

FOR SALE IN EL CAJON

OWNER / USER INVESTMENT OPPORTUNITY



680 WEST BRADLEY AVENUE & 1675 NORTH JOHNSON AVENUE

RANDY LACHANCE, SIOR

Senior Vice President
858.458.3374 [Direct]
rlachance@voitco.com
Lic. No. 00969674

GREG MARX

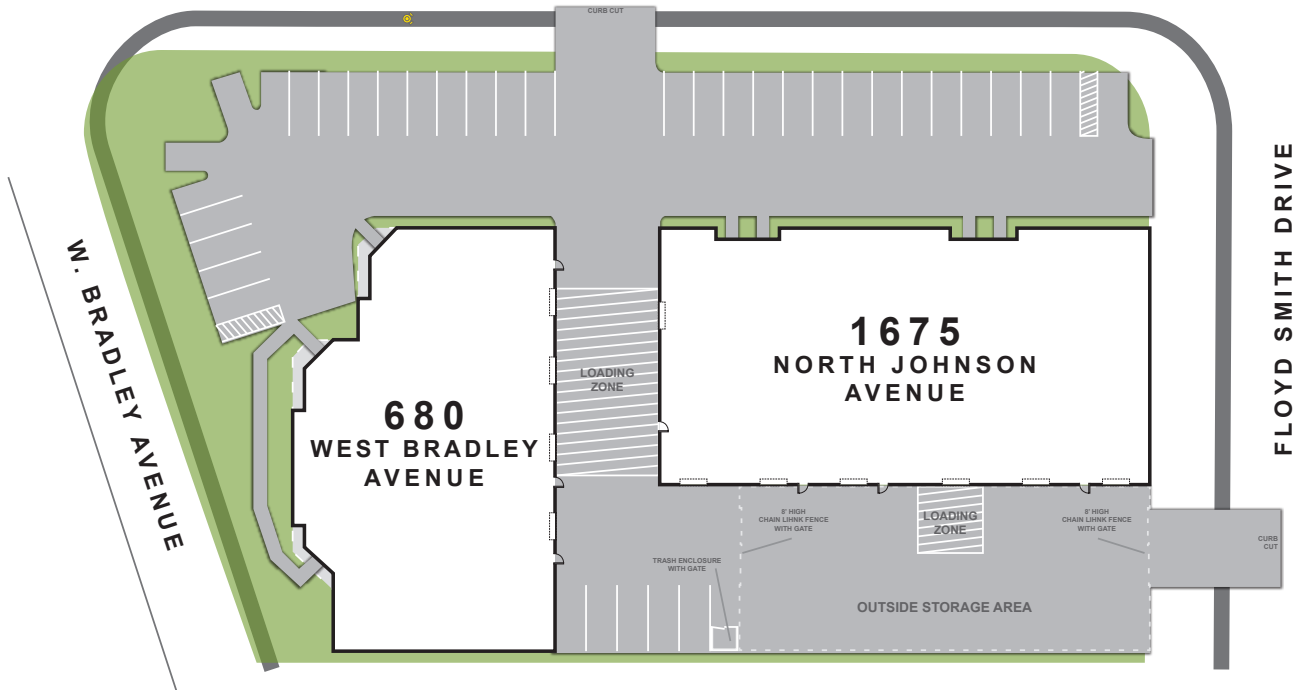
Associate
858.458.3302 [Direct]
gmarx@voitco.com
Lic. No. 01940696

Voit

REAL ESTATE SERVICES

680 WEST BRADLEY AVENUE 1675 NORTH JOHNSON AVENUE

N. JOHNSON AVENUE



680 WEST BRADLEY AVE. & 1675 NORTH JOHNSON AVE.

is a high quality two-building industrial project situated on a single parcel in El Cajon. The buildings have concrete drives, offers grade level loading, fenced yard, and has 37 parking spaces. This property is an excellent Owner / User or Investment Opportunity.

