±1,148 - 3,702 SF Office/Showroom Condominiums



PROPERTY FEATURES

- Class-A building design
- Great investment or owner/user opportunity
- Highly desirable commercial condominium
- Reserved parking spaces
- Easy access to Highway 125
- Located in the heart of the Eastlake & Otay Ranch commercial districts
- Close to restaurants, retail and all of Eastlake's amenities

VENTURE COMMERCE CENTER EASTLAKE

COMMERCIAL ASSET ADVISORS

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oformation is given with the understanding that

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sees long conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This

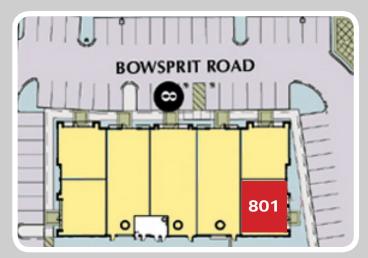


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SALE PRICE \$400,000

801 BOWSPRIT ROAD

- 1,148 SF
- Available 9/1/2019
- Rare small ground floor office
- Two restrooms
- Perfect for office users
- Excellent location in the center
- Ample parking, plus reserved parking



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801 BOWSPRIT RD

	APPROXIMATE TO PRICE PER SQUAI TOTAL PROJECT DOWN PAYMENT DOWN PAYMENT	%:	AGE:					1,148 1,148 \$348.43 \$400,000 15% \$60,000	
	LOAN AMOUNT: INTEREST RATE:							\$340,000 4.50%	
	AMORTIZATION PI	ERIOD:						25.00	
ESTIM	MATED RENTAL INCOME WI	ITH LEASEBACK TENANT INCOME (AN	NNUAL)					\$0	
ESTIM	ESTIMATED ANNUAL PROPERTY EXPENSES (4): ESTIMATED OWNERS ASSOCIATION DUES (2016 Est. at \$0.17/sf/mo) INSURANCE (Property Value*.00178) TAXES (1.15% of Sales Price) TOTAL (5) TOTAL (5)								
		(+) 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
	\$22,678	\$7,654	\$0	\$30,331.89	\$9,296	\$21,036	\$3,051	\$17,984	\$1,499
	\$2,528 MONTHLY COST PER SQUARE FOOT (PROPERTY SF) \$2.20 \$1.53								
		ILY COST PER SQUARE FOOT (PROPERTY SF)				\$1.53		\$1.31	
	EFFECTIVE MONTHLY E	EXPENSE / OCCUPIEI	DSF	\$2.20		\$1.53		\$1.31	
2. Ave 3. Ass 9012	sed on Loan Amortization Tab erage annual principal paydov sumes 35% effective tax rate timated expenses include esti isses which may be tax deduct nts are proforma only. ECP may Note: Consult with your tab	wn based on 10 year au (state & federal) plus d imated property taxes, able. akes no representation	leduction for de plus estimated i is that these ren	preciation based nsurance, estima ts are guarantied	on 39 year straightl ted maintenance, a or warrantied in an	nd estimated utilit ny way.	ies. Please consult	your tax advisor	about property



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

Commercial Asset Advisors

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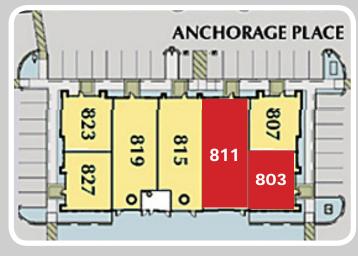




SALE PRICE 803/811 \$1,100,000 803 - \$400,000 | 811 - \$749,000

803 & 811 ANCHORAGE PLACE

- 3,702 SF (Divisible to 1,141 & 2,561 SF)
- Available 6/30/2019
- Rare flex/industrial unit
- One (1) grade level roll up door
- Ample power
- Reserved parking
- Ability to rent out the space you do not need



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PRICE

REDUCED!

