

14269

Danielson Street

Poway, CA 92064

XPERI

APPROX. 7,200 SF OFFICE BUILDING FOR SALE

CBRE

ADDRESS

14269 Danielson Street
Poway, CA 92064

FOR SALE - \$2,175,000

Approx. 7,200 SF Freestanding Office Building

BUILDING SIZE

Approx. 7,200 SF

BUILDING INFORMATION

Two Story well maintained, office building featuring great glass line/natural light

SIGNAGE OPPORTUNITY

Prominent signage available

LOCATION

Located within the Scripps Poway Office Park West, the subject property is centrally located and boasts quick access to both Highway 67 and I-15.



AMENITIES

21 restaurants and big box retailers within a mile



IP - ZONING

Accommodates office and select manufacturing uses



YEAR BUILT

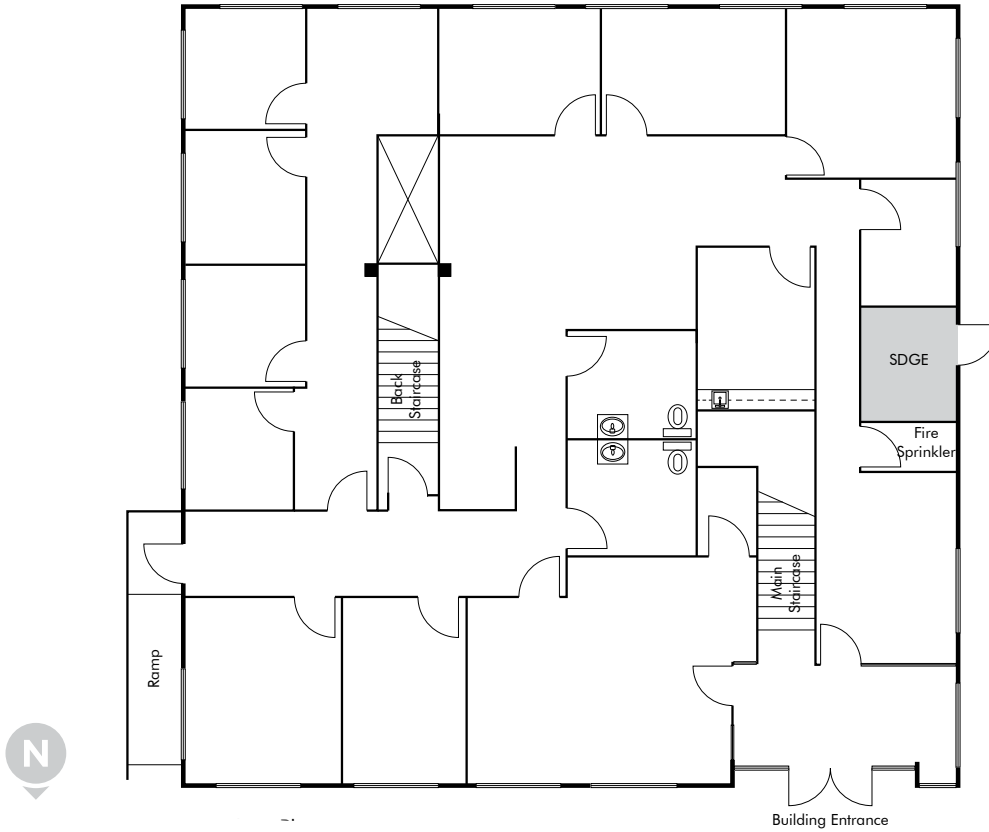
Built in 2002



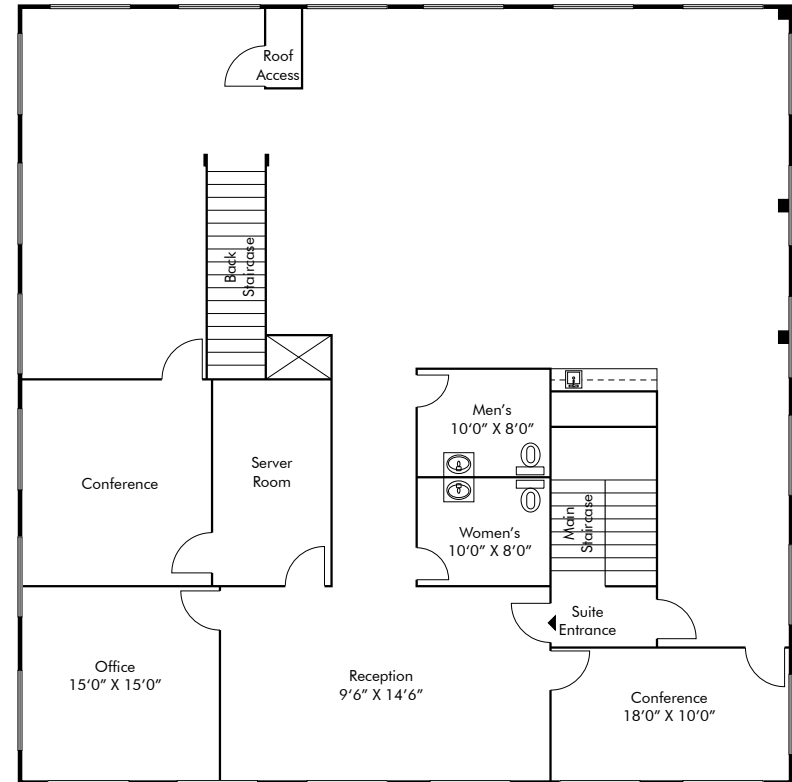
PARKING

4/1,000

FIRST FLOOR APPROXIMATELY 3,600 SF



SECOND FLOOR APPROXIMATELY 3,600 SF



HIGHLIGHTS AND FEATURES

Great Window Line with Bright Natural Light	High Ceilings	Prominent Signage Available
Built in 2002	4/1,000 Parking Ratio	*Existing Tenant Income in Place with Flexible Lease Terms. *Call Broker for Details.



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5.6 MILES TO I-15

Scripps Poway PKWY

15,622 ADT

Danielson Street

3.3 MILES TO HIGHWAY 67

GENERAL ATOMICS

Rockwell
Collins

