

# 14282 Danielson Street

Poway, CA



**FOR SALE**

A 3,150 square foot freestanding office building  
with creative office improvements

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**km** Kidder  
Mathews

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## Features

**BUILDING** 3,150 SF freestanding office building

**PARKING RATIO** 4/1,000

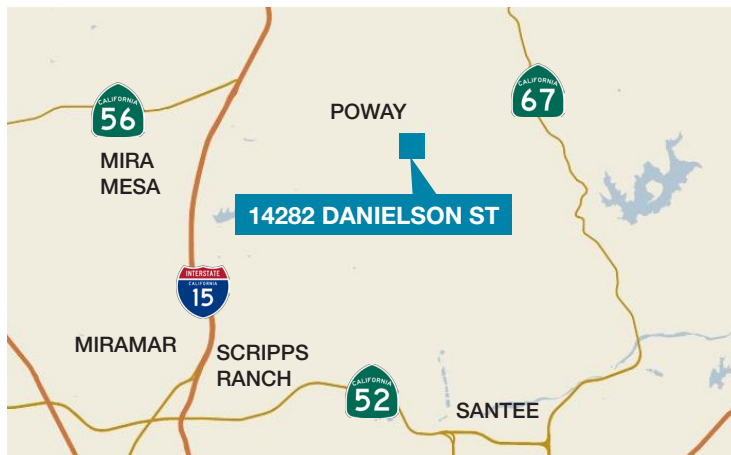
**YEAR BUILT** 2002

**FEATURES**

- Single story with great window line
- Creative office improvements in place

**AVAILABLE** June 1, 2018

**SALE PRICE** \$975,000



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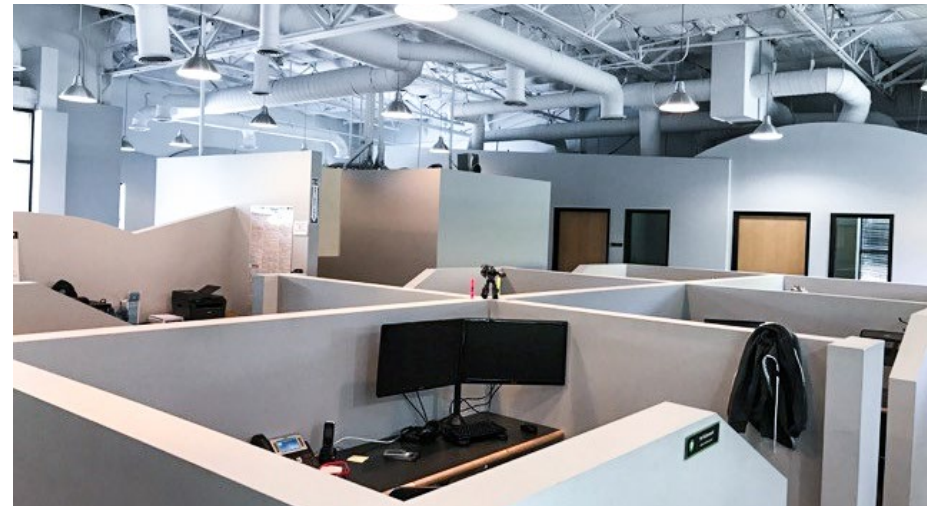
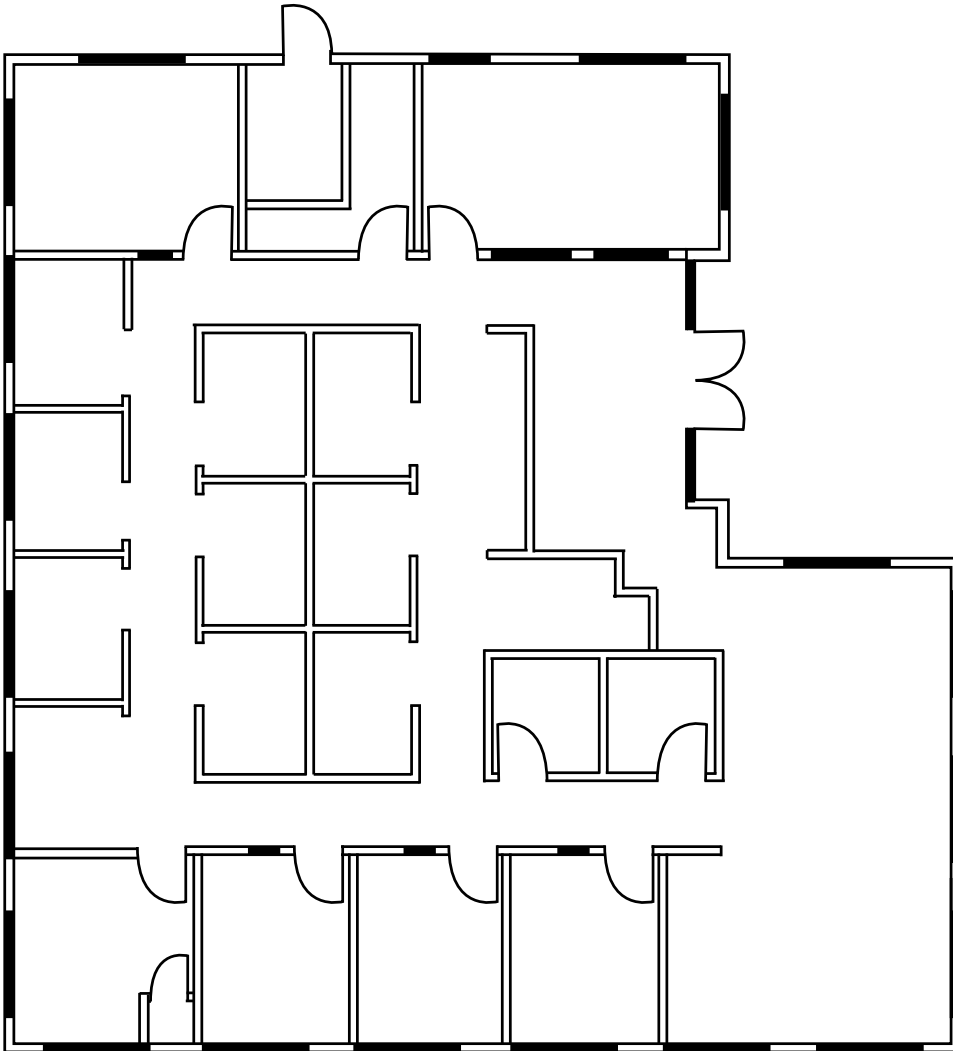
**km Kidder Mathews**

