



**SEAGATE**  
Corporate Center  
*a Rockefeller Group Development*

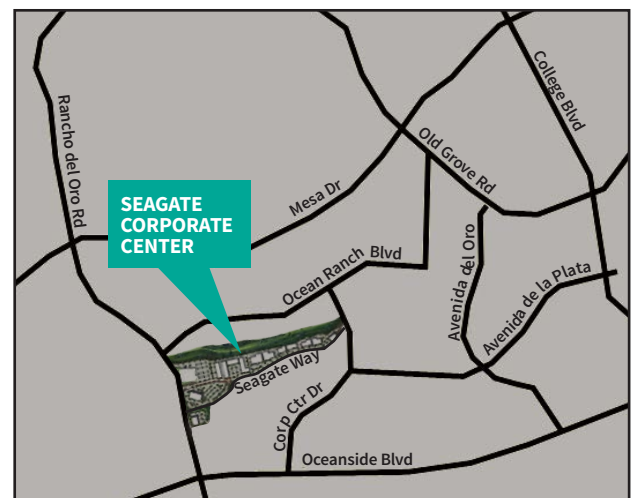


## For Sale

# Centrally located corporate center with a variety of office and flex spaces available

## Property Features

- 2,225 - 3,547 SF available
- 24' warehouse clear height
- Convenient access from Oceanside Blvd, Corporate Center Dr, Rancho Del Oro Rd; centrally located near I-5, Highways 78 & 76
- 200 amps; 120/208 volts per unit
- Excellent parking (3.0 spaces per 1,000 SF)
- Dock high & grade level loading
- No CFD fees or Mello Roos fees



## Leasing Information

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# Availabilities



## 3508 Seagate Way

Suite	Total SF	Office SF	2nd Floor SF	Available	Sales Price
130	2,225	1,238	660	Vacant	\$349,325 (\$157/SF)

## 3516 Seagate Way

100	2,769	1,498	775	Vacant	\$440,271 (\$159/SF)
130	2,735	1,451	755	Vacant	\$429,395 (\$157/SF)
150	2,722	1,498	775	Vacant	\$432,798 (\$159/SF)

## 3520 Seagate Way

100	3,547	3,542	1,771	60 days	\$656,195 (\$185/SF)
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# Lease vs Own Analysis

## 2,735 SF Unit

**\$429,395 Purchase Price vs \$1.00 Lease Rate Plus \$0.10 CAM**

### OWN ANALYSIS

DOWN PAYMENT LOAN ASSUMPTIONS		
Down Payment %	10%	\$42,939.50
Blended Amortization Period	25	
Blended Interest Rate	4.75%	
Closing costs (% of Loan Amt)	3%	\$11,593.67
Initial Out Of Pocket costs		\$54,533.17
Loan Amount		\$386,456.50

MONTHLY OPERATING COSTS		
Mortgage Payment (P&I)		\$2,203.25
Property Taxes	1.10%	\$393.61
Owners Association	\$0.17	\$464.95
<b>Total Monthly Costs</b>		<b>\$3,061.81</b>

TAX ASSUMPTIONS	
Tax Rate	40%
Building % of Total <sup>(a)</sup>	70%
Interest Deduction % <sup>(b)</sup>	66%

MONTHLY OWNERSHIP AFTER TAX BENEFITS	
Total Monthly Costs	\$3,061.81
Less Tax Benefits:	
Depreciation	(\$256.90)
Property Tax, Owners Association	(\$343.42)
Interest Deduction (5 year avg)	(\$577.88)
Net, Cost of Ownership	\$1,883.61
<b>Net Cost Per Square Foot</b>	<b>\$0.69</b>

### LEASE ANALYSIS

OUT OF POCKET COSTS	
First Months Rent	\$2,871.75
Security Deposit	\$273.50
<b>Total Out of Pocket Costs</b>	<b>\$3,145.25</b>

MONTHLY OPERATING COSTS		
Monthly Lease Payment	\$1.00	\$2,871.75
CAM	\$0.10	\$273.50
<b>Total Monthly Costs</b>		<b>\$3,145.25</b>

TAX ASSUMPTIONS	
Tax Rate	40%
Building % of Total <sup>(a)</sup>	N/A
Interest Deduction % <sup>(b)</sup>	N/A

MONTHLY LEASE AFTER TAX BENEFITS	
Total Monthly Costs (see above)	\$2,871.75
Less Tax Benefits:	
Depreciation & Interest	N/A
CAM	(109.40)
Lease Deduction	(1039.30)
Total Monthly Lease Costs	\$1,723.05
<b>Net Lease Cost Per Square Foot</b>	<b>\$0.63</b>

IMPACT OF INFLATION ON LEASE COSTS	
Rate of Assumed Inflation	3.00%
Monthly Lease Costs after 3 Years	\$2,062.14
Net Cost Per SF to Lease after 3 Years	\$0.75

<b>Monthly Lease Costs after 5 Years</b>	<b>\$2,187.72</b>
<b>Net Cost Per SF to Lease after 5 Years</b>	<b>\$0.80</b>

Footnotes:

<sup>(a)</sup> Percent of total purchase price used to calculate depreciable basis, generally between 70-80%. Remainder represents land which is not depreciable.

<sup>(b)</sup> Avg percent of mortgage payment which is interest (and tax deductible) in the first five years. Based on loan amortization schedule.