

FOR SALE



Sale Price:

\$575,000

Contact us:

Taylor DeBerry

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FOR SALE

8057 RAYTHEON ROAD, SUITE 8
SAN DIEGO, CA 92111

2,050 SF Industrial/Office
Condominium

San Diego - Central
4350 La Jolla Village Drive
Suite 500
San Diego, CA 92122
Main: +1 858 455 1515
Lic. No. 01908588



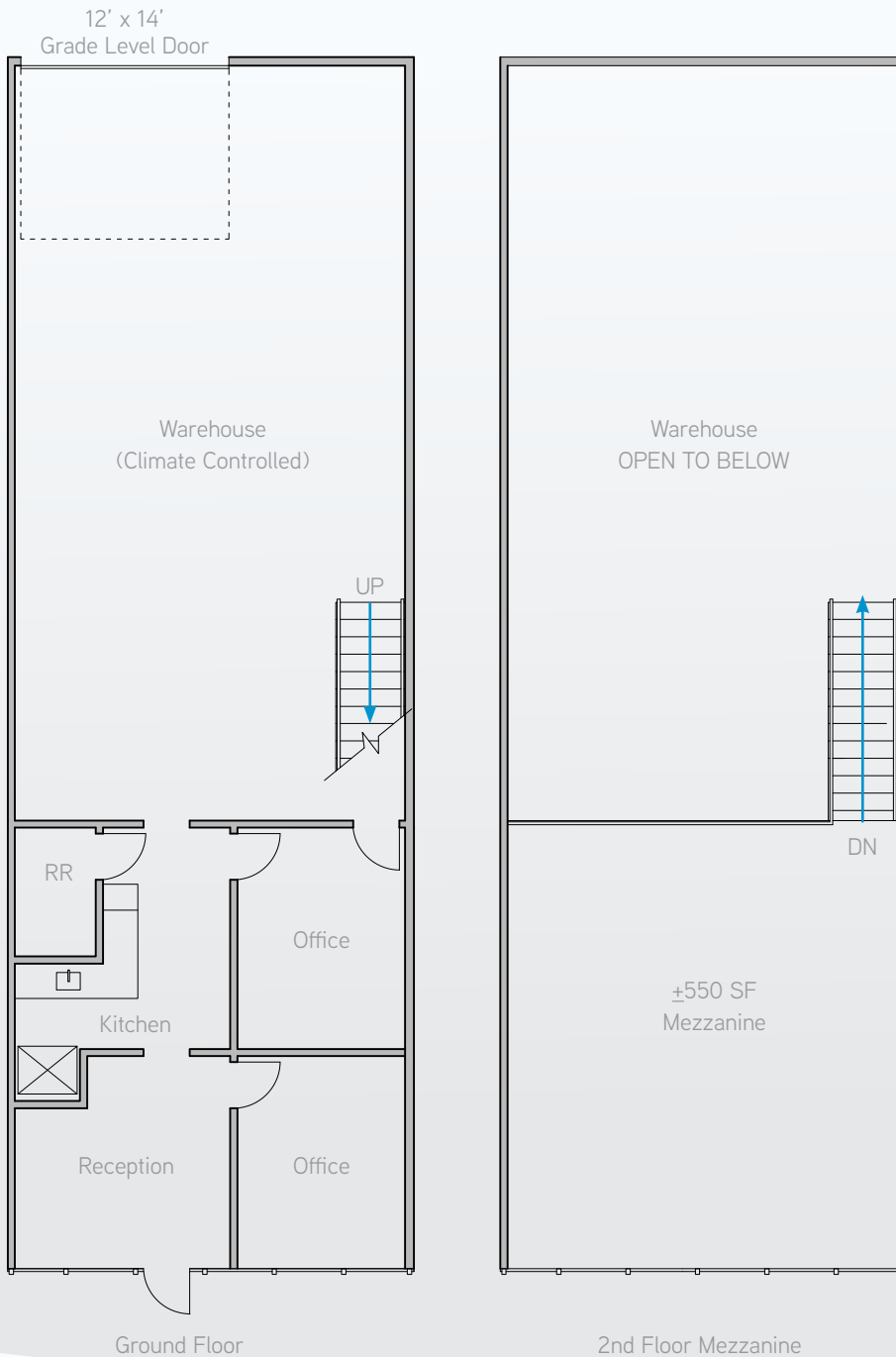
Accelerating success.

