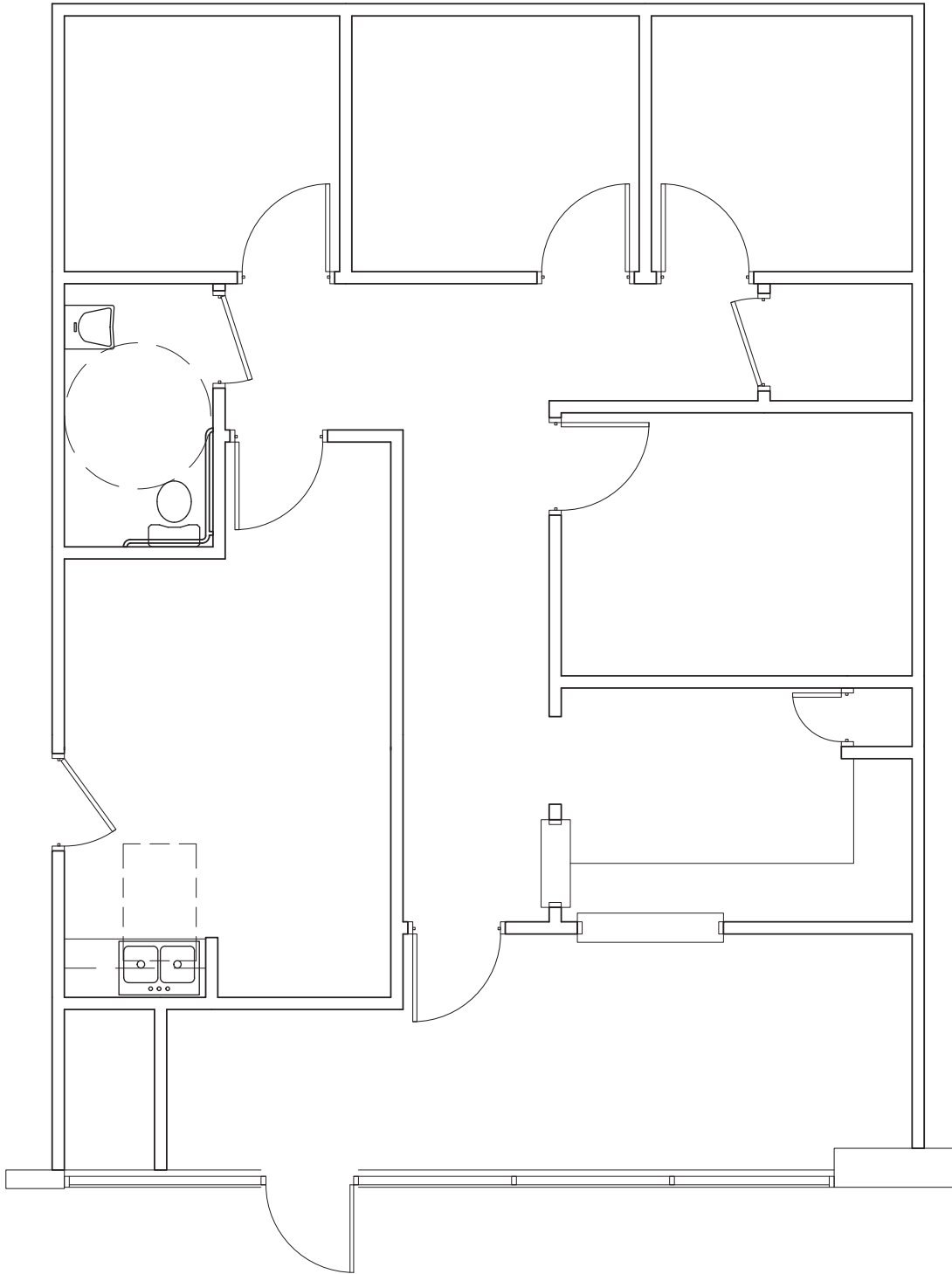


# FLOOR PLAN

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# DEMOGRAPHICS & PHOTOS

## MURRIETA SPRINGS PROFESSIONAL CENTER

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2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 POPULATION (Estimated):	18,550	104,272	199,006
2024 POPULATION (Projected):	19,829	111,203	212,218
AVERAGE HOUSEHOLD INCOME:	\$82,545	\$96,956	\$102,182

(Source: Regis)



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**CAL OAKS CENTER**  
 BARONS market | DOLLAR TREE | CHASE | Walgreens

**MURRIETA SPRINGS PROFESSIONAL CENTER**  
 24910 LAS BRISAS RD., SUITE 108 | MURRIETA, CA

STARBUCKS COFFEE | TACO BELL | Bank of America

**MEDICAL CONDO AVAILABLE FOR LEASE OR SALE**

MCDONALD'S | Mobil | SUBWAY

California Oaks Road  
 Starbucks Coffee | Target | Albertsons | Reading

STARBUCKS COFFEE | TARGET | Albertsons | Reading

**STATER BROS. CTR**  
 STATER BROS. | CVS | Jack-in-the-Box

Los Alamos Road  
 Interstate 215

**HOME CENTER MURRIETA**  
 Mor furniture for less | Sitt's | IN-N-OUT | MIGUEL'S | MATTRESS FIRM | AEROSPORTS

Chick-fil-A | TACO BELL | Beebees Block Beer Diner

MURRIETA MESA HIGH SCHOOL

Los Alamos Road

RADY'S CHILDREN'S MEDICAL PLAZA

**MURRIETA TOWN CENTER**  
 Burlington | Sizzler | FAMOUS footwear | five BELOW | Marshalls | ROSS DRESS FOR LESS | DOLLAR TREE | STARBUCKS COFFEE

