

# 12155 Flint Place

Poway, CA



**FOR SALE**

An 8,049 SF freestanding industrial/manufacturing building with extensive electrical distribution throughout

**Mickey Morera**  
858.369.3030  
mmorera@kiddermathews.com  
LIC #00950071

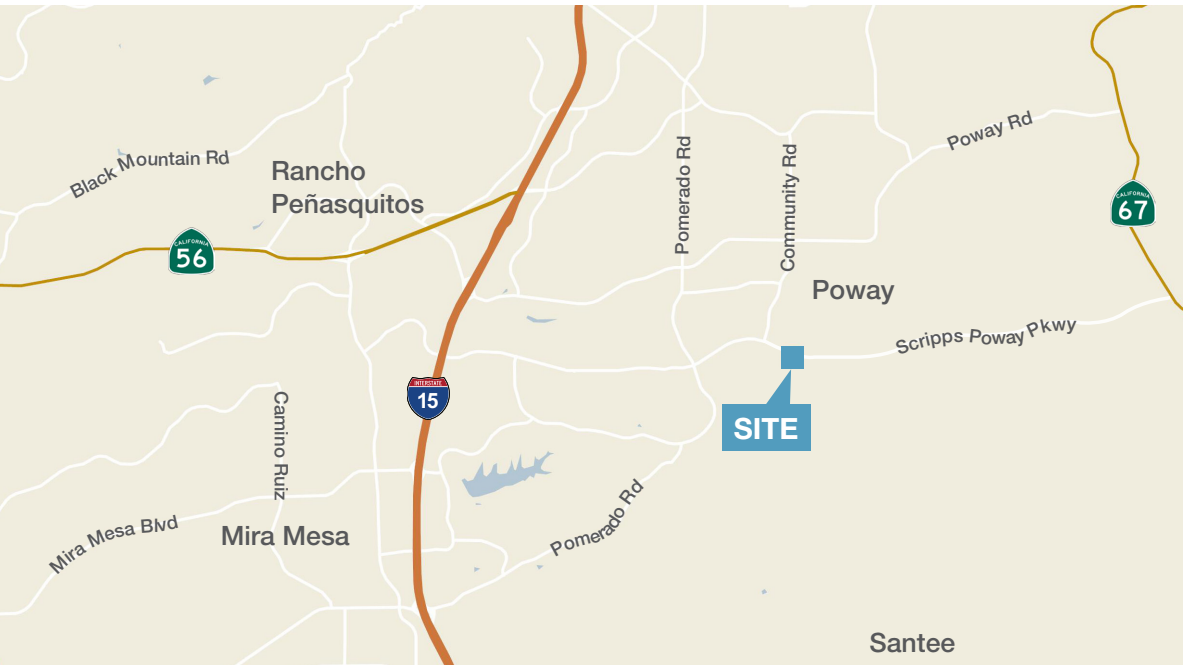
**James Duncan**  
858.369.3015  
jduncan@kiddermathews.com  
LIC #01253770

[kiddermathews.com](http://kiddermathews.com)



# 12155 Flint Place

Poway, CA



## PROPERTY HIGHLIGHTS

15% office, 85% warehouse

0.52 AC (APN 317-271-04)

18' minimum clear height

Concrete parking lot with 16 spaces

One grade level roll up door

Corner location with street frontage

Fully sprinklered

Zoned Light Industrial (LI) Poway

Constructed in 1999

Extensive electrical distribution - 400 amps, 480/277 volts

Shown by appointment only - please do not disturb tenant

Sale Price: \$1,575,000

### Mickey Morera

858.369.3030  
mmorera@kiddermathews.com  
LIC #00950071

### James Duncan

858.369.3015  
jduncan@kiddermathews.com  
LIC #01253770

[kiddermathews.com](http://kiddermathews.com)