PROJECT FEATURES

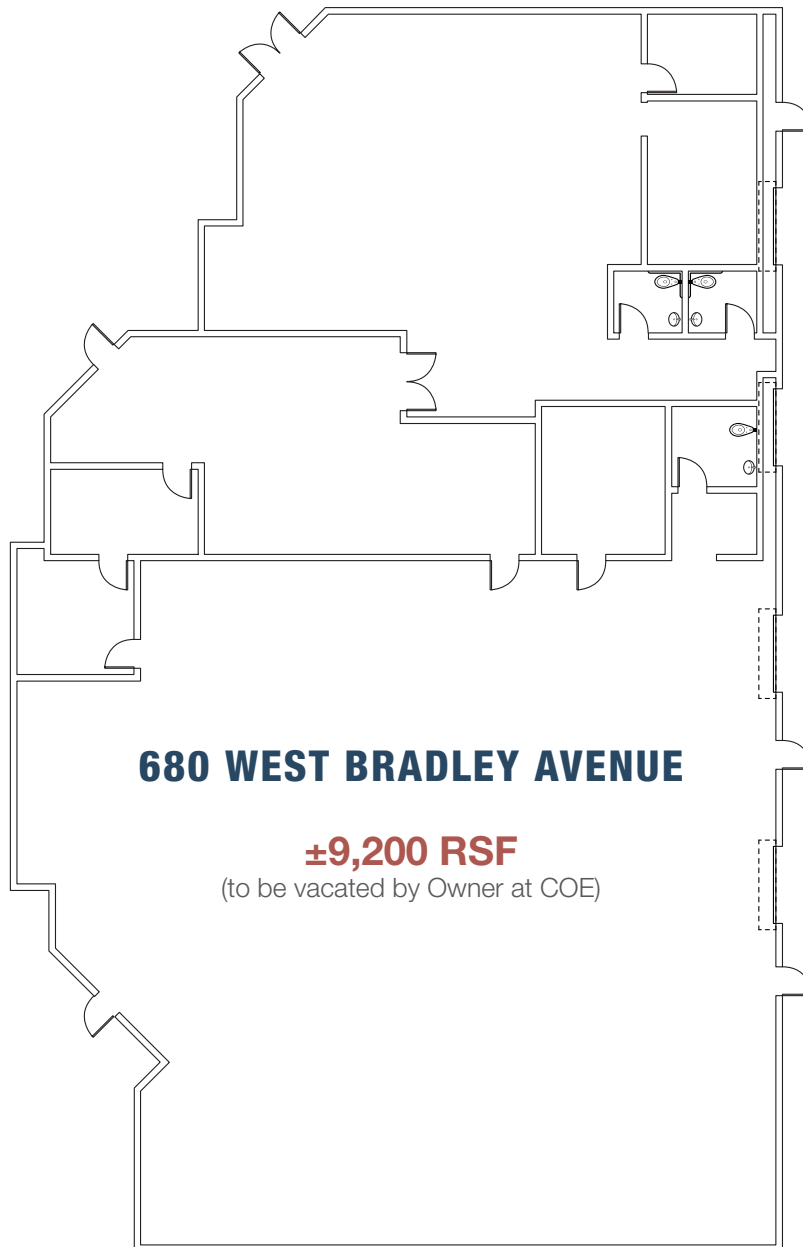
- » Approximately 21,058 SF total
- » ±1.22 acre lot
- » 37 parking spaces
- » Concrete driveway
- » Designed for three (3) tenants
- » Fenced yard
- » Grade level doors (11)
- » M-Zoned (City of El Cajon)

SALES PRICE: \$3,474,570 (\$165/SF)



