

FOR SALE - REO BANK OWNED

Owner User Office/ Retail Condo in Hillcrest

3980 9th Avenue, San Diego, CA 92103

Voit

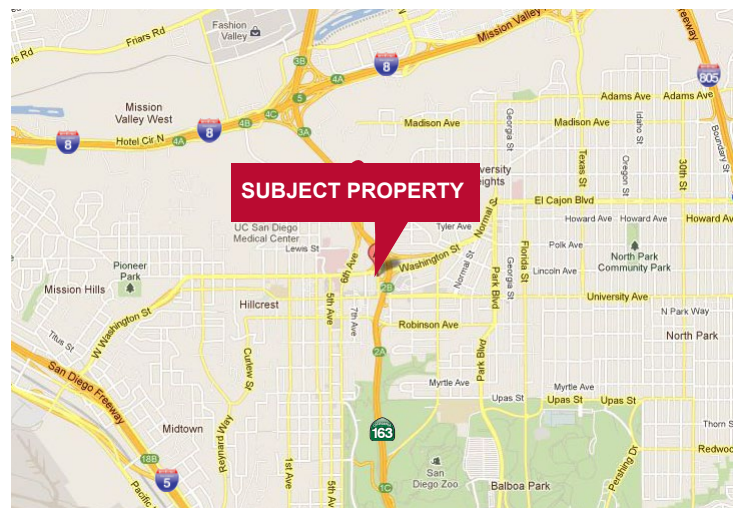
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Property Highlights

- REO Bank owned - Motivated to sell
- Central Hillcrest Location
- Close to Scripps Hospital, restaurants and shops
- Excellent Curb appeal
- Building Area: ± 1,700 SF
- Nearly 40 feet of glass frontage
- 2 dedicated parking spaces
- Excellent Owner User/SBA purchase opportunity
- **Sale Price: ~~\$495,000~~ \$425,000**



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Demographics

2010 Households by Income

Household Income Base

< \$15,000

\$15,000 - \$24,999

\$25,000 - \$34,999

\$35,000 - \$49,999

\$50,000 - \$74,999

\$75,000 - \$99,999

\$100,000 - \$149,999

\$150,000 - \$199,999

\$200,000+

Median Household Income

1 Mile

18,076

13.0%

10.3%

10.7%

18.6%

20.5%

11.9%

8.9%

3.2%

2.9%

\$47,254

3 Mile

102,640

15.3%

12.3%

11.0%

16.8%

20.4%

11.1%

8.4%

2.5%

2.3%

\$44,469

5 Mile

203,353

14.4%

12.1%

10.7%

16.6%

20.4%

11.6%

9.3%

2.6%

2.4%

\$45,948

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SBA Loan Scenario

(subject to approval)



Purchase Price: ~~\$495,000~~ \$425,000

Down (10%): ~~\$49,500~~ \$42,500

SBA Loan (90%): ~~\$445,500~~ \$382,500

Rate: 4.94%

Amortization: 25 Years

	Monthly	Annual
Payments:	\$2,588.48 \$2,220	\$31,062 \$26,692
HOA Dues:	\$308	\$3,696
Property Taxes:	\$482 \$414	\$5,784 \$4,973
Insurance:	\$206	\$2,475
Total:	\$3,584.48 \$3,148	\$43,017 \$37,776

Deal Highlights:

