

For sale or lease **29165-29167 COLE GRADE RD**



±3,090 SQUARE FEET OFFICE & RETAIL BUILDINGS LOCATED IN VALLEY CENTER, CA

*leasing
contacts*

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The above statement was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.

FEATURES

- » ±3,090 square feet of extensively renovated office/retail buildings on one 0.97-acre lot
- » Zoned C-40, Rural Commercial, ideal for contractors, engineers, accountants, attorneys, doctors, dentists, daycare centers, or other office or retail uses
- » Renovations include new pitched roofs, striped asphalt parking lot, landscaping, HVAC system, plumbing, electrical, windows, and septic tank
- » Buildings are in close proximity to schools, a community park, and recreational center
- » Located right across the Valley Center Library and Valley Center History Museum
- » Both buildings are vacant and available for a buyer or tenant to occupy
- » Completely renovated in 2014
- » 20 parking spaces (6 spaces per 1,000 SF)



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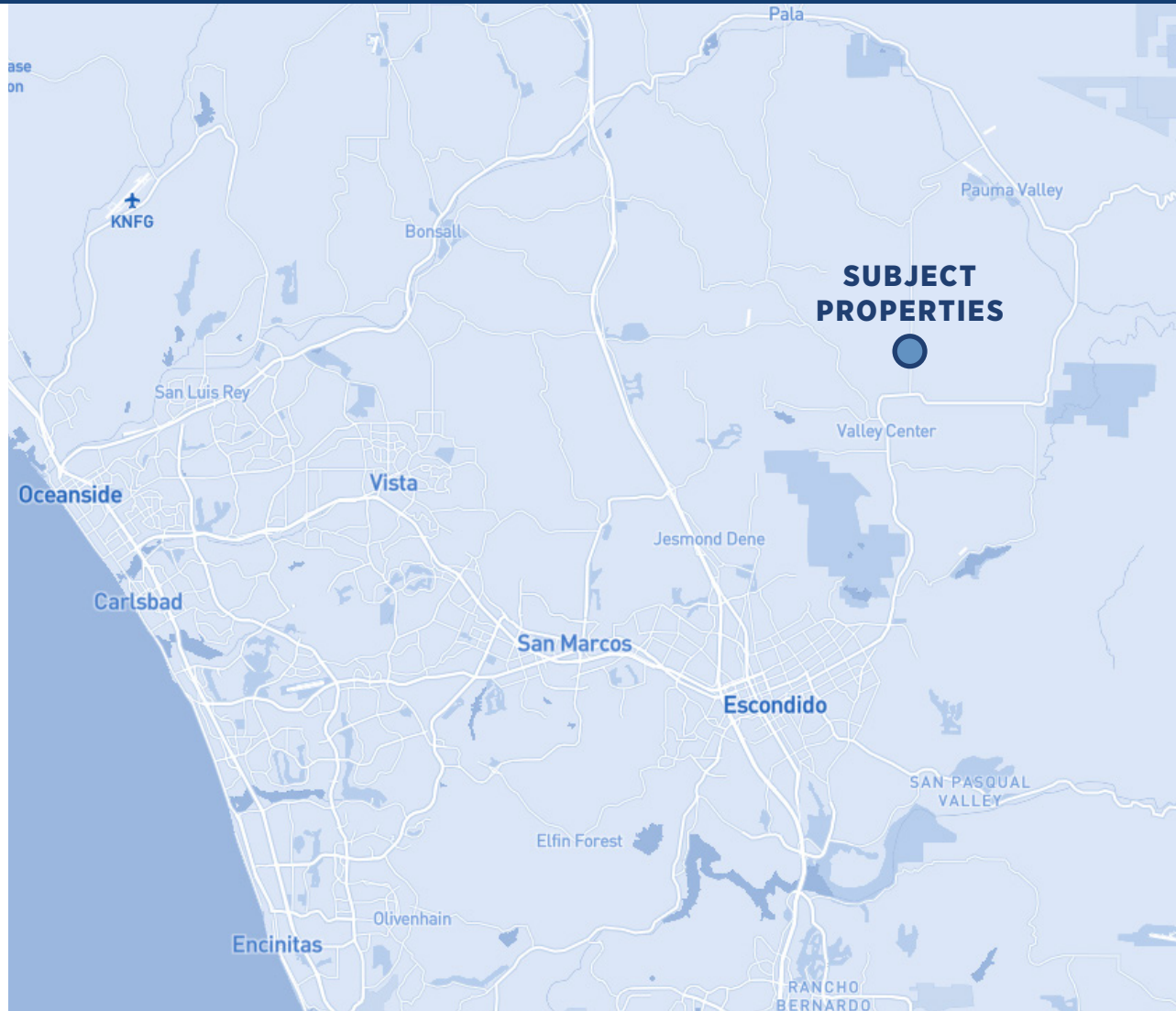
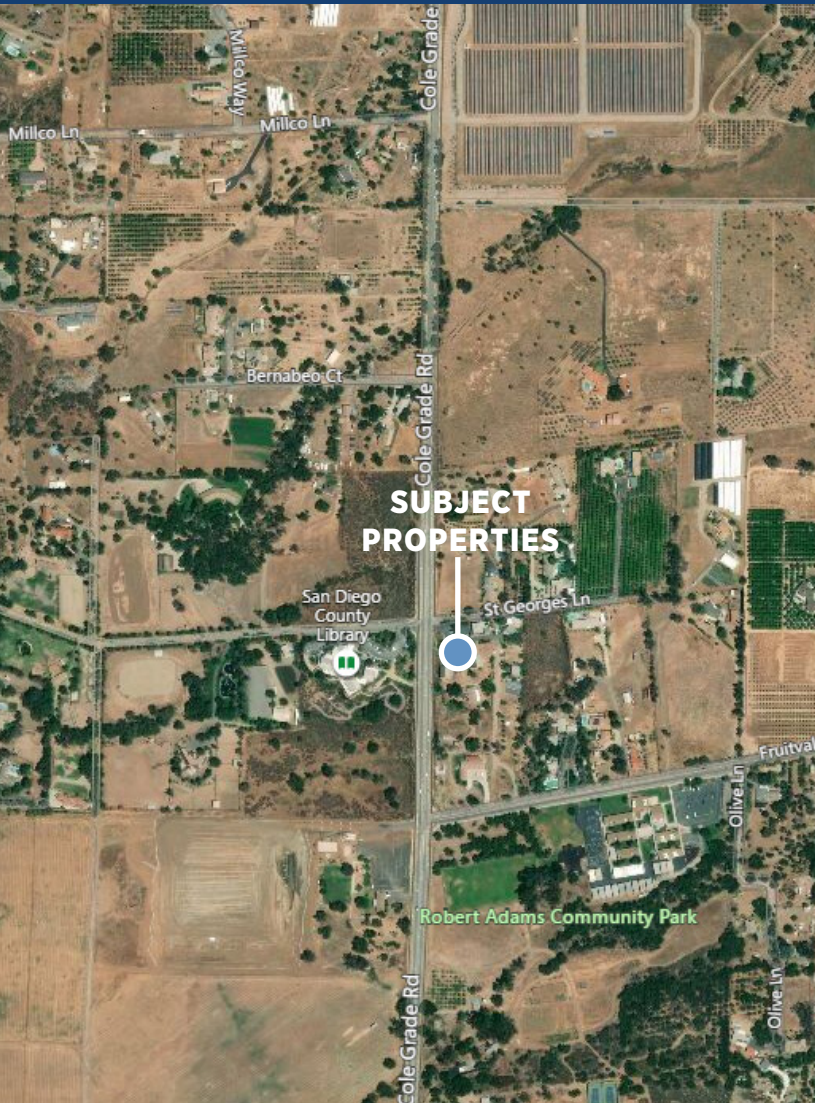
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LOCATION OVERVIEW



