

# FOR SALE

# VENTURE COMMERCE CENTER EASTLAKE - CHULA VISTA CA 91941

## ±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



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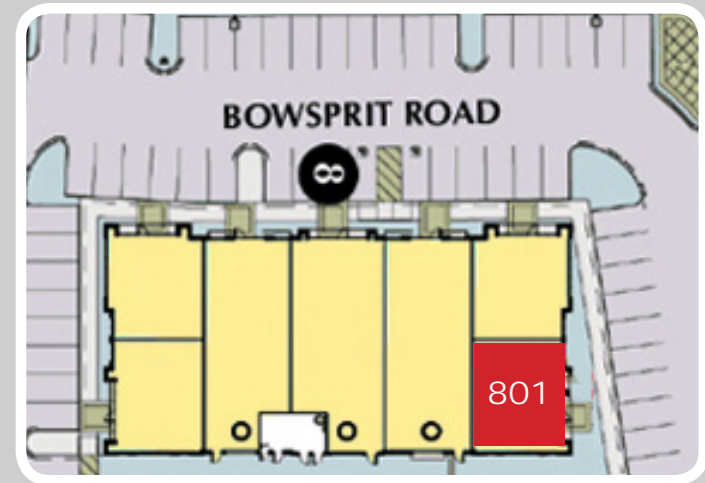


### SALE PRICE \$400,000

#### 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

**PRICE  
REDUCED!**



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# VENTURE COMMERCE CENTER EASTLAKE - CHULA VISTA CA 91941

801 BOWSPRIT RD

## AFTER TAX EFFECTIVE MONTHLY COST PER RENTABLE SQUARE FOOT ANALYSIS

OWNER/USER

### Commercial Asset Advisors

APPROXIMATE OCCUPIED RENTABLE SQUARE FOOTAGE:	1,148
APPROXIMATE TOTAL SQUARE FOOTAGE:	1,148
PRICE PER SQUARE FOOT (shell plus tenant improvements):	\$348.43
TOTAL PROJECT COST:	\$400,000
DOWN PAYMENT %:	15%
DOWN PAYMENT \$:	\$60,000
LOAN AMOUNT:	\$340,000
INTEREST RATE:	4.50%
AMORTIZATION PERIOD:	25.00

ESTIMATED RENTAL INCOME WITH LEASEBACK	
TENANT INCOME (ANNUAL)	\$0

ESTIMATED ANNUAL PROPERTY EXPENSES (4):	
ESTIMATED OWNERS ASSOCIATION DUES (2016 Est. at \$0.17/sf/mo)	2,342
INSURANCE (Property Value*.00178)	712
TAXES (1.15% of Sales Price)	4,600
<b>TOTAL (5)</b>	<b>\$7,654</b>

	(+) 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

\$1.31

EFFECTIVE MONTHLY EXPENSE / OCCUPIED SF

\$2.20

\$1.53

\$1.31

1. Based on Loan Amortization Table
2. Average annual principal payoff 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 deductible.
5. Rents are proforma only. ECP 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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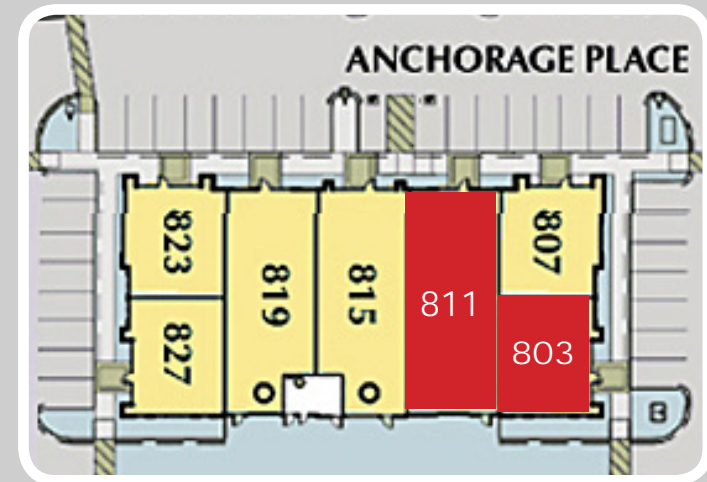


**SALE PRICE** 803/811 **\$1,100,000**  
803 - \$400,000 | 811 - \$749,000

### 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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### AFTER TAX EFFECTIVE MONTHLY COST PER RENTABLE SQUARE FOOT ANALYSIS

OWNER/USER

### Commercial Asset Advisors

# 803 & 811 ANCHORAGE PLACE

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%
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
ESTIMATED ANNUAL PROPERTY EXPENSES (4):	
ESTIMATED OWNERS ASSOCIATION DUES (2016 Est. at \$0.17/sf/mo)	7,552
INSURANCE (Property Value*.00178)	1,958
TAXES (1.15% of Sales Price)	12,650
TOTAL (5)	\$22,160

