

# FOR LEASE OR SALE

13100 Gregg Street, Poway



## PROPERTY OVERVIEW

A High Image Industrial Building Located in the Prestigious South Poway Business Park with the Following Features:

- Approx. 10% New Office Space to be constructed
- 2.98 Acre Parcel
- Fully Securable Yard Area
- Fully Sprinklered, .45/3000 GPM
- Recently Renovated
- Potential Signage Visibility from Scripps Poway Parkway
- Great Owner-User opportunity with existing income

## PROPERTY STATISTICS

**Building SF**  
41,775 RSF

**Available SF**  
20,471 RSF

**Ceiling Height**  
24' in Warehouse

**Parking Ratio**  
2.5/1,000

**Year Built**  
1998

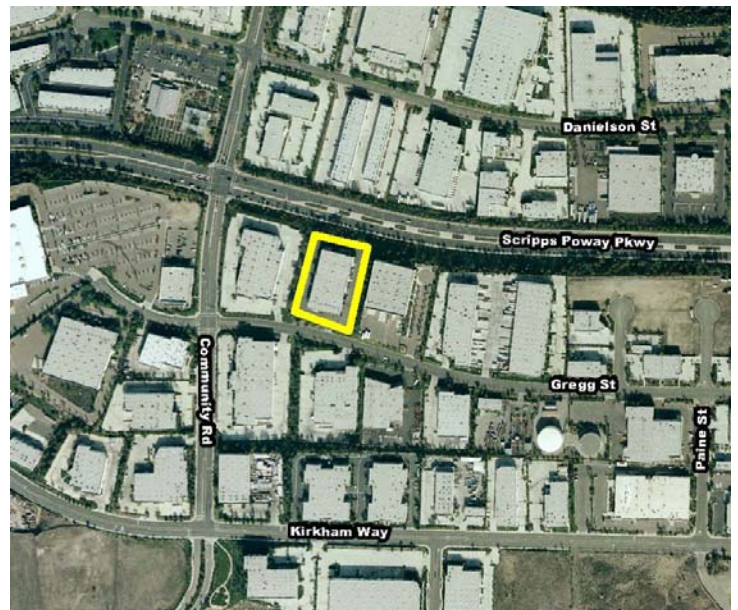
**Loading Doors**  
2 Dock-high Doors  
3 Grade Level Doors

**Power**  
Approx. 600 Amps, 480/277v  
Power

**Zoning**  
LI, City of Poway

**Lease Rate**  
\$0.75/SF, NNN  
(Low Nets - \$0.17/SF)

**Sale Price:**  
\$6,900,000



For more information contact:

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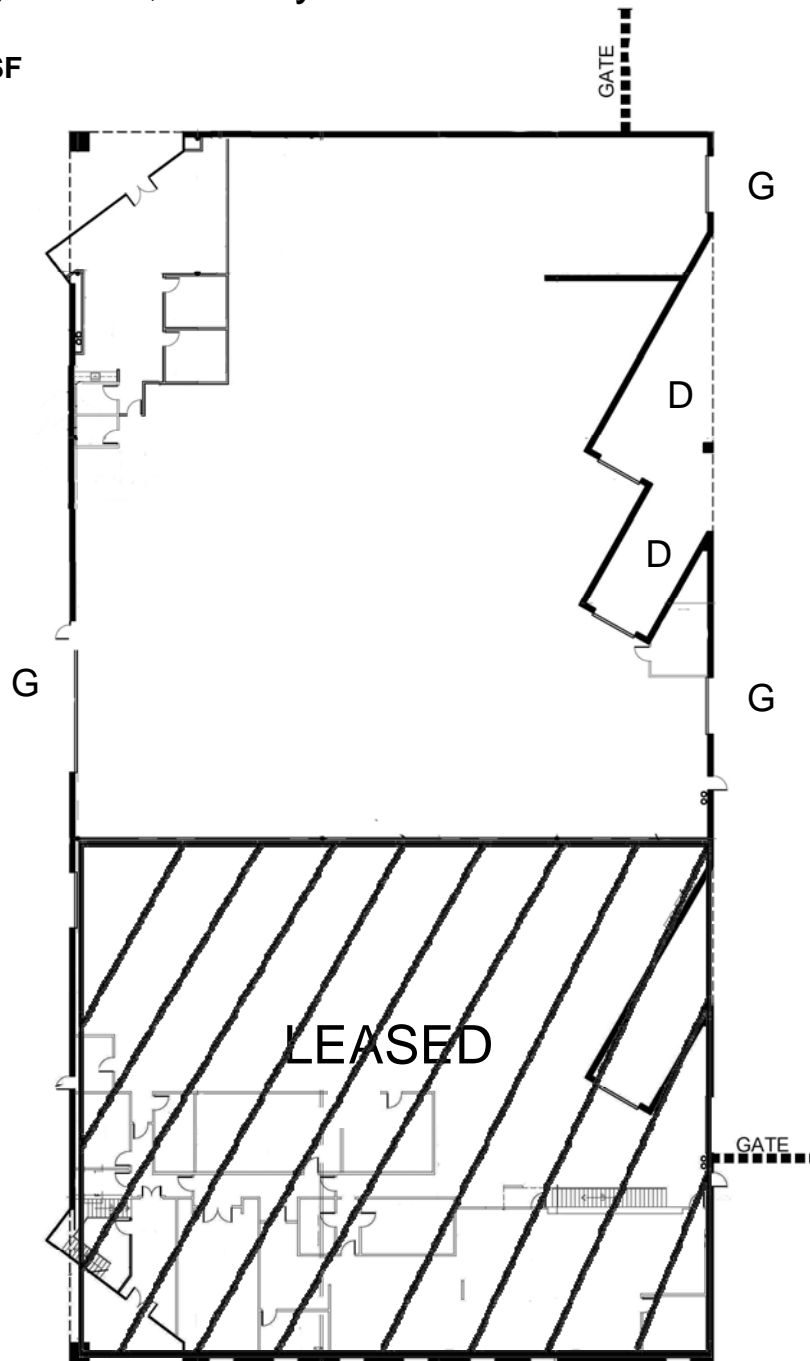
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Floor Plan: 20,471 SF



## LEGEND

D – Dock Door  
G – Grade Door

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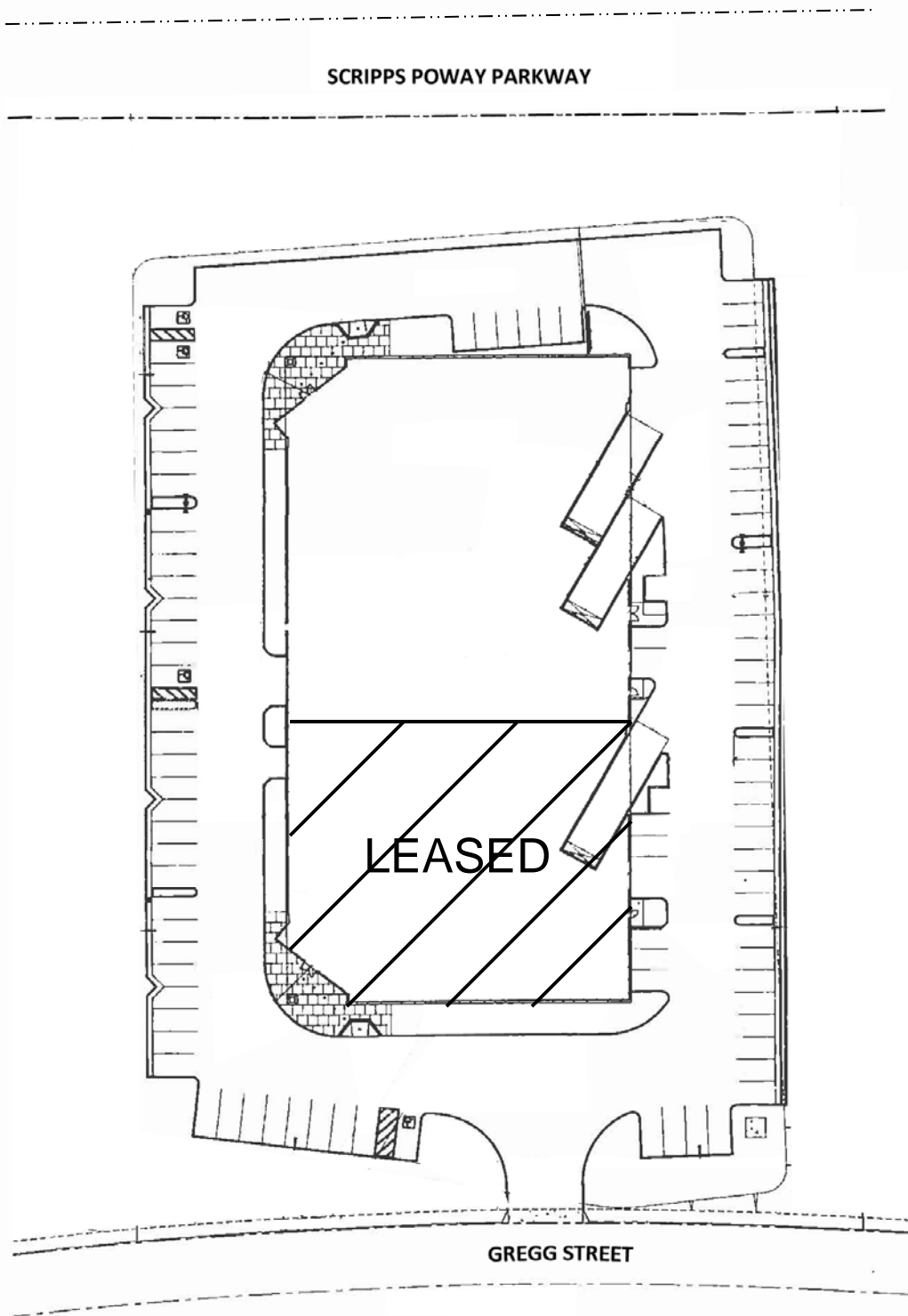
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## Site Plan



