

FOR SALE COMMERCIAL CONDO

861 HAROLD PLACE, CHULA VISTA CA 91914

1,799-3,958 SF FLEX SPACE AVAILABLE



- Newer Construction - High Quality Improvements
- Minutes to/from Hwy 125 & Otay Ranch Town Center
- Flexible Zoning Allows for Many Fitness Related Businesses
- Excellent High Visibility End-Cap Location
- Abundant Parking
- Good Demographics and Large Employment Pool
- Fiber Optic Internet Available
- Sale Price: As Low as \$539,000
- Ask About Ownership Incentives & Benefits!



**COMMERCIAL
ASSET
ADVISORS**

MIKE CONGER
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BRIAN JENKINS
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FOR SALE

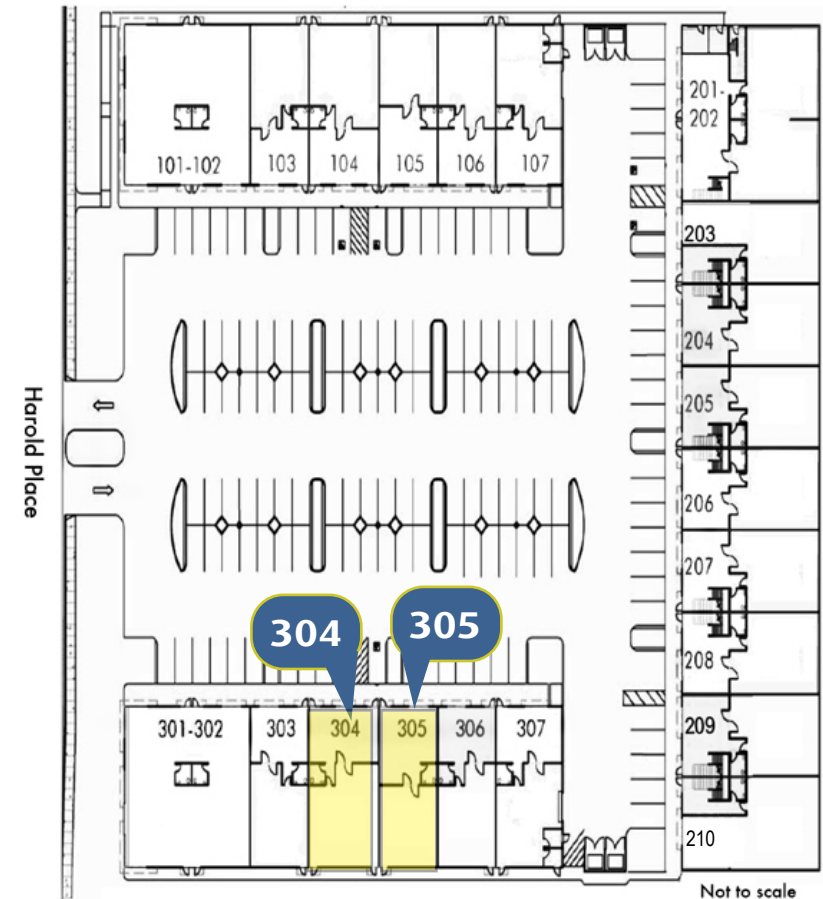
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SUITE	SF	DESCRIPTION
305	1,799	<ul style="list-style-type: none">• Flex Space with Grade Level Roll Up Door• Sale Price \$550,000• Ask About Expansion up to 3,958 SF
304	2,155	<ul style="list-style-type: none">• Flex Space with Grade Level Roll Up Door• Sale Price \$649,000• Ask About Expansion up to 3,958 SF



SITE PLAN



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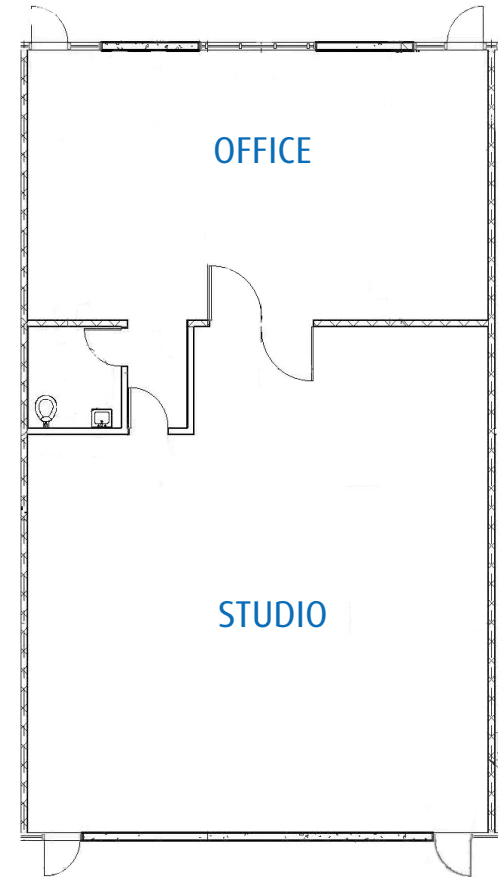
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SUITE 304



FLOOR PLAN



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COMMERCIAL CONDO

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SUITE 305



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

APPROXIMATE OCCUPIED RENTABLE SQUARE FOOTAGE:	1,799
APPROXIMATE TOTAL SQUARE FOOTAGE:	1,799
PRICE PER SQUARE FOOT (shell plus tenant improvements):	\$299.61
TOTAL PROJECT COST:	\$539,000
DOWN PAYMENT %:	15%
DOWN PAYMENT \$:	\$80,850
LOAN AMOUNT:	\$458,150
INTEREST RATE:	4.00%
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)	3,670
INSURANCE (Property Value*.00178)	959
TAXES (1.15% of Sales Price)	6,199
TOTAL (5)	\$10,828

	(+) 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
\$29,019	\$10,828	\$0	\$39,847.29	\$13,122	\$26,726	\$5,831	\$20,895	\$1,741
			\$3,321					
MONTHLY COST PER SQUARE FOOT (PROPERTY SF)			\$1.85		\$1.24		\$0.97	
EFFECTIVE MONTHLY EXPENSE / OCCUPIED SF			\$1.85		\$1.24		\$0.97	

1. 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 27.5 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. We make 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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