

**PRICED TO SELL!**

2,523 SF: \$668,595

2,568 SF: \$680,520

OWNER WILL DEMISE THE SUITES  
AND BUILD THE DEMISING WALL

**868-872**  
**STARBOARD STREET**  
CHULA VISTA, CA 91914



**±5,091 SF OFFICE/SHOWROOM CONDOMINIUM FOR SALE**

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REAL ESTATE SERVICES



# PROPERTY FEATURES

2 Built-out office condominiums of ±5,091 SF

- » 868 Starboard Street: ±2,523 SF: \$668,595
- » 872 Starboard Street: ±2,568 SF: \$680,520
- » HOA Fees: \$940.00 per month

## OWNER WILL DEMISE THE SUITES AND BUILD THE DEMISING WALL

- » Great investment or owner/user opportunity
- » Perfect for a gym, church, studio or any office use
- » Beautifully built-out, custom features
- » Hardwood flooring on first and second floors
- » Highly desirable two-story office/showroom condominium
- » Reserved parking spaces for the condominium
- » Open layout with a front window glass-line and abundant natural lighting to both floors
- » A lobby with dropped ceiling that leads into a larger space with refined exposed pipes
- » Two restrooms on the first floor and one restroom on the second floor
- » 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

REDUCED SALES PRICE (5,091 SF): ~~\$1,400,000~~ \$1,190,000





## SBA PURCHASE SCENARIO

Property Purchase Price:	\$1,190,000
Less Down Payment:	\$ 119,000
<b>Union Bank 1st TD:</b>	<b>\$1,071,000</b>
Amort - Union Bank 1st TD:	25
Union Bank Interest Rate:	4.90%
<b>Total Monthly Mortgage Payment:</b>	<b>\$6,199</b>
<b>Total Monthly Payment Per Square Foot:</b>	<b>\$1.22*</b>

\*Monthly mortgage payments based on a 25 year fixed rate SBA 7A loan monthly payment, with interest rates at 4.90% (Numbers accurate and up-to-date as of October 2019).

## ESTIMATED LOAN COSTS

### Union Bank and SBA:

Loan Documentation Fee:	\$0
Union Bank Loan Fee:	\$0

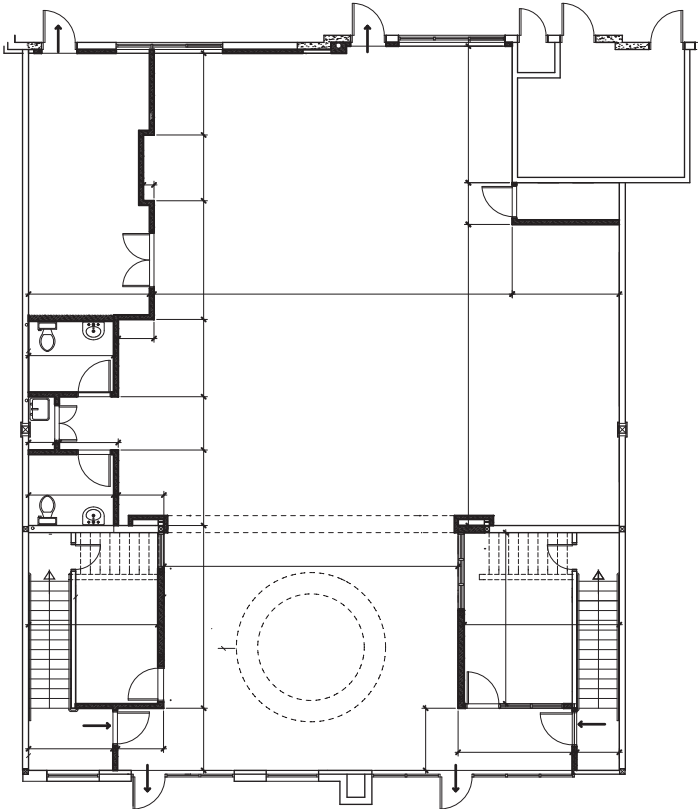
### Third Party Fees:

SBA or SBA/CDC Loan Fee:	\$28,114
Title Insurance/Escrow:	\$1,500
Appraisal and Review:	\$3,500
Environmental:	\$2,500

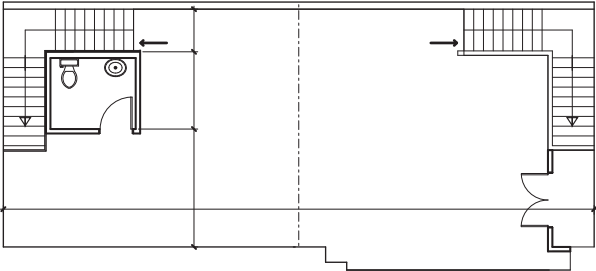
<b>Total Fees:</b>	<b>\$35,614</b>
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# FLOOR PLANS

FIRST FLOOR



SECOND FLOOR





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