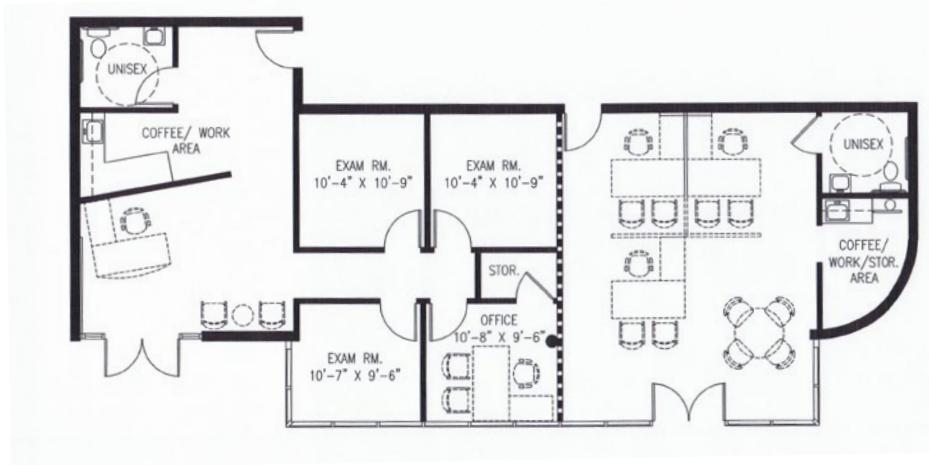
- Real Estate occupancy cost of ~~\$2.10~~ \$1.85 gross per square foot.
- ~~\$9,242~~ \$7,945 in principle reduction in the first year.

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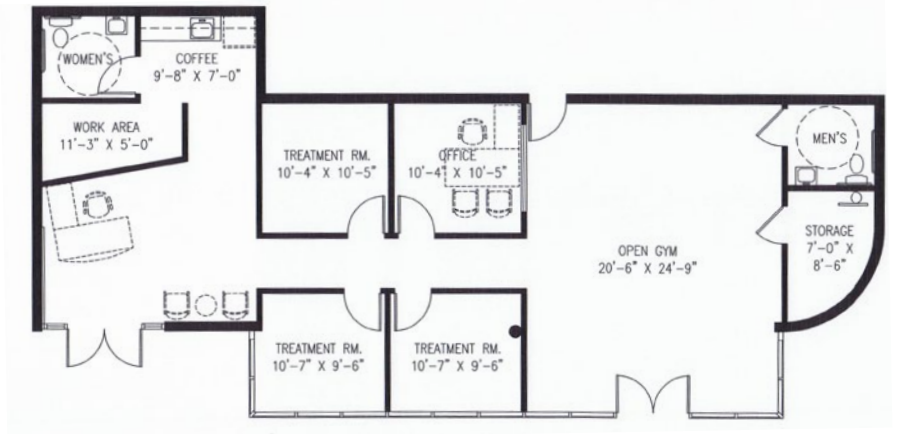
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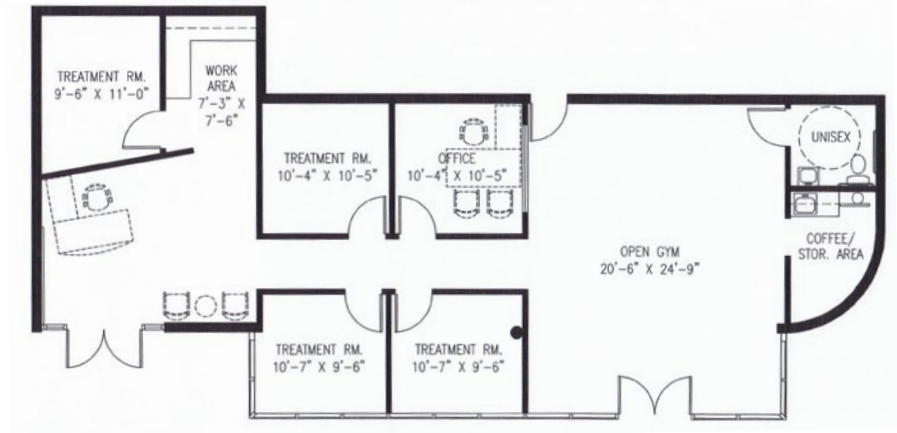
PRELIMINARY SPACE PLAN
 SUITE A & B
 SCALED TO FIT



PRELIMINARY SPACE PLAN
 SUITE A - OPTION 1
 SCALED TO FIT



PRELIMINARY SPACE PLAN
 SUITE A - OPTION 2
 SCALED TO FIT



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