

FOR SALE OR LEASE

AVAILABLE FOR SALE OR LEASE: 5,100 SF FREESTANDING OFFICE BUILDING

9252

CHESAPEAKE DR.
SAN DIEGO, CA 92123



FOR MORE INFORMATION

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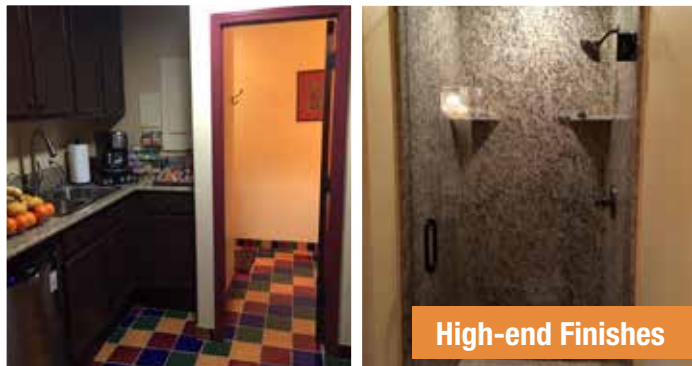
CBRE



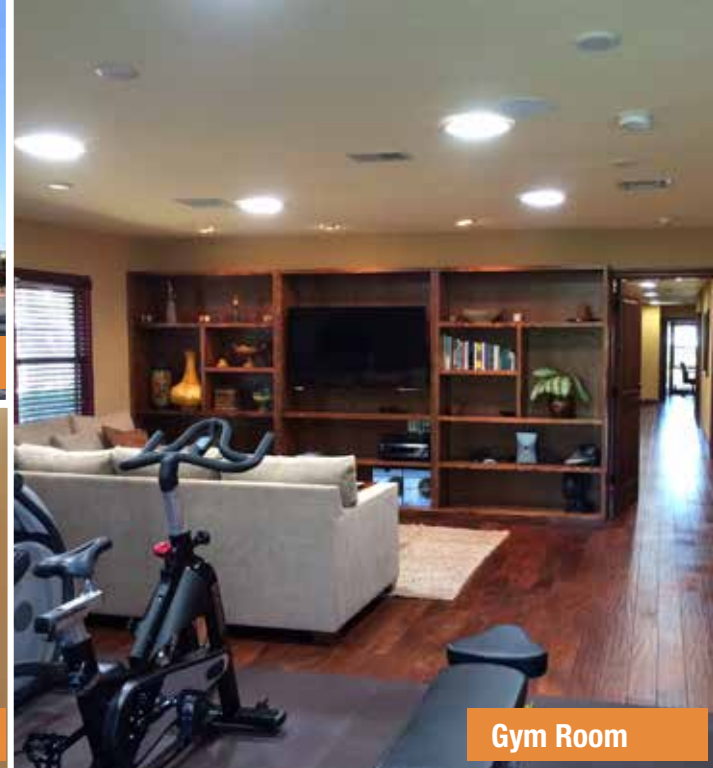
Conference Room



Ample Parking



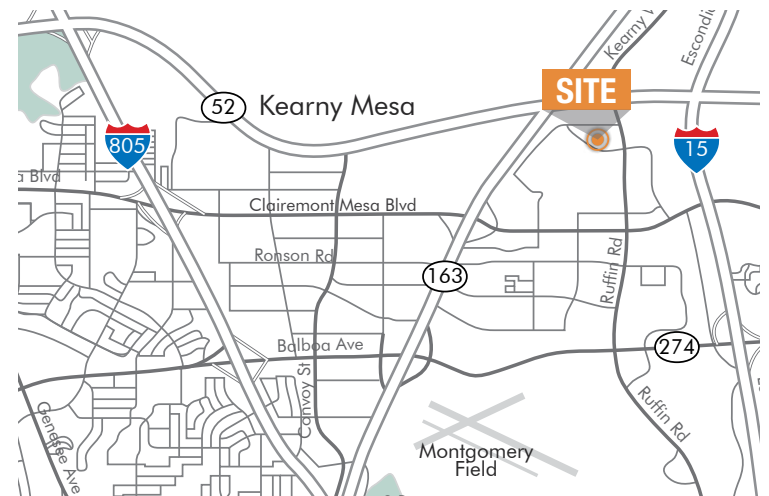
High-end Finishes



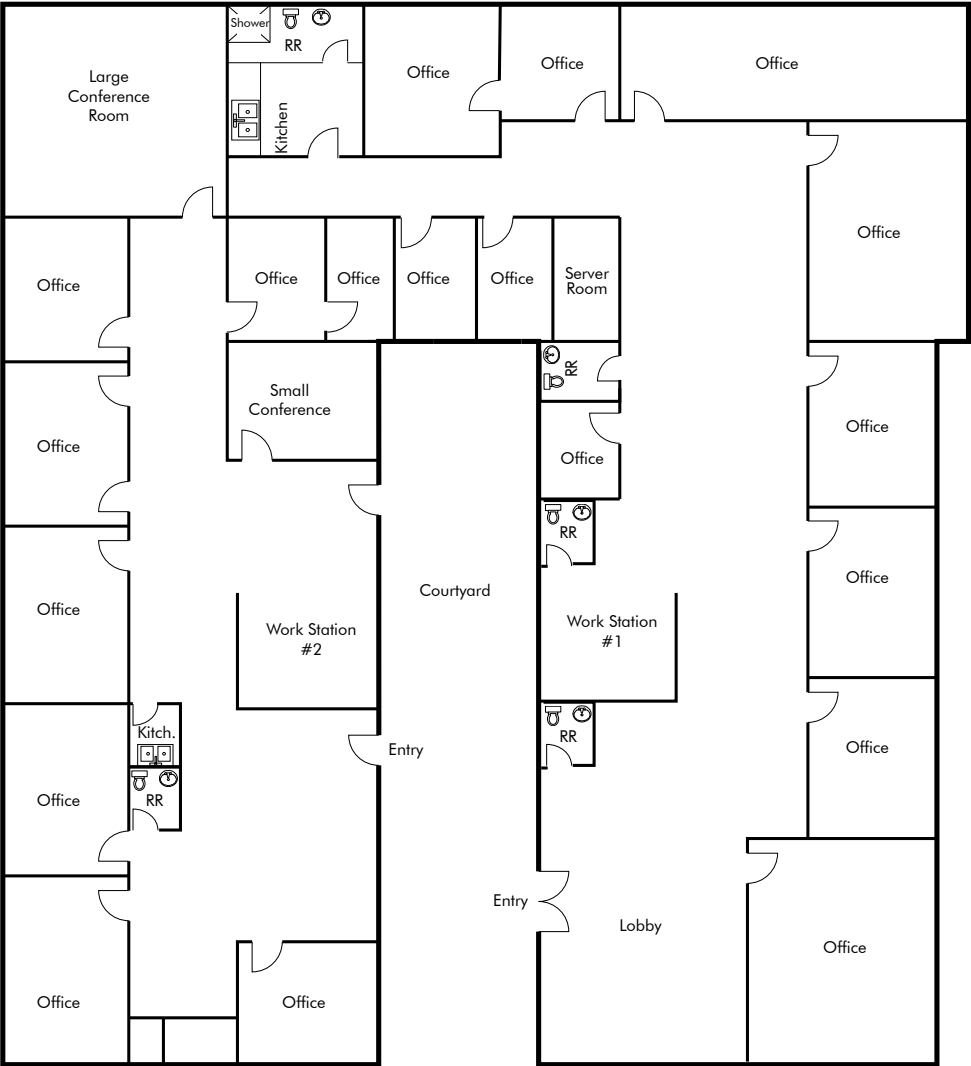
Gym Room

PROJECT FEATURES & LOCATION MAP

- Total size: ± 5,100 SF Free Standing Office Building
- Directly across from new County of San Diego complex
- High-end finishes throughout
- (5) Restrooms; (1) shower
- Large open court yard
- (16) Parking spaces
- Potential Plug N Play
- Excellent Freeway Access Hwy-52, I-15, Hwy-163 and I-805
- Lease Rate: \$1.75/SF/Mo. + Utilities
- Sale Price: Call for Pricing



FLOOR PLAN



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COST OF OWNERSHIP ANALYSIS

SBA 504 90% LTV Financing Available
OCCUPANCY COST OF ONLY
\$0.52 PER SQ. FT. PER MONTH!!!

PROPERTY ADDRESS: 9252 Chesapeake Drive*San Diego*CA

APPROXIMATE TOTAL SQUARE FOOTAGE: **5,100**
 OWNER OCCUPIED SPACE: **5,100**
 SALES PRICE: **\$1,400,000**
 DOWN PAYMENT %: **10%**
 DOWN PAYMENT \$: **\$140,000**
 LOAN AMOUNT: **\$1,260,000**
 INTEREST RATE: Blended **4.75%**
 AMORTIZATION: Blended **22.5**
 BUILDING GSI: **\$0**