Gallery

Centrally located, high-profile location // 30%
Office // 70% Warehouse // One oversized
grade-level door // Climate controlled
warehouse // 16' Warehouse clear height



Floor Plan



Property Details

8057 Raytheon Rd, Suite 8
San Diego, CA 92111

2,050 SF industrial/office condominium

±550 SF of professionally built mezzanine

30% Office / 70% Warehouse

1 Oversized grade-level door (12' x 14')

Climate controlled warehouse

16' Warehouse clear height

Desirable Kearny Mesa location

Easy access to I-805, I-8, SR-52 and SR-163 Freeways

Located in the Raytheon Industrial Park association

HOA's: \$270/Month

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Purchase Options



	Option #1	Option #2	Option #3	Option #4
	SBA 20/20, Bank 25/10	SBA 20/20, Bank 15/15	SBA 20/20, Bank 20/20	SBA 20/20, Bank 25/25
Estimated Project Price	\$595,000	\$595,000	\$595,000	\$595,000
Bank Loan Amount (1)	\$297,500	\$297,500	\$297,500	\$297,500
SBA/CDC Loan	\$238,000	\$238,000	\$238,000	\$238,000
Downpayment	\$59,500	\$59,500	\$59,500	\$59,500
Maximum Loan-to Value (2)	90%	90%	90%	90%
Bank Loan Interest Rate basis (3)	Fixed Rate	Fixed Rate	Fixed Rate	Fixed Rate
Indicative Interest Rate (4)	4.75%	4.85%	4.95%	4.99%
Amortization Term	25	15	20	25
Loan Term	10	15	20	25
Estimated Monthly Loan Payment	\$1,696	\$2,329	\$1,955	\$1,737
Balloon Payment at End of Bank Term	\$217,222	\$0	\$0	\$0
SBA Loan Interest Rate	SBA Fixed for 20 years	SBA Fixed for 20 years	SBA Fixed for 20 years	SBA Fixed for 20 years
Current Effective SBA Interest Rate	5.31%	5.31%	5.31%	5.31%
Amortization Term	20	20	20	20
Loan Term	20	20	20	20
Estimated Monthly Loan Payment	\$1,612	\$1,612	\$1,612	\$1,612
Balloon Payment at End of SBA Term	\$0	\$0	\$0	\$0
Estimated Combined Monthly Payment	\$3,308	\$3,941	\$3,567	\$3,349
Estimated Closing Fees and Costs:				
CDC Participation Fee .5% (Out-of-Pocket)	\$1,488	\$1,488	\$1,488	\$1,488
Estimated SBA Loan Fee (Is Financed)	\$6,545	\$6,545	\$6,545	\$6,545
Appraisal	\$3,000	\$3,000	\$3,000	\$3,000
Environmental	\$2,000	\$2,000	\$2,000	\$2,000
Legal	\$0	\$0	\$0	\$0
Title & Escrow	Provided by Title/Escrow	Provided by Title/Escrow	Provided by Title/Escrow	Provided by Title/Escrow

July 11, 2018

- (1) This information is for discussion purposes only and does not represent an offer to lend. Actual rates and terms will depend on the qualifications of the applicant and characteristics of the collateral.
- (2) The loan-to-value will be calculated on the lower of appraised value or purchase price or cost.
- (3) Fixed rate loans will be subject to prepayment fees.
- (4) Rates are indicative as of the date of this information sheet, and are subject to change.



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