680 WEST BRADLEY AVENUE

1675 NORTH JOHNSON AVENUE

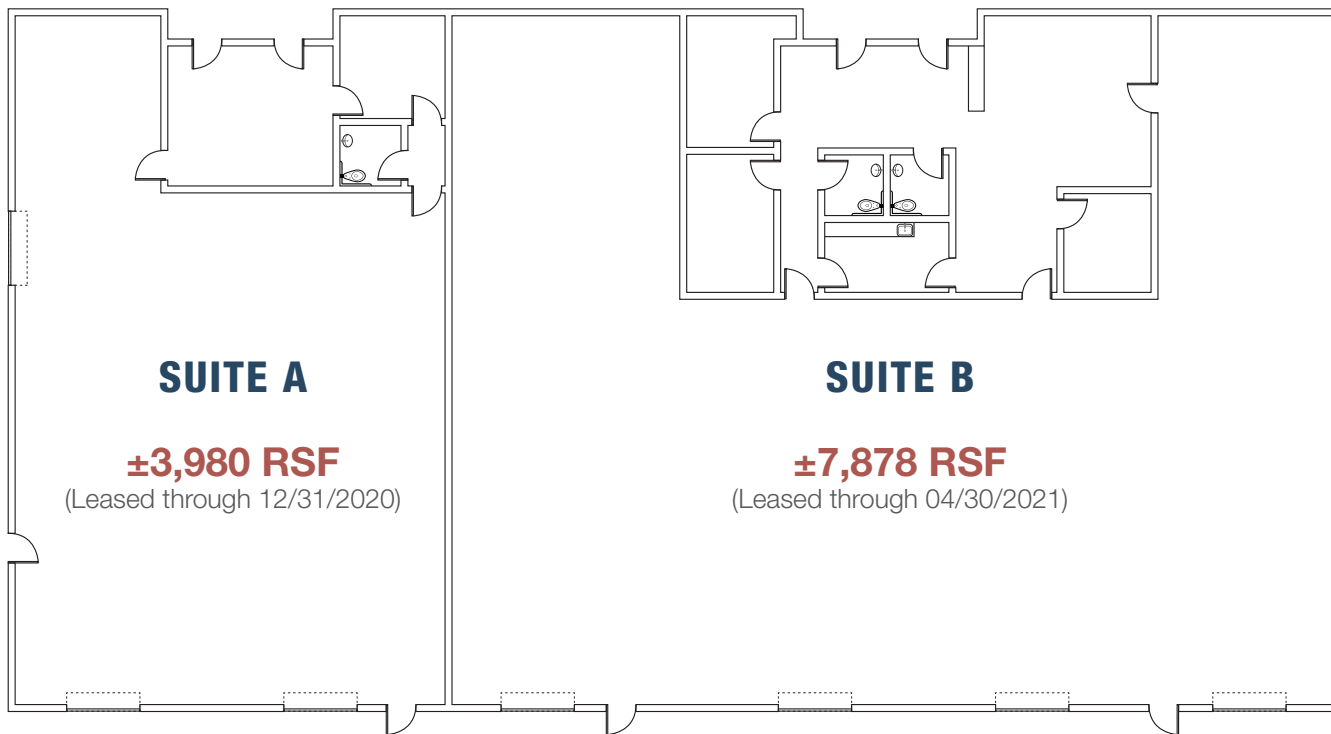


680 WEST BRADLEY AVE.

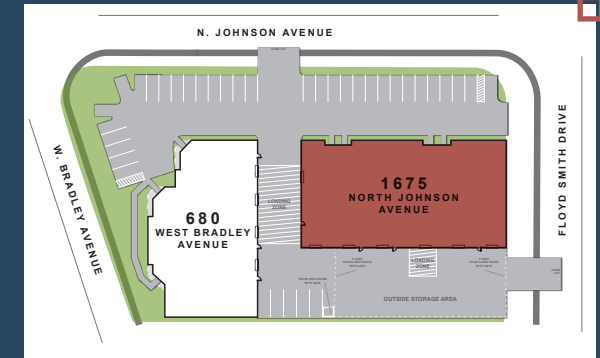
- » Approximately 9,200 SF
- » 40% office / showroom
- » Corner location
- » Signalized intersection
- » Great signage opportunity
- » 18' clear height
- » 4 grade level doors
- » Functional floor plan
- » Fire sprinklers

680 WEST BRADLEY AVENUE

1675 NORTH JOHNSON AVENUE



1675 NORTH JOHNSON AVENUE



1675 NORTH JOHNSON AVE.

- » Approximately 11,858 SF
- » 100% occupied (2 tenants)
- » Drive around access
- » 7 grade level doors
- » 18' clear height
- » Fenced yard
- » Fire sprinklers
- » Good signage