 TOTAL ESTIMATED OPERATING EXPENSES: **\$0**
 BUILDING NOI **\$0**

LOAN AMOUNT	ANNUAL DEBT SERVICE EXPENSE (1)	(-) Minus ANNUAL NOI FROM TENANTS (AFTER OPER. EXP.)	(=) Equals SUB TOTAL ANNUAL DEBT SERVICE EXP.	(-) Minus AVRG. ANNUAL PRINCIPAL PAYDOWN (2)	(=) Equals NET PRE-TAX DEBT SERVICE EXP.	(-) Minus APPLICABLE ANNUAL TAX SAVINGS (3)	(=) Equals EFFECTIVE ANNUAL DEBT SERVICE EXP.	Divided by 12 = EFFECTIVE MONTHLY DEBT SERVICE EXPENSE	Divided by S.F. = TOTAL COST PER SQ. FT. FOR OWNER/USER	OWN
\$1,260,000	\$91,257	\$0	\$91,257	\$29,678	\$61,579	\$29,719	\$31,860	\$2,655	\$0.52	OWN
Vs.										
Current lease Rate per square ft.:				\$1.66	ANNUAL LEASE EXPENSE	(-) Minus APPLICABLE ANNUAL TAX SAVINGS (3)	(=) Equals EFFECTIVE ANNUAL LEASE EXPENSE	Divided by 12 = EFFECTIVE MONTHLY LEASE EXPENSE	Divided by S.F. = TOTAL COST PER SQ. FT. FOR LEASE	LEASE
					\$101,592	\$35,557	\$66,035	\$5,503	\$1.08	

Note: Consult with your tax advisor. Torrey Pines Bank makes 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.

1. Assumes 90% LTV with SBA 504 Financing, with a blended 1st and 2nd trust deed at 4.75%
2. Average annual principle paydown based on 5 year accumulation.
3. 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.



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Loan terms and conditions may vary based upon lending program, subsidiary and applicant qualification.