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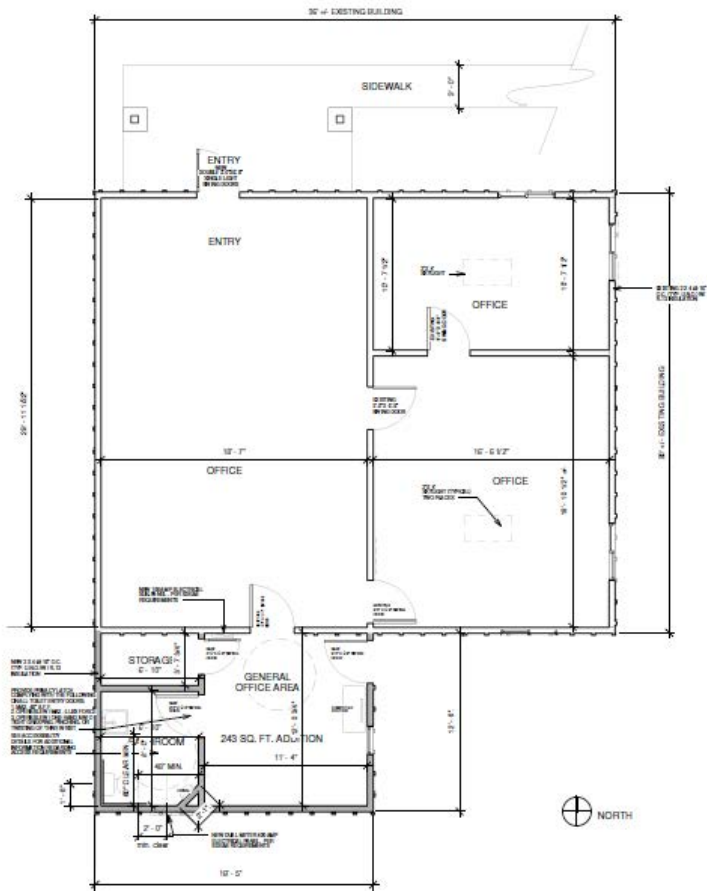
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FLOOR PLAN