**MURRIETA SPRINGS PLAZA**  
 Smart & Final | STAPLES | BEST BUY | CARDENAS | BIG 5 | McDonald's | Shell | BIG LOTS | PET SMART | 99c ONLY | IHOP | CASH | Popeyes | GameStop | Sprint | W | Panda Express

**MURRIETA POINTE**  
 STARBUCKS COFFEE | Diner

RANCHO SPRINGS MEDICAL CTR

HLEY | Starbucks Coffee | ers

Madison Avenue  
 Jefferson Avenue

**WAL\*MART**  
 McDonald's

Murrieta Hot Springs Road

**THE TRIANGLE**  
 A Proposed 1.3 Million SF Retail Center

CARMAX

Denny's | Dunkin' Donuts | 7-ELEVEN | Cold Stone Creamery

COURTYARD | Residence Inn

Jackson Avenue  
 Interstate 15

**MURRIETA**  
 Sams Club | DICK'S SPORTS & OUTDOORS | Harbor Freight Tools | Shell | submerina | Yogurtland | Bank of America



**LEASE VS. OWN COMPARISON**

**Address: 24910 Las Brisas Rd, Ste 108, Murietta, CA**  
**Property Size: 1,176 Square Feet**

• **OWN** •

• **LEASE** •

PURCHASE ASSUMPTIONS:			LEASE ASSUMPTIONS:	
Purchase Price	Per Sq. Ft.	\$400,000	Lease rate per square foot per month	\$1.85
SBA Fees (Financed)		\$8,000	Lease rate per month	\$2,176
Total Project Cost		\$408,000		

START-UP COSTS			START-UP COSTS	
Cash down payment (10%)		\$40,000	Prepaid lease payment and security deposit	\$4,351

MONTHLY COSTS			MONTHLY COSTS		
	Per Sq. Ft.	Amount		Per Sq. Ft.	Amount
Monthly Payment	\$1.597	\$1,878	Lease payment	\$1.850	\$2,176
Property Taxes	\$0.380	\$447	Property Taxes	\$0.380	\$447
HOA	\$0.250	\$294	HOA	\$0.250	\$294
Insurance	\$0.020	\$24	Insurance	\$0.020	\$24
Total Monthly Costs	\$2.247	\$2,643	Total Monthly Costs	\$2.500	\$2,940

MONTHLY OWNERSHIP BENEFITS (estimate)			MONTHLY LEASE BENEFITS	
	Per Sq. Ft.	Amount		Amount
Monthly Depreciation	\$0.233	\$274	Rent Deduction Tax Savings	\$870
Property Tax Benefit	\$0.152	\$179	Property Tax Benefit	\$0.00
Interest Deduction	\$0.376	\$442	Interest Deduction	\$0.00
Total Ownership Benefits	\$0.761	\$894	Total Ownership Benefits	\$0.00

**TOTAL EFFECTIVE MONTHLY COST \$1,748 TOTAL EFFECTIVE MONTHLY COST \$2,070**

**Benefits of owning include: equity growth, control of costs, cash flow, tax benefits, and retirement investment.**

**Depreciation:** Estimated based upon 80% allocation of purchase price to building cost and 40% tax bracket.

**Property Tax Benefit and Interest Deduction:** Estimated at 40% tax bracket.

**Owner's Equity:** Estimated equity after 10 years would be \$177,567 (assumes annual appreciation at 3%; plus initial equity injection).

Appreciation Benefits of Ownership	
Rate of Assumed Appreciation per Year	3%
Appr Value Year 1	412,000
Appr Value Year 5	463,710
Appr Value Year 10	537,567

Appreciation Benefits of Ownership	
Rate of Assumed Appreciation per Year	N/A
Appr Value Year 1	0
Appr Value Year 5	0
Appr Value Year 10	0

• **SBA 504 FINANCING PROGRAM** •

Total Project Cost	\$408,000	<i>Note that interest rates vary from month to month and loan terms differ from one lender to another.</i>	
Cash down payment: 10% of Purchase Price	\$40,000		
Amount financed (includes SBA fees)	\$376,000	Monthly payment	\$1,878

• The SBA 504 program provides 90% financing by combining a loan from a regular bank for 50% of the total loan amount and a loan from the SBA for 40% of the total loan amount (plus financed SBA loan fees). The buyer provides a 10% cash down payment.

SBA Financing	1st Mortgage by Bank	2nd Mortgage by SBA
Loan Amount	\$200,000	\$160,000
Interest Rate	3.80% (estimate)	3.54% (Oct '19)
Amortization in years	25 year amortization	25 year amortization
Percent of Total Loan Amount	50% of total	40% of total
Loan Fee	\$2,000 1.00% (estimate)	\$8,000 2.65% + \$3,000 legal fee
Monthly Payment	\$1,034	\$845 (includes SBA fees)

For more information, please contact:

**Lisa Matta**  
**951-400-2213**



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