680 WEST BRADLEY AVENUE

1675 NORTH JOHNSON AVENUE



| INVESTMENT INCOME APPROACH | | | | |
|------------------------------|-----------------|-----------|---------------|---------------------|
| SUITE | TENANT | SIZE | BASE RENT PSF | MONTHLY RENT |
| 680 | Vacant | 9,200 SF | \$0.75 NNN | \$6,900.00 |
| 1675-A | Jack Montgomery | 3,980 SF | \$0.63 NNN | \$2,505.00 |
| 1675-B | Black Diamond | 7,878 SF | \$0.59 NNN | \$4,650.69 |
| | | 21,058 SF | - | \$14,055.69 |
| NET OPERATING INCOME | | | | \$168,668.00 |



OWNER/USER SBA ANALYSIS

| | |
|-----------------------------------|-----------------|
| Sales Price | \$ 3,474,570.00 |
| Less Down-payment (SBA Financing) | \$ (347,457.00) |
| Loan Amount | \$ 3,127,113.00 |

INCOME FROM 1675-B:

| | |
|---------------------------------------|--------------|
| Square Footage Leased to 1675-B | 7,878 SF |
| Rental Rate (Base Rent + NNN's) | \$ 0.84 |
| Total Gross Income From Other Tenants | \$ 6,618 .00 |

| | |
|---|---------------|
| Monthly Mortgage Payment | \$ 18,961.62 |
| NNN Expenses | \$ 5,265.00 |
| Less Income From Tenant | \$ (6,618.00) |
| Total Monthly Cost To Own Before Tax Deduction Benefits | \$ 17,609.00 |
| Per Square Foot Cost Before Tax Deduction Benefits | \$ 1.34 |

| | |
|--|---------------|
| Monthly Tax Savings | \$ (1,554.00) |
| Per Square Foot Cost To Own After Tax Benefits | \$ 1.22 |

| | |
|---|---------------|
| Monthly Principal Reduction (First Year) | \$ (6,683.00) |
| Per Square Foot Cost To Own After Tax Benefits & Principal Payments | \$ 0.71 |

CONVENTIONAL ANALYSIS

| | |
|-------------------|-----------------|
| Sales Price | \$ 3,474,570.00 |
| Less Down-payment | \$ (868,643.00) |
| Loan Amount | \$ 2,605,928.00 |

INCOME FROM 1675-A&B:

| | |
|---------------------------------------|---------------|
| Square Footage Leased to 1675-A & B | 11,858 SF |
| Rental Rate (Base Rent + NNN's) | \$ 0.85 |
| Total Gross Income From Other Tenants | \$ 10,115 .00 |

| | |
|---|----------------|
| Monthly Mortgage Payment | \$ 15,234.00 |
| NNN Expenses | \$ 5,265.00 |
| Less Income From Tenant | \$ (10,115.00) |
| Total Monthly Cost To Own Before Tax Deduction Benefits | \$ 10,384.00 |
| Per Square Foot Cost Before Tax Deduction Benefits | \$ 1.13 |

| | |
|--|-------------|
| Monthly Tax Savings | \$ (982.00) |
| Per Square Foot Cost To Own After Tax Benefits | \$ 1.02 |

| | |
|---|---------------|
| Monthly Principal Reduction (First Year) | \$ (4,550.00) |
| Per Square Foot Cost To Own After Tax Benefits & Principal Payments | \$ 0.53 |

680 WEST BRADLEY AVENUE
1675 NORTH JOHNSON AVENUE



RANDY LACHANCE, SIOR
Senior Vice President | Lic. No. 00969674
858.458.3374 | rlachance@voitco.com

GREG MARX
Associate | Lic. No. 01940696
858.458.3302 | gmarx@voitco.com

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | Lic #01991785 | www.voidco.com

Licensed as a Real Estate Salespersons by the CA Bur of Real Estate. ©2018 Voit Real Estate Services, Inc. All Rights Reserved. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

Voit
REAL ESTATE SERVICES