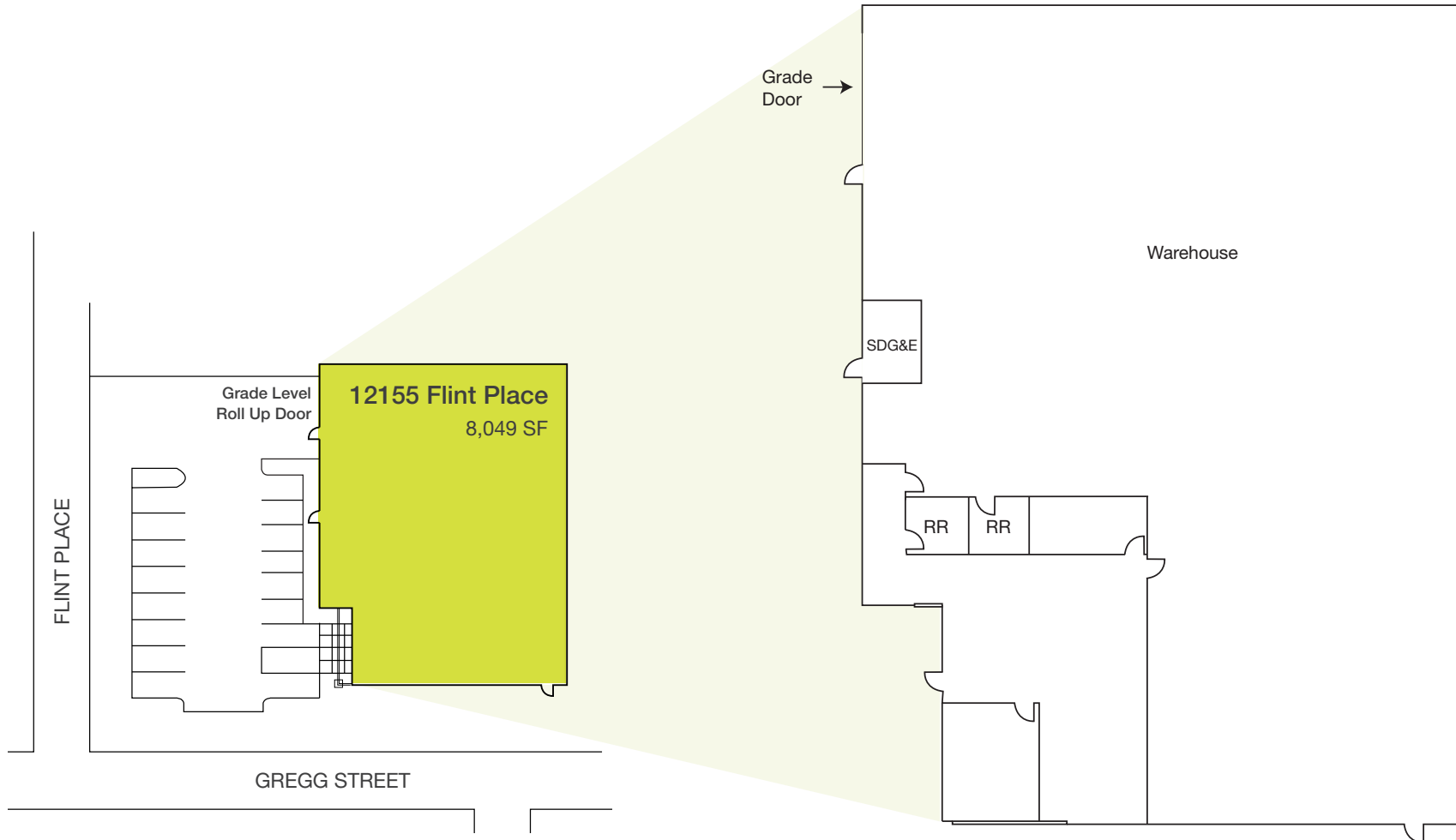


# 12155 Flint Place

Poway, CA

## Site Plan

## Floor Plan



**Mickey Morera**  
858.369.3030  
mmorera@kiddermathews.com  
LIC #00950071

**James Duncan**  
858.369.3015  
jduncan@kiddermathews.com  
LIC #01253770

[kiddermathews.com](http://kiddermathews.com)



# 12155 Flint Place

Poway, CA

## Lease vs Purchase Analysis

LOAN ASSUMPTIONS		PURCHASE		LEASE	
Approximate Total Square Footage	8,049	Loan Amount	\$1,417,500	Annual Lease Expense	\$96,588
Owner Occupied Space	8,049	Annual Debt Service Expense <sup>(1)</sup>	\$104,582	Applicable Annual Tax Savings <sup>(3)</sup>	(\$33,806)
Sales Price	\$1,575,000	Annual NOI From Tenants	\$0	Eff. Annual Lease Expense	= \$62,782
Down Payment %	10%	Subtotal Annual Debt Svc. Expense	= \$104,582	Eff. Monthly Lease Expense	\$5,232
Down Payment \$	\$157,000	Avg. Annual Principal Paydown <sup>(2)</sup>	(\$32,576)	<b>Total Cost per SF For Lease</b>	<b>\$0.65 NNN</b>
Loan Amount	\$1,417,500	Net Pre-Tax Debt Service Expense	= \$72,006		
Interest Rate: Blended	4.95%	Applicable Annual Tax Savings <sup>(3)</sup>	(\$34,390)		
Amortization: Blended	22.5	Eff. Annual Debt Service Expense	= \$37,616		
Building GSI	\$0	Eff. Monthly Debt Service Expense	\$3,135		
Total Estimated Operating Expenses	\$0	<b>Total Cost per SF For Owner/User</b>	<b>\$0.39 NNN</b>		
Building NOI	\$0				

<sup>(1)</sup> Assumes 90% LTV with SBA 504 Financing at a blended interest rate of 4.95%.

<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: \$1.00

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.

**Mickey Morera**  
858.369.3030  
mmorera@kiddermathews.com  
LIC #00950071

**James Duncan**  
858.369.3015  
jduncan@kiddermathews.com  
LIC #01253770

[kiddermathews.com](http://kiddermathews.com)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.