



SEAGATE
Corporate Center
a Rockefeller Group Development

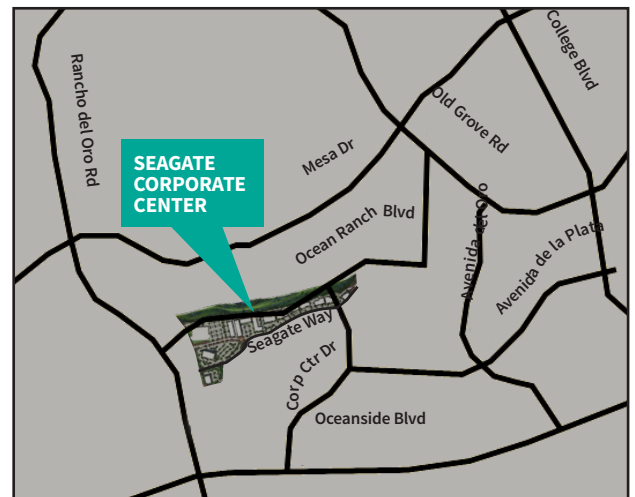


For Sale

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

Property Features

- 2,363 - 2,759 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



For Sale Information, Contact:

Ronald L. King, SIOR
858.369.3011
rking@kiddermathews.com
LIC # 00868661

Bob Willingham, SIOR
858.369.3013
bobw@kiddermathews.com
LIC # 01469841

Jeffrey Crocker
858.369.3042
jcrocker@kiddermathews.com
LIC # 01457097

seagatecc.com
kiddermathews.com





SEAGATE
Corporate Center
a Rockefeller Group Development

Availabilities



- Warehouse / Flex Space
- Two Story Office
- Ⓜ Combination Master Lock Box Locations (Call Brokers for Combo)

Industrial/Flex Suites

3512 Seagate Way

Suite	Total SF	Office SF	2nd Floor SF	Available	Sales Price
170	2,417	1,342	716	Now	\$415,724 (\$172/SF)

3516 Seagate Way

120	2,759	1,476	767	Now	\$474,548 (\$172/SF)
140	2,735	1,451	755	Now	\$470,420 (\$172/SF)

Office Suites

3520 Seagate Way

Suite	Total SF	Office SF	2nd Floor SF	Available	Sales Price
110	2,363	2,359	1,179	Now	\$437,155 (\$185/SF)
115	2,377	2,373	1,187	Now	\$439,745 (\$185/SF)

For Sale Information, Contact:

Ronald L. King, SIOR
858.369.3011
rking@kiddermathews.com
LIC # 00868661

Bob Willingham, SIOR
858.369.3013
bobw@kiddermathews.com
LIC # 01469841

Jeffrey Crocker
858.369.3042
jcrocker@kiddermathews.com
LIC # 01457097

seagatecc.com
kiddermathews.com





Lease vs Own Analysis

2,735 SF Unit

\$470,420 Purchase Price vs \$1.03 Lease Rate Plus \$0.17 CAM

OWN ANALYSIS

DOWN PAYMENT LOAN ASSUMPTIONS		
Down Payment %	10%	\$47,042
Blended Amortization Period	25	
Blended Interest Rate	4.75%	
Closing costs (% of Loan Amt)	3%	\$12,701
Initial Out Of Pocket costs		\$59,743
Loan Amount		\$423,378

MONTHLY OPERATING COSTS		
Mortgage Payment (P&I)		\$2,414
Property Taxes	1.10%	\$431
Owners Association	\$0.17	\$465
Total Monthly Costs		\$3,310

TAX ASSUMPTIONS	
Tax Rate	40%
Building % of Total ^(a)	70%
Interest Deduction % ^(b)	66%

MONTHLY OWNERSHIP AFTER TAX BENEFITS	
Total Monthly Costs	\$3,310
Less Tax Benefits:	
Depreciation	(\$281)
Property Tax, Owners Association	(\$358)
Interest Deduction (5 year avg)	(\$633)
Net, Cost of Ownership	\$2,037
Net Cost Per Square Foot	\$0.74

LEASE ANALYSIS

OUT OF POCKET COSTS	
First Months Rent	\$2,817
Security Deposit	\$2,817
Total Out of Pocket Costs	\$5,634

MONTHLY OPERATING COSTS		
Monthly Lease Payment	\$1.03	\$2,817
CAM	\$0.17	\$465
Total Monthly Costs		\$3,282

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

MONTHLY LEASE AFTER TAX BENEFITS	
Total Monthly Costs (see above)	\$3,282
Less Tax Benefits:	
Depreciation & Interest	N/A
CAM	(\$186)
Lease Deduction	(\$1,127)
Total Monthly Lease Costs	\$1,969
Net Lease Cost Per Square Foot	\$0.72

IMPACT OF INFLATION ON LEASE COSTS	
Rate of Assumed Inflation	3.00%
Monthly Lease Costs after 3 Years	\$2,152
Net Cost Per SF to Lease after 3 Years	\$0.79

Monthly Lease Costs after 5 Years	\$2,152
Net Cost Per SF to Lease after 5 Years	\$0.83

Footnotes:

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

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