	(+) 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
	\$69,909	\$22,160	\$0	\$92,069.38	\$22,890	\$69,179	\$8,391	\$60,788	\$5,066
				\$7,672					
<b>MONTHLY COST PER SQUARE FOOT (PROPERTY SF)</b>				\$2.07		\$1.56		\$1.37	
<b>EFFECTIVE MONTHLY EXPENSE / OCCUPIED SF</b>				\$2.07		\$1.56		\$1.37	

- Based on Loan Amortization Table
- Average annual principal paydown based on 10 year accumulation from Loan Amortization Table
- Assumes 35% effective tax rate (state & federal) plus deduction for depreciation based on 39 year straightline estimated schedule - 85% (bldg value) of sale price.
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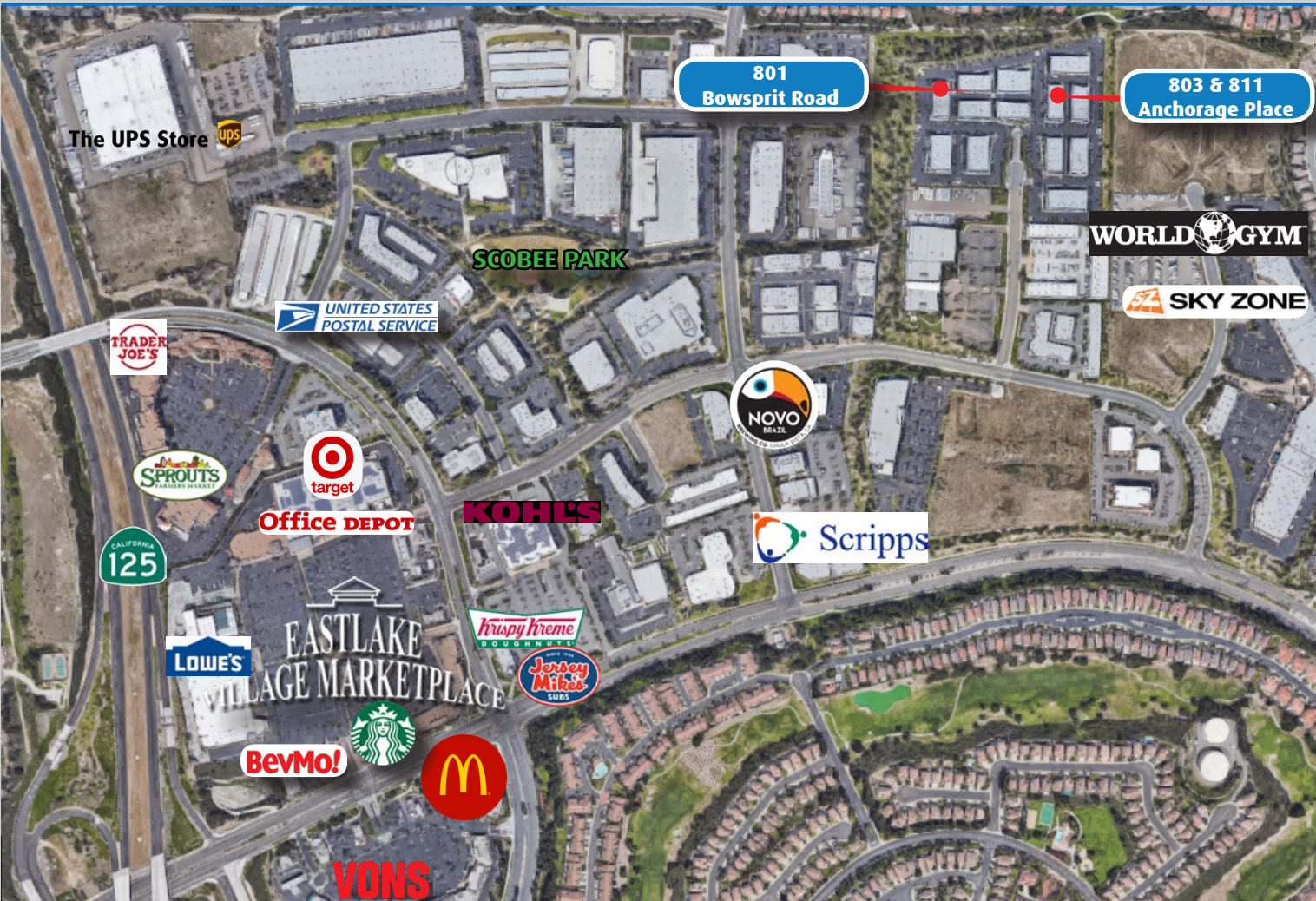
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**Ownership at Venture Commerce Center - Eastlake comes with many amenities, both on and off premises.**

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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