

# FOR SALE

420 South Broadway, Escondido, CA 92025  
8,622 Total SF Multi-Tenant Professional Office Building

PRICE REDUCTION!

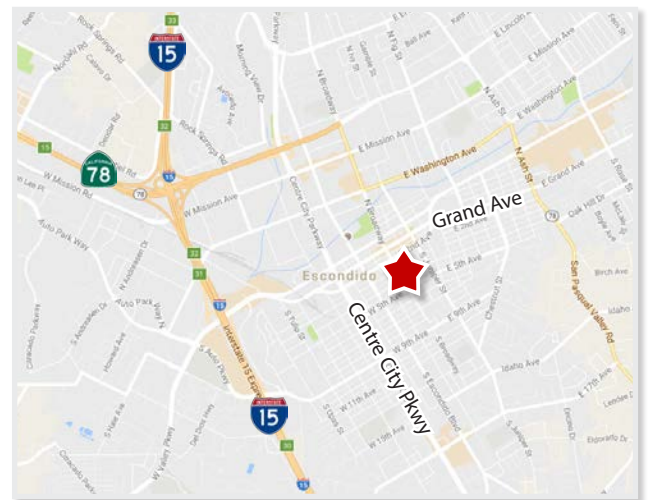


**\*BROKER BONUS OF \$1,000 - American Express Gift Card**

## PROPERTY FEATURES

- Owner User and/or Investment Sale
- 2-Story, Multi-Tenant, Professional Office Building
- Medical Use Acceptable with CUP
- Dedicated 3.3/1,000 Parking Ratio - 9 Covered Stalls
- Corner Lot with Abundant Street Parking
- 5 Minute walk to W. Grand Avenue providing abundant retail amenities
- Extensive glass lines with additional skylights
- Convenient Access to both Interstate 15 & Highway 78
- .32 Acre Parcel
- S-P Zoning (APN: 233-172-18-00)
- Tour by Appointment Only
- **Asking Sale Price: \$1,595,070 (~~-\$185 PSF~~) \$1,508,850 (\$175/SF)**

*\*Broker Bonus Applies to deals closed by January 2017*



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Lee & Associates Commercial Real Estate Services - 1900 Wright Place Ste 200 - Carlsbad, CA 92008

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Own the Business? Own the Building.

Purchase Price	\$1,508,850
Improvements	\$0
Other	\$0
<b>Total Project Costs</b>	<b>\$1,508,850</b>

420 S Broadway, Escondido, CA 92025	
Building Size	8,622 sf
Price per Sq. Ft.	\$175.00 psf



### 90% SBA 504 Financing Example

Financing Package		Amount	Rate	Term	Amort	Monthly Pymt
Bank 1st Mortgage	50%	\$ 754,425	4.00%	10 Yrs	25 Yrs	\$ 3,982
SBA 504 2nd Mortgage*	40%	\$ 620,000	3.98%	20 Yrs	20 Yrs	\$ 3,751
Down Payment	10%	\$ 150,885				
*Includes financed SBA fee of \$16,460			<b>3.99%</b>		<b>\$0.90 PSF</b>	<b>\$ 7,733</b>

### Monthly Costs

	PSF	Monthly
Mortgage Payments	\$0.90	\$7,733
<b>Total Monthly Payment</b>	<b>\$0.90 PSF</b>	<b>\$7,733</b>

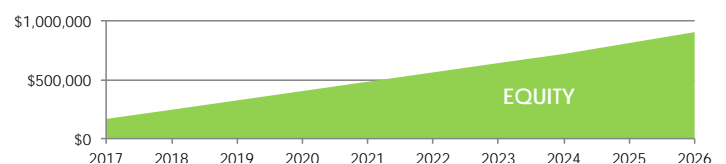
### Adjusted Monthly Costs

	PSF	Monthly
Total Monthly Payment	\$0.90	\$7,733
Less Depreciation	(\$0.30)	-\$2,579
<b>Total Adjusted Monthly Payment</b>	<b>\$0.60 PSF</b>	<b>\$5,153</b>

### Out of Pocket Expenses

Cash Down Payment	10.0%	\$150,885
Estimated Bank Fees	0.5%	\$3,772
<b>Total Cash Required</b>		<b>\$154,657</b>

### Invest in Your Future: Equity Over First 10 Years



### Assumptions:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank rate, terms and fees are estimated and vary depending on lender.
- SBA rate is as of Oct '16. Actual rate is set at debenture sale.
- All fees and expenses are estimated and will vary by vendor.
- SBA Fee is estimated at 2.15% plus a \$2,500 legal fee. Fees are financed.
- Operating costs, title and insurance are estimates.
- Depreciation is estimated at an 80% bracket over 39 years.
- Equity is based on a 2.0% annual appreciation rate.
- 90% LTV financing generally does not require additional collateral.

