



Piazza D'Oro Retail/Office Condominium

One condo demised into three first floor retail units! The subject property consists of three suites situated at the main entrance to the Piazza D'Oro luxury mixed-use project. Easy accessibility just off the 78 freeway in the developing Oceanside community!

Jen Schmidt DRE# 01998717

(619) 997-3076

Jen@JenSchmidtrealty.com



www.jenschmidtrealty.com

3400 PIAZZA D'ORO WAY

OCEANSIDE CA, 92056



\$950,000



**FIRST FLOOR
EASILY ACCESSIBLE!**

Great Visability!

CURRENT CAP RATE 5.52%

GROSS LEASABLE SPACE: 2,694SF

PRICE/SF \$352.64

YEAR BUILT: 2010

ANNUAL RENT INCREASE: 3%

TYPE OF LEASE: MODIFIED GROSS

CROSS STREETS: VISTA WAY

TRAFFIC COUNTS:

VISTAWAY: 18,121 DAILY

HIGHWAY 78 44,500 DAILY

APN: 165-362-28-62

INVESTMENT OVERVIEW

PRICE: \$950,000

Price/SqFt \$352.6

CAP Rate 5.52%

All three units Same APN#: 165-362-28-62



OPERATING DATA

~Gross Scheduled Income \$71,510.27

~Vacancy Cost. \$3,576.05

~Gross Income \$67,934.22

~Operating Expenses \$15,482.74

~Net Operating Income \$52,451.48

EXPENSE SUMMARY PRO FORMA PER SF

~Property Tax (Taxes at 1.09950) \$10,170.78 \$3.78

~Insurance \$1,067.00 \$0.38

~CAMS

(Utilities, Repairs, Contract Services) \$4,287.96 \$1.59

EXPENSE SUMMARY PRO FORMA PER SF

~Gross Expenses \$15,482.74 \$5.75

~Net Operating Income \$52,451.48 \$19.47

CONTACT

(619) 997-3076

www.jenschmidtrealty.com

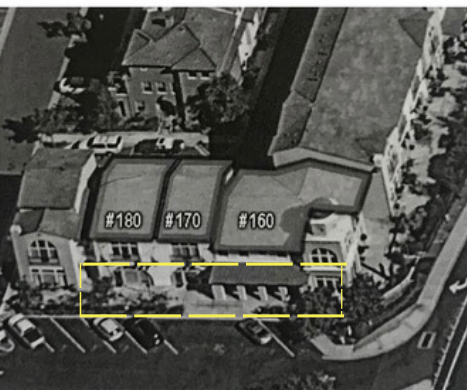
Jen@JenSchmidtrealty.com

620 1st Avenue, 92101

San Diego California

**COLDWELL
BANKER** 

WEST



Unit 160, (1,138+/- SF) Euro Sliding

Lease Start:	1/1/2017
Lease End:	12/31/2018
% of GLA:	42.24%
Monthly Rent	\$2,500.00
Annual Rent:	\$30,000.00
Increase:	FLAT
Increase Date:	12/31/2018
Type:	MG

**All three Same APN#
165-362-28-62**

Unit 170,(778+/-SF) Hush Salon

Lease Start:	6/1/14
Lease End:	5/31/24
% of GLA:	28.88%
Monthly Rent	\$1,639.09
Annual Rent:	\$20,013.27
Increase:	3%
Increase Date:	6/1/2018
Type:	MG

Unit 180, (778+/-SF) The Swank Studio

Lease Start:	12/1/2012
Lease End:	11/30/2022
% of GLA	28.88%
Monthly Rent:	\$1,787.00
Annual Rent:	\$21,497.00
Increase:	3%
Increase Date:	12/1/2018
Type:	MG