

9155

BROWN DEER ROAD
SAN DIEGO, CA 92121

SORRENTO MESA

INDUSTRIAL CONDOMINIUMS
AVAILABLE FOR SALE OR LEASE

BROWN DEER PARK
9115 - 9155



NEWLY BUILT CREATIVE SPACE

DEAN ASARO

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BRANT ABERG, SIOR

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4747 Executive Drive

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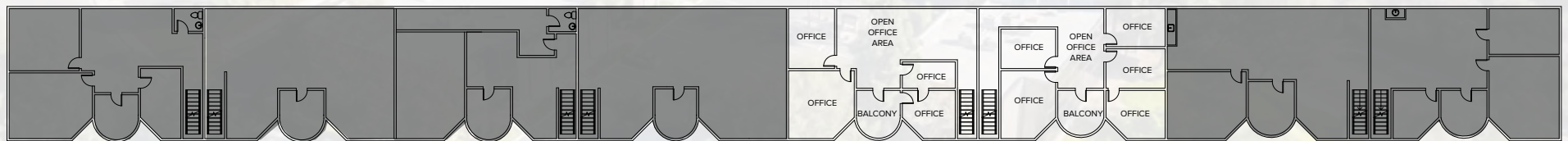
BROWN DEER ROAD

FLEX CONDOS AVAILABLE FOR SALE OR LEASE

FIRST FLOOR AREA



PARTIAL SECOND FLOOR MEZZANINE



UNIT 1
4,260 SF

UNIT 2
4,260 SF

UNIT 3
4,260 SF

UNIT 4
4,260 SF

UNIT 5
4,260 SF

UNIT 6
4,260 SF

UNIT 7
4,260 SF

UNIT 8
4,260 SF

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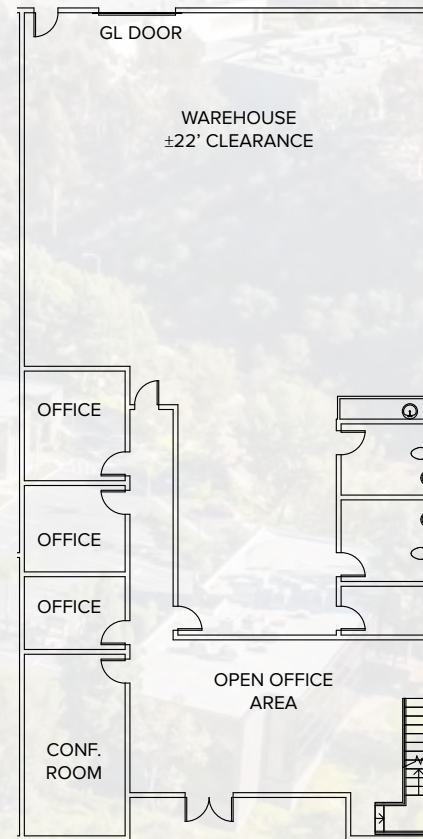
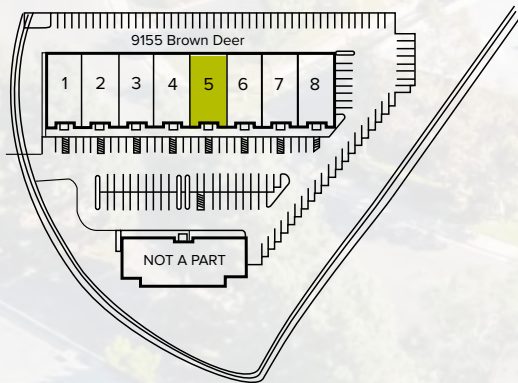
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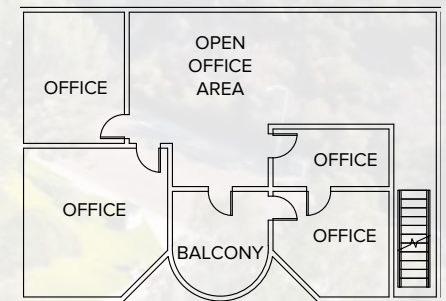
FLEX CONDOS AVAILABLE FOR SALE OR LEASE

UNIT 5

- 4,260 SF
- Approximately 50% office / 50% warehouse
- Purchase Price: \$1,256,700
- Rental Rate: \$1.35 NNN PSF/Month
- 1 Grade Level Door
- ±22' Warehouse Clearance
- IL-2-1 Zoning
- Approximately 3.5 spaces per 1,000 SF