GENERAL ATOMICS

GENERAL ATOMICS

GENERAL ATOMICS

Brooks

DECISION
SCIENCES

Tech Center Dr

Danielson St

Stowe Dr

TELEDYNE

Mitchell

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SUBWAY

Hong Kong Express

Crabtree's Market & Deli

The Grillery

San Diego County Credit Union

Hampton
First of States

GEICO

Scripps Poway PKWY

GENERAL ATOMICS

THE HOME
DEPOT

COSTCO
WHOLESALE

GENERAL ATOMICS

HME

GENERAL ATOMICS

GENERAL ATOMICS

kontron

GENERAL ATOMICS

kontron

FedEx

Kirkham Way

LEASE VS OWN OCCUPY HALF OF BUILDING

CBRE BUSINESS LENDING

Prepared By: **Jim Hatch**
Vice President
858-546-2618
jim.hatch@cbre.com

SALE OPPORTUNITY | 7,200 SF
14269 Danielson Street | San Diego, CA

PURCHASE PRICE: \$2,175,000

BENEFITS OF OWNERSHIP

FAVORABLE TAX DEDUCTIONS TO IMPROVE THE BOTTOM LINE

- *Mortgage Loan Interest
- *Annual depreciation
- *Cost of building improvements

ACQUIRING AN ASSET THAT CREATES VALUE (Wealth Builder)

- *Potential source of rental income
- *Equity Build-up/Appreciation in asset value over time
- *Diversification of business profits

POTENTIAL SOURCE OF PASSIVE INCOME

- *Income stream from leasing half of the property

BENEFITS OF OWNING PROPERTY

- *Space can be modified to accommodate changes in the business
- *Stabilized occupancy cost
- *No landlord or rent increases