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## Lease vs. Purchase Analysis

Prepared for: Potential Buyer  
OCCUPANCY COST OF ONLY  
**\$0.19 NNN PER SQ. FT. PER MONTH!!!**

### PROPERTY ADDRESS: 13100 Gregg St

APPROXIMATE TOTAL SQUARE FOOTAGE: 41,775  
OWNER OCCUPIED SPACE: 20,471  
SALES PRICE: \$6,900,000  
DOWN PAYMENT %: 10%  
DOWN PAYMENT \$: \$690,000  
LOAN AMOUNT: \$6,210,000  
INTEREST RATE: Blended 4.55%  
AMORTIZATION: Blended 22.5  
BUILDING GSI: \$191,736  
TOTAL ESTIMATED OPERATING EXPENSES: \$75,195  
BUILDING NOI \$116,541

LOAN AMOUNT	ANNUAL DEBT SERVICE EXPENSE (1)	(-) Minus ANNUAL NOI FROM TENANTS (AFTER OPER. EXP.)	(-) Equals SUB TOTAL ANNUAL DEBT SERVICE EXP.	(-) Minus AVRG. ANNUAL PRINCIPAL PAYDOWN (2)	(-) Equals NET PRE-TAX DEBT SERVICE EXP.	(-) Minus APPLICABLE ANNUAL TAX SAVINGS (3)	(-) Equals EFFECTIVE ANNUAL DEBT SERVICE EXP.	Divided by 12 = EFFECTIVE MONTHLY DEBT SERVICE EXPENSE	Divided by S.F. = TOTAL COST PER SQ. FT. FOR OWNER/USER	OWN
\$6,210,000	\$441,452	\$116,541	\$324,911	\$149,890	\$175,020	\$127,825	\$47,195	\$3,933	\$0.19	1/2
Market NNN Lease Rate per square ft. \$0.75					ANNUAL LEASE EXPENSE	(-) Minus APPLICABLE ANNUAL TAX SAVINGS (3)	(-) Equals EFFECTIVE ANNUAL LEASE EXPENSE	Divided by 12 = EFFECTIVE MONTHLY LEASE EXPENSE	Divided by S.F. = TOTAL COST PER SQ. FT. FOR LEASE	LEASE
					\$184,239	\$64,484	\$119,755	\$9,980	\$0.49	

Note: Consult with your tax advisor. Torrey Pines Bank makes 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.