Courtesy of TMC Financing - (310) 499-8921  
Jennifer Davis - (714) 432-6491

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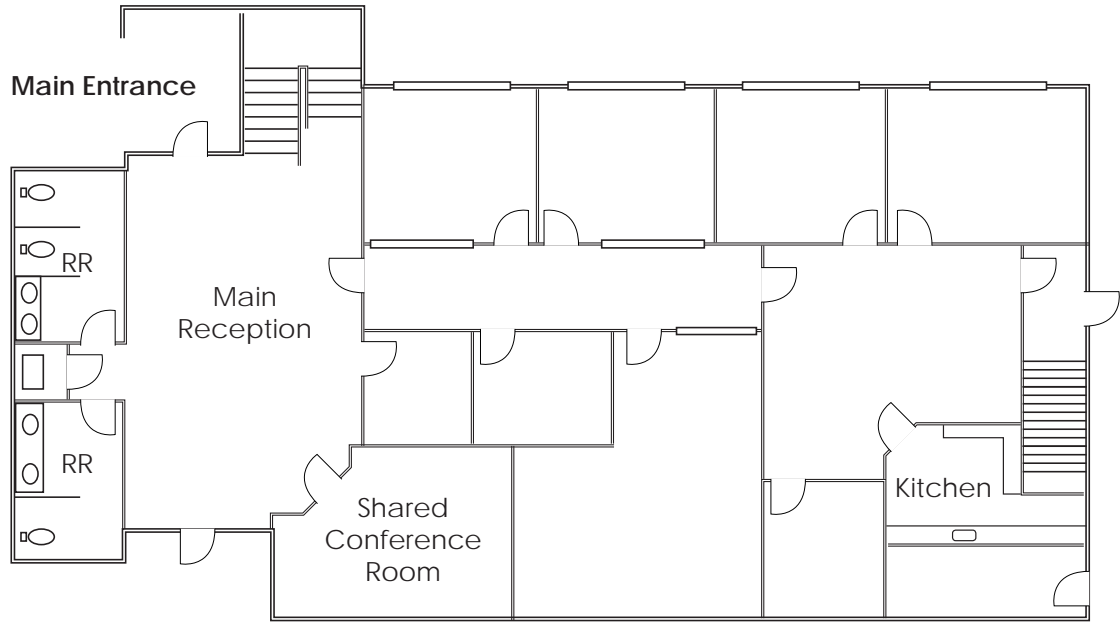
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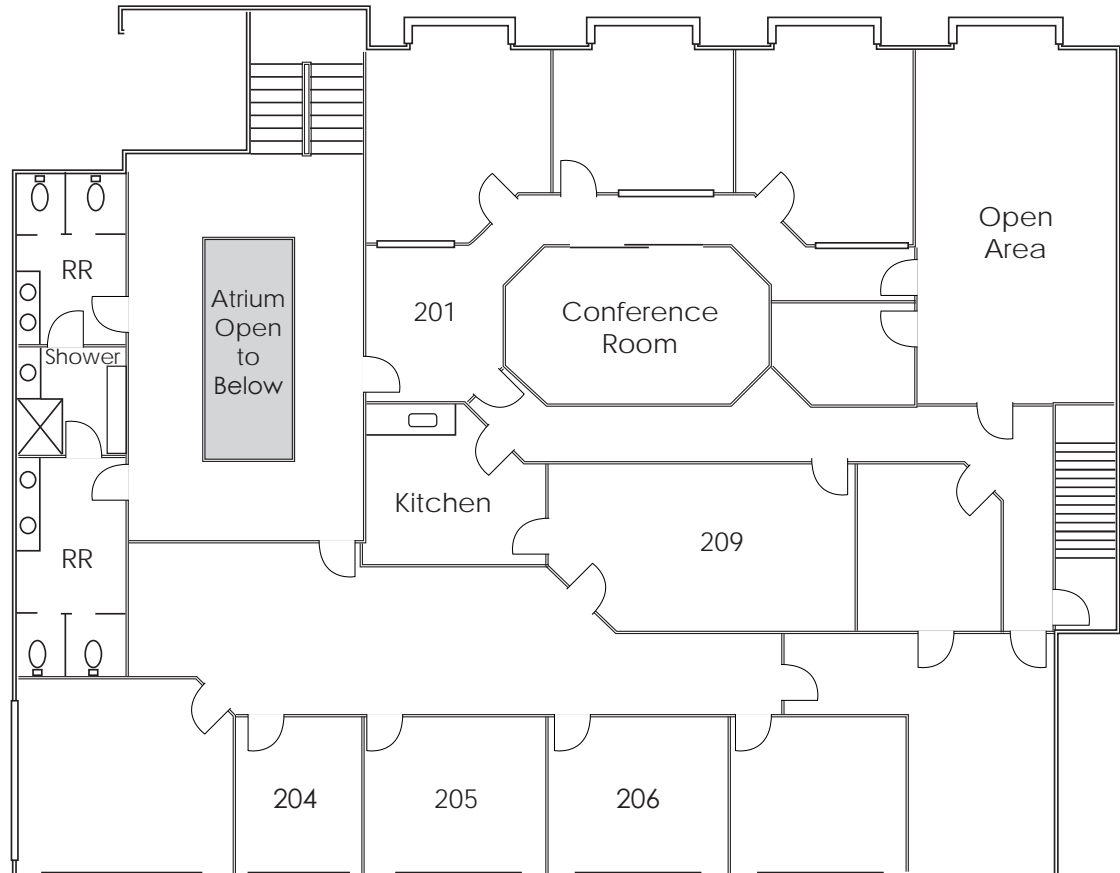
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**Floor Plan**

**First Floor**



**Second Floor**



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### Area Map



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