



877

ANCHORAGE PLACE  
Chula Vista, California 91914

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REAL ESTATE SERVICES

THE  
CLARK  
TEAM

# 877

## ANCHORAGE PLACE

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### PROPERTY FEATURES

- Built-out office condominium of approximately 1,148 SF
- Great owner/user opportunity
- Highly desirable one-story office condominium
- Corner unit with abundant natural lighting
- Reserved parking spaces for the condominium
- Open layout with a front window glassline
- A lobby separate from the office space for increased privacy
- Two restrooms within the office space
- Enterprise Zone Incentives
- 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

**SALE PRICE: \$275,000**



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### SBA PURCHASE SCENARIO

Property Purchase Price:	\$275,000
Less Down Payment:	\$27,500
<b>Wells Fargo 1st TD:</b>	<b>\$247,500</b>
Amort - Wells Fargo 1st TD:	25
Wells Fargo Interest Rate:	4.40%
<b>Total Monthly Mortgage Payment:</b>	<b>\$1,362</b>

**Total Monthly Payment Per Square Foot: \$1.19\***

\*Monthly mortgage payments based on a 25 year fixed rate SBA 7A loan monthly payment, with interest rates at 4.40% (Numbers accurate and up-to-date as of April 2015).

### ESTIMATED LOAN COSTS

#### Wells Fargo and SBA:

Loan Documentation Fee:	\$0
Wells Fargo Loan Fee:	\$0

#### Third Party Fees:

SBA or SBA/CDC Loan Fee:	\$5,569
Title Insurance/Escrow:	\$649
Appraisal and Review:	\$3,500
Environmental:	\$2,500
Est 1st TD refi costs, year 10:	\$0

**Total Fees: \$12,217**



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