1. Assumes 90% SBA 504 Financing with a blended interest rate of 4.55%.
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.

Member  
FDIC

Loan terms and conditions may vary based upon lending program, underwriting and applicant qualifications.

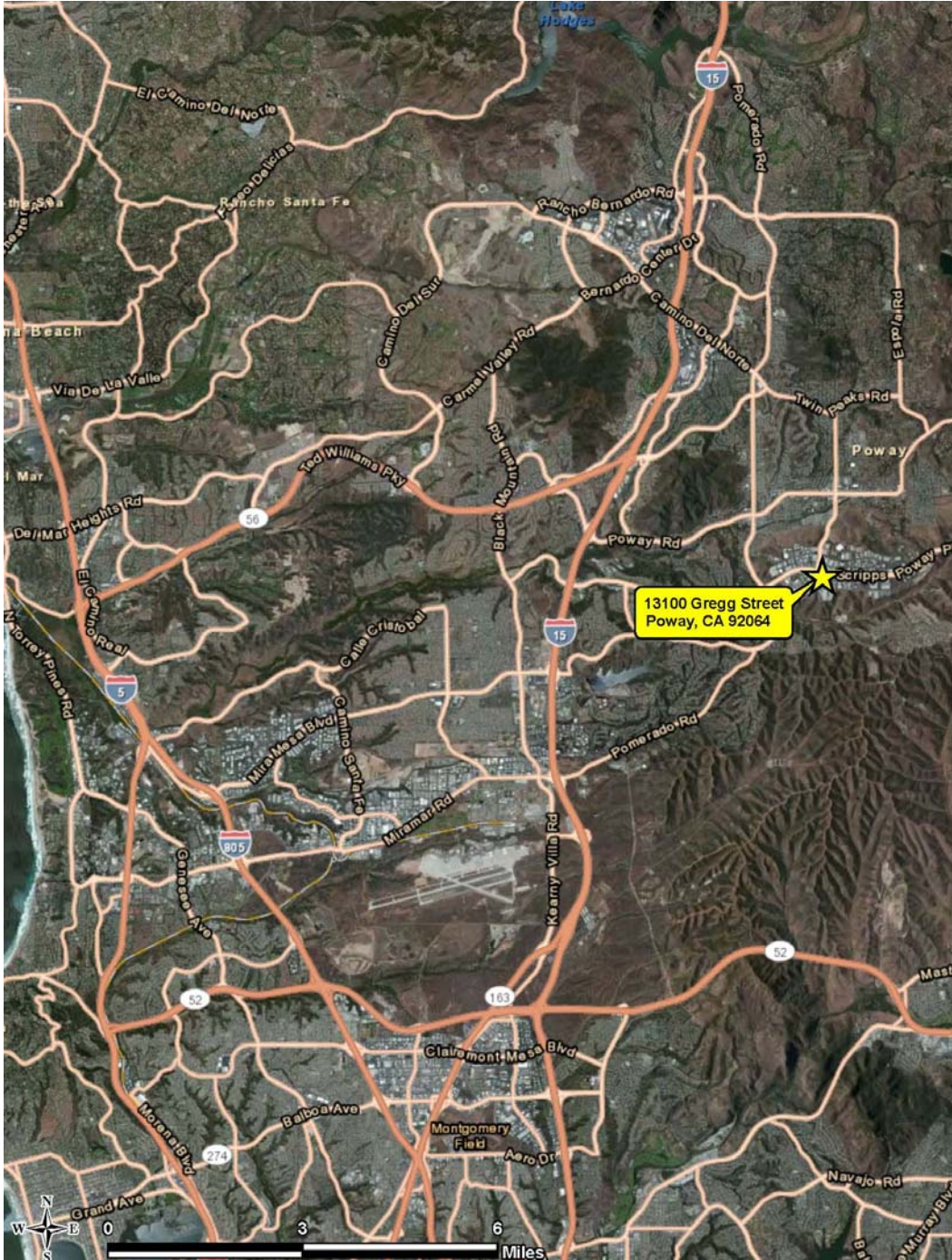
Steve Black  
(858) 523-4656

\$395,976



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