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	Commercial Asset Advisors	
	APPROXIMATE OCCUPIED RENTABLE SQUARE FOOTAGE: 3.702	
	APPROXIMATE OCCUPIED RENTABLE SQUARE FOOTAGE: 3,702 APPROXIMATE TOTAL SQUARE FOOTAGE: 3,702	
	PRICE PER SQUARE FOOT (shell plus tenant improvements): \$297.14	
	TOTAL PROJECT COST: \$1,100,000	
	DOWN PAYMENT %: 15%	
10	DOWN PAYMENT \$: \$165,000	
	LOAN AMOUNT: \$935,000	
	INTEREST RATE: 5.65%	
	AMORTIZATION PERIOD: 25.00	
	ESTIMATED RENTAL INCOME WITH LEASEBACK	
	TENANT INCOME (ANNUAL) \$0	
1	ESTIMATED ANNUAL PROPERTY EXPENSES (4):	
l	ESTIMATED OWNERS ASSOCIATION DUES (2016 Est. at \$0.17/sf/mo) 7,552	
1	INSURANCE (Property Value*.00178) 1,958	
l	TAXES (1.15% of Sales Price) 12,650	
	TOTAL (5) \$22,160	
	(+) Plus (-) Minus (=) Equals (-) Minus (=) Equals (-) Minus (=) Equals	Divided by 12
1		EFFECTIVE

AFTER TAX EFFECTIVE MONTHLY COST PER RENTABLE SQUARE FOOT ANALYSIS

OWNER/USER

12 = EFFECTIVE ANNUAL EST. MONTHLY ANNUAL AVG. ANNUAL DEPRECIATION ANNUAL ANNUAL ANNUAL MONTHLY DEBT SERVICE PROPERTY EXP. TENANT PRINCIPAL ANNUAL TAX SUB-TOTAL SUB-TOTAL SUB-TOTAL INCOME (5) SUB-TOTAL EXPENSE (1) PAID BY OWNER (4) PAYDOWN (2) SAVINGS (3) \$69.909 \$22.160 \$0 \$92,069.38 \$22.890 \$69,179 \$8.391 \$60,788 \$5.066 \$7,672 MONTHLY COST PER SQUARE FOOT (PROPERTY SF) \$2.07 \$1.56 \$1.37 **EFFECTIVE MONTHLY EXPENSE / OCCUPIED SF** \$2.07 \$1.56 \$1.37

. 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 39 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 deductable.

. Rents are proforma only. ECP makes no representations that these rents are guarantied or warrantied 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.

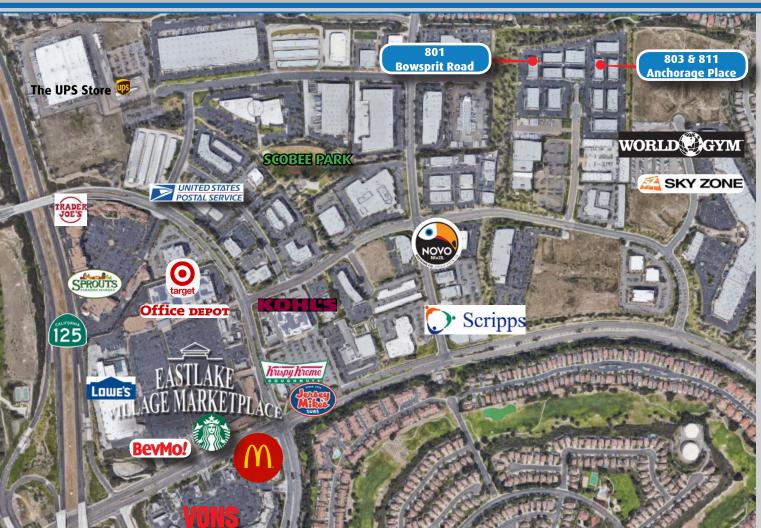


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This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

803 & 811 ANCHORAGE PLACE



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Ownership at Venture Commerce Center -Eastlake comes with many amenities, both on and off premises.

Venture Commerce Center – Eastlake is located in the Eastlake Business Center in the City of Chula Vista, California. Eastlake, in South San Diego County, is a world-class master planned community. EastLake is home to the Arco Olympic Training Center, two championship golf courses, a regional shopping center, a state-of-the-art residential design center, and numerous office, retail, medical, and industrial properties.

Venture Commerce Center – EastLake is within blocks of the State Route 125 toll road and the EastLake Village Marketplace, which is anchored by Kohls, Target, Office Depot, Lowe's Home Improvement and a wide assortment of restaurants and other services. Most importantly EastLake is home to the fastest growing and most prestigious residential communities in San Diego County.

Every condo owner has the right to use Scobee Park, a 7-acre park designed and created exclusively for owners and tenants within the EastLake Business Park. Scobee Park has a recreation and fitness center which includes softball, soccer, basketball, volleyball, tennis, restroom & locker facilities, a picnic area and fitness course.

Located onsite are five (5) picnic areas. These picnic areas are used by Owner and Tenants and their employee both for lunch and regular scheduled breaks, and for an occasional outdoor meeting or team building session.

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