LEASE vs OWN SCENARIO

OWN		LEASE	
Purchase Assumptions		Lease Assumptions	
Purchase Price	2,175,000	Size (Square Feet)	3,600
Improvements	\$72,000	Lease rate per sq ft/mo + J&E	\$1.95
Closing Costs	\$51,480	Monthly Lease Payment	\$7,020
Total Project Cost	\$ 2,298,480		
Start-Up Costs		Start-Up Costs	
10% Down Payment	\$217,500	Prepaid Rent	\$14,040
Total Start-Up Costs	\$217,500	Security Deposit	\$7,020
		Improvements	\$0
		Total Start-Up Costs	\$21,060
Monthly Costs		Monthly Costs	
	Per Sq. ft.		Per Sq. ft.
Mortgage Payment	\$1.64	Lease Payment	\$1.95
Operating Expenses	\$0.11	Operating Expenses	\$0.00
Property Taxes	\$0.29	Property Taxes	\$0.00
Insurance	\$0.01	Insurance	\$0.00
Maintenance	\$0.01	Total Monthly Costs	\$7,020
Total Monthly Costs	\$14,830		
Monthly Ownership Benefits (Estimated)		Monthly Lease Benefits (Estimated)	
Tax Benefits		Tax Benefits	
Depreciation Benefit	\$813	Depreciation Benefit	\$32
Expense Deduction	\$633	Lease Deduction	\$1,474
Interest Deduction (10 yr Avg.)	\$1,676	Expense Deduction	\$23
Other Benefits		Interest Deduction	n/a
Rental Income	\$7,020	Other Benefits	
Opportunity Cost of Invested Equity	(\$819)	Rental Income	\$0
Investment Return on Excess Cash Flow	(\$385)	Avg. Appreciation	n/a
Avg. Appreciation 3.0%	\$5,618	Total Lease Benefits	\$1,529
Total Ownership Benefits	\$14,556		
Total Effective Monthly Cost:	\$275	Total Effective Monthly Cost:	\$5,491

Ownership Analysis Summary	
Annual Effective Cost Difference	\$63,890
Average Annual Principal Pay down	\$44,254
Annual Wealth Creation	\$108,144
10 Year Wealth Creation	\$1,081,444

All figures are provided for informational purposes only. Consult with your tax and financial advisors regarding the tax benefits of property ownership and deductibility of mortgage loan interest.

- Depreciation Tax Benefit = Purchase Price X 80% + Improvements / 39 years / 12months X 21% Tax Rate
- Estimated Monthly Appreciation = Purchase Price and Improvements x 3% Appreciation Rate/12 months
- Financing: SBA Loan, 90% LTV financed over 27.5 years at 5.05% blended interest rate
- Equity and Cash Flow returns based on 8% annual investment rate

LEASE VS OWN OCCUPY FULL BUILDING

CBRE BUSINESS LENDING

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LEASE vs OWN SCENARIO

OWN		LEASE	
Purchase Assumptions		Lease Assumptions	
Purchase Price	2,175,000	Size (Square Feet)	7,200
Improvements	\$72,000	Lease rate per sq ft/mo + J&E	\$1.95
Closing Costs	\$51,480	Monthly Lease Payment	\$14,040
Total Project Cost	\$ 2,298,480		
Start-Up Costs		Start-Up Costs	
10% Down Payment	\$217,500	Prepaid Rent	\$28,080
Total Start-Up Costs	\$217,500	Security Deposit	\$14,040
		Improvements	\$0
		Total Start-Up Costs	\$42,120
Monthly Costs		Monthly Costs	
	Per Sq. ft.		Per Sq. ft.
Mortgage Payment	\$1.64	Lease Payment	\$1.95
Operating Expenses	\$0.11	Operating Expenses	\$0.00
Property Taxes	\$0.29	Property Taxes	\$0.00
Insurance	\$0.01	Insurance	\$0.00
Maintenance	\$0.01	Total Monthly Costs	\$14,040
Total Monthly Costs	\$14,830		
Monthly Ownership Benefits (Estimated)		Monthly Lease Benefits (Estimated)	
Tax Benefits		Tax Benefits	
Depreciation Benefit	\$813	Depreciation Benefit	\$32
Expense Deduction	\$633	Lease Deduction	\$2,948
Interest Deduction (10 yr Avg.)	\$1,676	Expense Deduction	\$45
Other Benefits		Interest Deduction	n/a
Rental Income	\$0	Other Benefits	
Opportunity Cost of Invested Equity	(\$731)	Rental Income	\$0
Investment Return on Excess Cash Flow	(\$29)	Avg. Appreciation	n/a
Avg. Appreciation	3.0%	Total Lease Benefits	\$3,026
Total Ownership Benefits	\$7,980		
Total Effective Monthly Cost:	\$6,850	Total Effective Monthly Cost:	\$11,014

Ownership Analysis Summary	
Annual Effective Cost Difference	\$52,553
Average Annual Principal Pay down	\$44,254
Annual Wealth Creation	\$96,808
10 Year Wealth Creation	\$968,077

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