29165 Cole Grade Rd | ±1,231 SF



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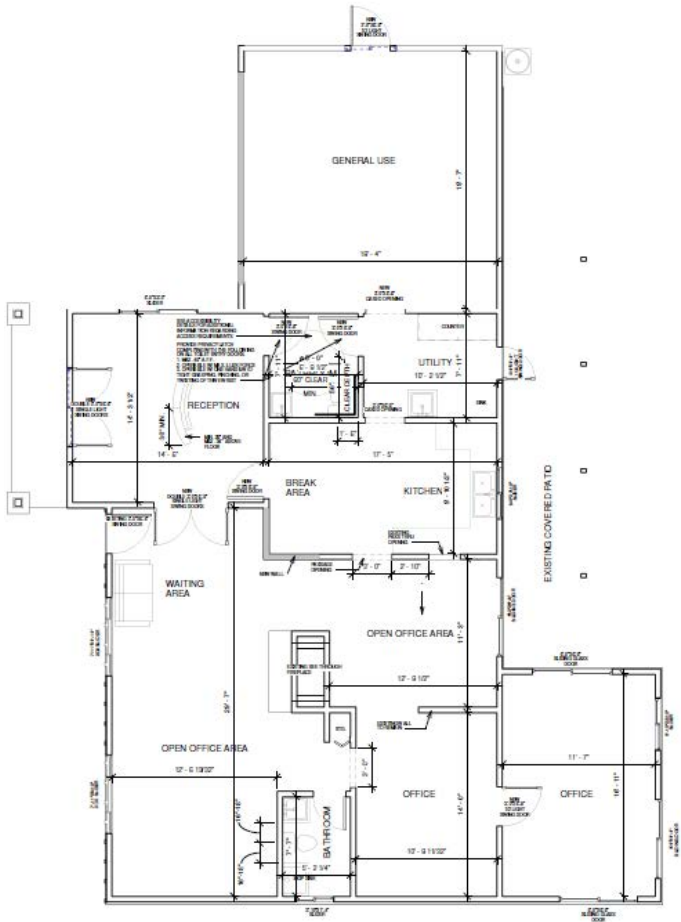
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FLOOR PLAN

29167 Cole Grade Rd | ±1,859 SF



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FINANCIALS

Purchase Price: **\$850,000** | Lease Rate: **\$1.50 Per Square Foot Per Month, Net of Operating Expenses**

SBA 504 PURCHASE PRO FORMA		
Purchase Assumptions		
Size (Square Feet)		3,090
Purchase Price		\$850,000
Start-Up Costs		
10% Down Payment		\$85,000
Cost	Per Square Foot	Total
Mortgage Payment (Principal & Interest)	\$1.37	\$4,229
Operating Expenses	\$0.47	\$1,452
Total Pre-Tax Monthly Cost	\$1.84	\$5,681
Monthly Ownership Tax Benefits (Estimated)		
Depreciation Benefit		\$581
Operating Expense Deduction		\$581
Interest Deduction		\$829
Total Ownership Deductions		\$1,991
Total Monthly Effective After-Tax Cost		\$3,691
Total Monthly Effective After-Tax Cost Per Square Foot		\$1.19

ESTIMATED ANNUAL OPERATING EXPENSES	
Real Estate Taxes (after reassessment)	\$9,562
Landscaping	\$2,400
Insurance	\$2,000
Trash	\$1,487
Water	\$1,126
Electricity	\$830
Total	\$17,405
Per Square Foot Per Month	\$0.47

SBA 504 LOAN TERMS	
1st Deed of Trust	
Amortization Term	25 years
Loan Term	10 years
Interest	4.00%
Loan-To-Value Ratio	50%
2nd Deed of Trust	
Amortization Term	20 years
Loan Term	20 years
Interest	3.58%
Loan-To-Value Ratio	40%

Regarding any real estate purchase or lease opportunities that are presented, information that is provided has been obtained from the owner of the property, its representatives, or other outside sources. There are no reasons of which we know to doubt its accuracy but we do not guarantee it. All measurements, dollar amounts, yields, and other figures are estimates only and are approximate. Prospective investors / tenants should independently verify all figures with their own financial and legal representatives and should rely solely upon those advisors. Any properties presented are subject to withdrawal from market or change in price or terms without notice.

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GALLERY



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