

FOR SALE COMMERCIAL CONDO

1568 LANCASTER POINT WAY, SAN DIEGO CA 92154

2,907 SF FLEX SPACE AVAILABLE



- Newer Construction - High Quality Improvements
- Located West of CA 125 / Otay Mesa Interchange
- Flexible Zoning Allows for Many Businesses (IL - 2 - I)
- Excellent High Visibility Location
- Abundant Parking
- Good Demographics and Large Employment Pool
- Fiber Optic Internet Available
- Sale Price: \$750,000
- Available March 2020



**COMMERCIAL
ASSET
ADVISORS**

MIKE CONGER
Principal
Mike@caacre.com
BRE Lic # 01381193

MATTHEW MONTERROSO
Sales Associate
Matt@caacre.com
BRE Lic # 02073919

858.360.3000 | caacre.com

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UNIT	SF	DESCRIPTION
1568	2,907	<ul style="list-style-type: none"> • Flex space with Grade Level Roll Up Door • Existing Lease Expires March 31, 2020 • Stairway Served Mezzanine Office

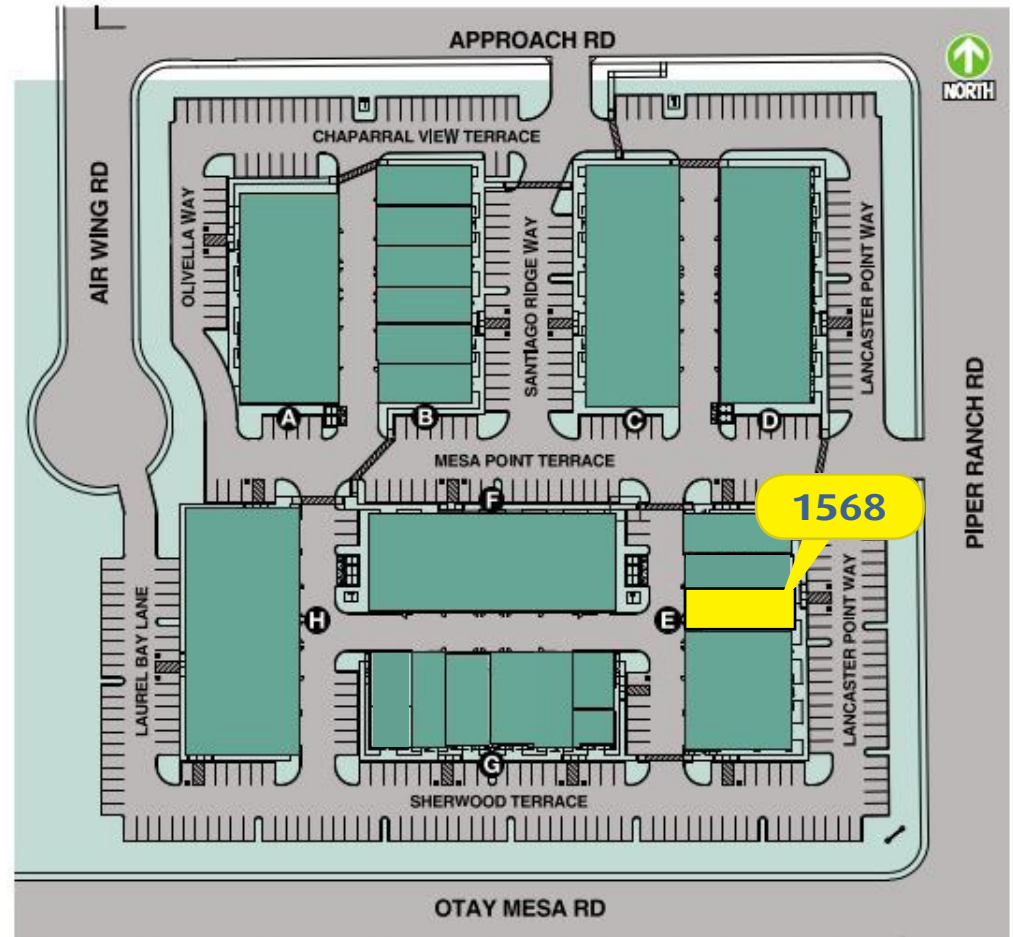
FIRST FLOOR



SECOND FLOOR



SITE PLAN



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AFTER TAX EFFECTIVE MONTHLY COST PER RENTABLE SQUARE FOOT ANALYSIS OWNER/USER CAA

APPROXIMATE OCCUPIED RENTABLE SQUARE FOOTAGE:	2,907
APPROXIMATE TOTAL SQUARE FOOTAGE:	2,907
PRICE PER SQUARE FOOT (shell plus tenant improvements):	\$258.00
TOTAL PROJECT COST:	\$750,000
DOWN PAYMENT %:	15%
DOWN PAYMENT \$:	\$112,500
LOAN AMOUNT:	\$637,500
INTEREST RATE:	4.15%
AMORTIZATION PERIOD:	25.00



ESTIMATED RENTAL INCOME WITH LEASEBACK TENANT INCOME (ANNUAL)		\$0
ESTIMATED ANNUAL PROPERTY EXPENSES (4):		
ESTIMATED OWNERS ASSOCIATION DUES (Est. at \$0.17/sf/mo)		5,930
INSURANCE (Property Value*.00178)		1,335
TAXES (1.15% of Sales Price)		8,625
	TOTAL (5)	\$15,890

	(+) Plus	(-) Minus	(=) Equals	(-) Minus	(=) Equals	(-) Minus	(=) Equals	Divided by 12 =
ANNUAL DEBT SERVICE EXPENSE (1)	EST. MONTHLY PROPERTY EXP. PAID BY OWNER (4)	ANNUAL TENANT INCOME (5)	ANNUAL SUB-TOTAL	AVG. ANNUAL PRINCIPAL PAYDOWN (2)	ANNUAL SUB-TOTAL	DEPRECIATION ANNUAL TAX SAVINGS (3)	ANNUAL SUB-TOTAL	EFFECTIVE MONTHLY SUB-TOTAL
\$41,016	\$15,890	\$0	\$56,906.08	\$18,008	\$38,898	\$8,114	\$30,785	\$2,565
			\$4,742					

MONTHLY COST PER SQUARE FOOT (PROPERTY SF)	\$1.63		\$1.12		\$0.88
EFFECTIVE MONTHLY EXPENSE / OCCUPIED SF	\$1.63		\$1.12		\$0.88

1. Based on Loan Amortization Table
2. Average annual principal paydown based on 10 year accumulation from Loan Amortization Table
3. Assumes 35% effective tax rate (state & federal) plus deduction for depreciation based on 27.5 year straightline estimated schedule - 85% (bldg value) of sale price.
4. Estimated expenses include estimated property taxes, plus estimated insurance, estimated maintenance, and estimated utilities. Please consult your tax advisor about property expenses which may be tax deductible.
5. Rents are proforma only. CAA makes no representations that these rents are guaranteed or warranted in any way.

Note: Consult with your tax advisor. There are no representations, recommendations or warranties as to the validity of this information or the impact of such on a sale. There are several assumptions made in this scenario and buyer should not rely on this information when making a purchase decision.



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