FIRST FLOOR



SECOND FLOOR
MEZZANINE

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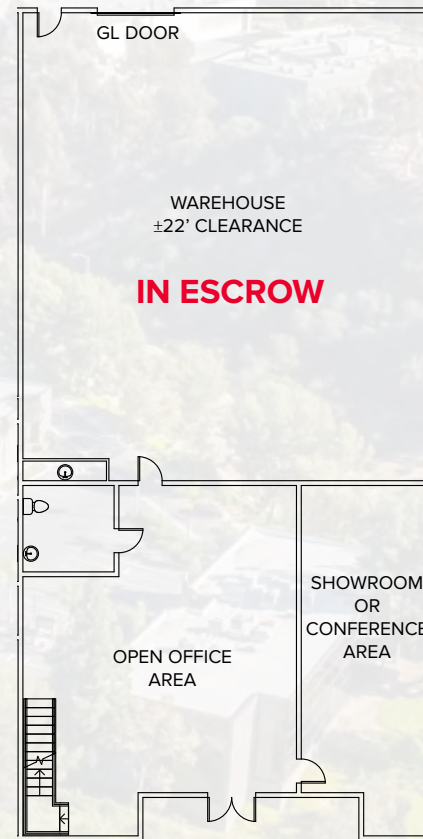
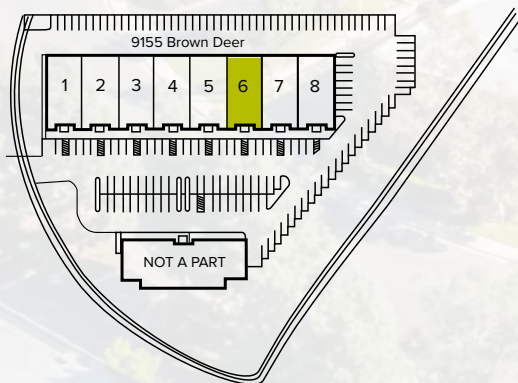
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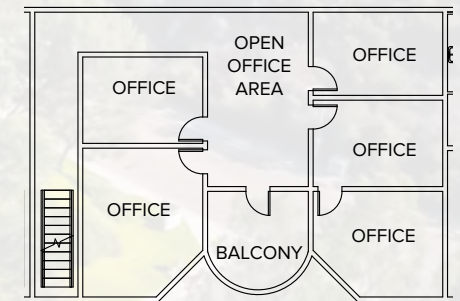
FLEX CONDOS AVAILABLE FOR SALE OR LEASE

UNIT 6

- 4,260 SF
- Approximately 50% office, 50% warehouse
- Purchase Price: \$1,256,700
- Rental Rate: \$1.35 NNN PSF/Month
- 1 Grade Level Door
- ±22' Warehouse Clearance
- IL-2-1 Zoning
- Approximately 3.5 spaces per 1,000 SF



FIRST FLOOR



SECOND FLOOR
MEZZANINE



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Why Lease When You Can OWN?

9155 Brown Deer Rd.

OWN			LEASE		
Purchase Assumptions			Lease Assumptions		
Size (Square Feet)	4,260		Size (Square Feet)	4,260.00	
Purchase Price plus improvements	\$1,256,700.00		Lease rate per SF/Month (Gross)	1.35	
			Monthly Lease	\$5,751.00	
Start-up Costs			Start-up Costs		
10% Down + loan costs	\$131,556.30		Prepaid Rent/Sec Deposit	\$5,751.00	
			Improvements	\$0.00	
Total out of pocket	\$131,556.30		Total out of pocket	\$5,751.00	
Monthly Costs			Monthly Costs		
	Per SF			Per SF	
Mortgage payment	\$1.324	\$5,641.58	Lease Payment	\$1.350	\$5,751.00
Operating Exp/CAM	\$0.150	\$639.00	Operating Exp/CAM	\$0.150	\$639.00
Property Taxes	<u>\$0.270</u>	<u>\$1,151.98</u>	Property Taxes	<u>\$0.000</u>	<u>\$0.00</u>
Total Monthly Costs	\$1.745	\$7,432.55	Total Monthly Costs	\$0.000	\$6,390.00
Monthly Ownership Benefits (Estimated)			Monthly Ownership Benefits (Estimated)		
Tax Benefits			Tax Benefits		
Mortgage Int. Deduction (5 yr avg)	\$1,007.49		Mortgage Int. Deduction	\$0.00	
Operating Exp/CAM deduction	\$223.65		Operating Exp/CAM deduction	\$223.65	
Property Tax deduction	\$403.19		Property Tax deduction	\$0.00	
Depreciation deduction	\$624.51		Lease deduction	\$2,012.85	
Other Benefits			Other Benefits		
Rental Income	\$0.00		Rental Income	\$0.00	
Average Appreciation	2.00%	\$2,094.50	Average Appreciation	\$0.00	
Total Ownership Benefits	\$4,353.35		Total Ownership Benefits	\$2,236.50	
Total Effective Monthly Cost:	\$3,079.21		Total Effective Monthly Cost:	\$4,153.50	

Ownership Analysis Summary	
Annual Effective Cost Difference	\$12,891
Average Annual Principal Paydown	\$33,156
Annual Wealth Creation	\$46,048
15 Year Wealth Creation	\$690,716
*Terms subject to change. Do not rely on the assumptions used in this analysis: please consult your financial advisor approval subject to credit qualifications/not a commitment to lend	



PROPERTY LOCATION



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