



**FOR SALE**

# 12420 KIRKHAM COURT

POWAY, CA 92064

## 41,025 SF Freestanding Industrial Building



**PREMISES**                      Approx. 41,025 SF

**SALE PRICE**                      \$5,200,000

### BUILDING FEATURES

- Approx. 41,025 SF Freestanding Industrial Building (Approx. 37,000 SF Footprint)
- 2.02 Acre Parcel
- 2 Oversized Grade Doors
- 4 Covered Dock Doors with Levelers
- 21' Minimum Clear Height
- Sprinklers- 0.45/3,000 GPM
- 2,000 Amps, 480/277 Volt, 3 Phase Power
- Explosion Proof/Fireproof Room
- Concrete Parking/Loading Area
- Gated Loading Yard
- 50' x 50' Column Spacing
- Skylights Throughout Warehouse
- Energy Efficient Warehouse Lighting
- Constructed in 1997
- Zoned Light Industrial

### FOR MORE INFORMATION, PLEASE CONTACT:

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**James Duncan**

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### CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

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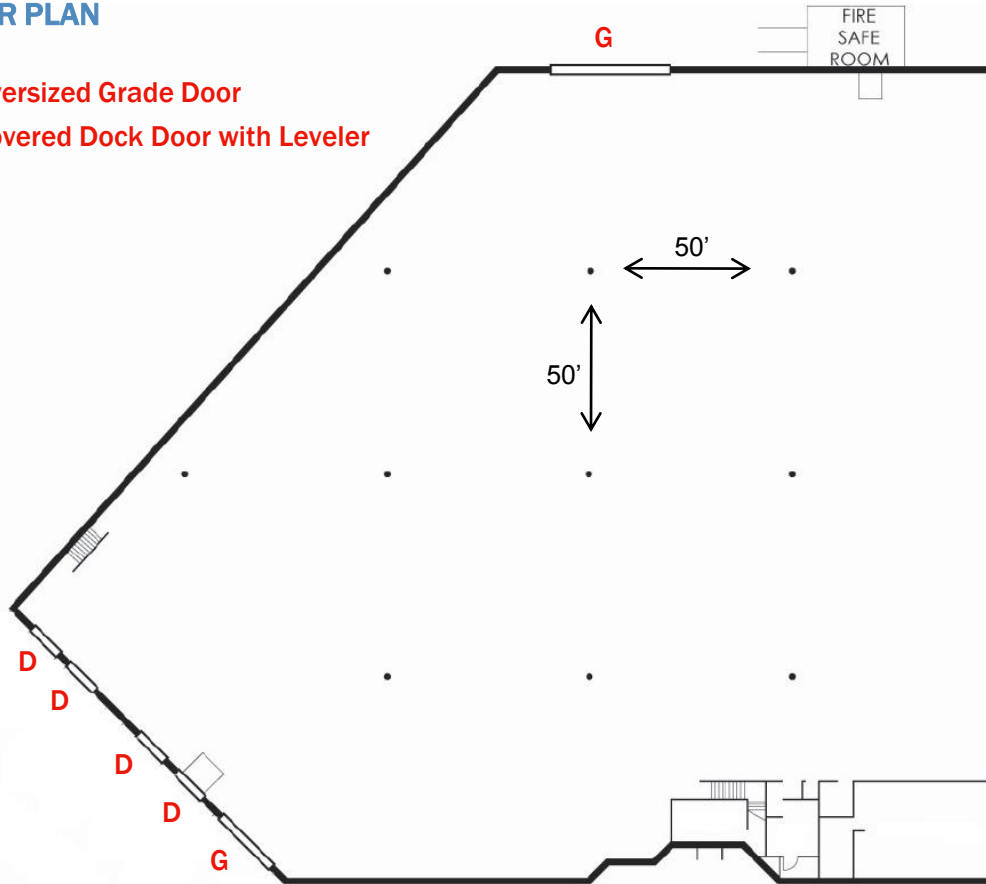
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**FLOOR PLAN**

**G - Oversized Grade Door**

**D - Covered Dock Door with Leveler**



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## AERIALS



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**Lease Vs. Purchase Analysis**  
Occupancy Cost of Only \$0.21 NNN Per SF Per Month

APPROXIMATE TOTAL SQUARE FOOTAGE:			<b>41,025</b>							
OWNER OCCUPIED SPACE:			<b>41,025</b>							
SALES PRICE:			<b>\$5,200,000</b>							
DOWN PAYMENT %:			<b>10%</b>							
DOWN PAYMENT \$:			<b>\$520,000</b>							
LOAN AMOUNT:			<b>\$4,680,000</b>							
INTEREST RATE: Blended			<b>4.25%</b>							
AMORTIZATION: Blended			<b>22.5</b>							
BUILDING GSI:			<b>\$0</b>							
TOTAL ESTIMATED OPERATING EXPENSES:			<b>\$0</b>							
BUILDING NOI			<b>\$0</b>							
	<b>ANNUAL DEBT SERVICE EXPENSE (1)</b>	<b>(-) Minus ANNUAL NOI FROM TENANTS (AFTER OPER. EXP.)</b>	<b>(=) Equals SUB TOTAL ANNUAL DEBT SERVICE EXP.</b>	<b>(-) Minus AVG. ANNUAL PRINCIPAL PAYDOWN (2)</b>	<b>(=) Equals NET PRE-TAX DEBT SERVICE EXP.</b>	<b>(-) Minus ANNUAL TAX SAVINGS (3)</b>	<b>(=) Equals EFFECTIVE ANNUAL DEBT SERVICE EXP.</b>	<b>Divided by 12 = EFFECTIVE MONTHLY DEBT SERVICE EXP.</b>	<b>Divided by S.F. = TOTAL COST PER SQ. FT. FOR OWNER/USER</b>	<b>OWN</b>
	<b>\$4,680,000</b>	<b>\$0</b>	<b>\$323,405</b>	<b>\$117,139</b>	<b>\$206,266</b>	<b>\$102,526</b>	<b>\$103,739</b>	<b>\$8,645</b>	<b>\$0.21</b>	Vs.
	<b>Market NNN Lease Rate per square ft.: \$0.65</b>				<b>ANNUAL LEASE EXPENSE</b>	<b>(-) Minus ANNUAL TAX SAVINGS (3)</b>	<b>(=) Equals EFFECTIVE ANNUAL LEASE EXPENSE</b>	<b>Divided by 12 = EFFECTIVE MONTHLY LEASE EXPENSE</b>	<b>Divided by S.F. = TOTAL COST PER SQ. FT. FOR LEASE</b>	<b>LEASE</b>
					<b>\$319,995</b>	<b>\$111,998</b>	<b>\$207,997</b>	<b>\$17,333</b>	<b>\$0.42</b>	

1. Assumes 90% SBA 504 Financing with a blended interest rate of 4.25%.
2. Average annual principle paydown based on 5 year accumulation.
3. Assumes applicable 35% effective tax rate (combined state and federal) plus deduction for depreciation based on 39 year schedule - 65% (building value) of sale price.

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