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## Floor Plan



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## Site Plan



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## Lease vs Purchase Analysis

LOAN ASSUMPTIONS		PURCHASE	
Approximate Total Square Footage	3,150	Loan Amount	\$877,500
Owner Occupied Space	3,150	Annual Debt Service Expense <sup>(1)</sup>	\$63,554
Sales Price	\$975,000	Annual NOI From Tenants	\$0
Down Payment %	10%	Subtotal Annual Debt Service Exp.	= \$63,554
Down Payment \$	\$97,500	Avg. Annual Principal Paydown <sup>(2)</sup>	(\$20,669)
Loan Amount	\$877,500	Net Pre-Tax Debt Service Exp.	= \$42,885
Interest Rate: Blended	4.75%	Applicable Annual Tax Savings <sup>(3)</sup>	(\$20,697)
Amortization: Blended	22.5	Eff. Annual Debt Service Exp.	= \$22,188
Building GSI	\$0	Eff. Monthly Debt Service Exp.	\$1,849
Total Estimated Operating Expenses	\$0	<b>After Tax Cost per SF For Owner/User</b>	<b>\$0.59 NNN</b>
Building NOI	\$0		
LEASE			
Annual Lease Expense	\$56,700		
Applicable Annual Tax Savings <sup>(3)</sup>	(\$19,845)		
Eff. Annual Lease Exp.	= \$36,855		
Eff. Monthly Lease Exp.	\$3,071		
<b>After Tax Cost per SF For Lease</b>	<b>\$0.98 NNN</b>		

<sup>(1)</sup> Assumes 90% LTV with SBA 504 Financing, with a blended 1st and 2nd trust deed at 4.75%.

<sup>(2)</sup> Average annual principle paydown based on 5 year accumulation.

<sup>(3)</sup> 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.

Market NNN lease rate per square foot: \$1.50

Note: Consult with your tax advisor. We make no representations, recommendations or warranties as to the validity of this information or the impact of such on a sale. These are items that need to be addressed with an accountant or tax advisor. 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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