

FOR SALE COMMERCIAL CONDO

861 HAROLD PLACE, CHULA VISTA CA 91941

1,799-5,765 SF FLEX SPACE AVAILABLE



- Newer Construction - High Quality Improvements
- Minutes to/from Hwy 125 & Otay Ranch Town Center
- Flexible Zoning Allows for Many Fitness Related Businesses
- Excellent High Visibility End-Cap Location
- Abundant Parking
- Good Demographics and Large Employment Pool
- Fiber Optic Internet Available
- Sale Price: As Low as \$550,000
- Ask About Ownership Incentives & Benefits!



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FOR SALE

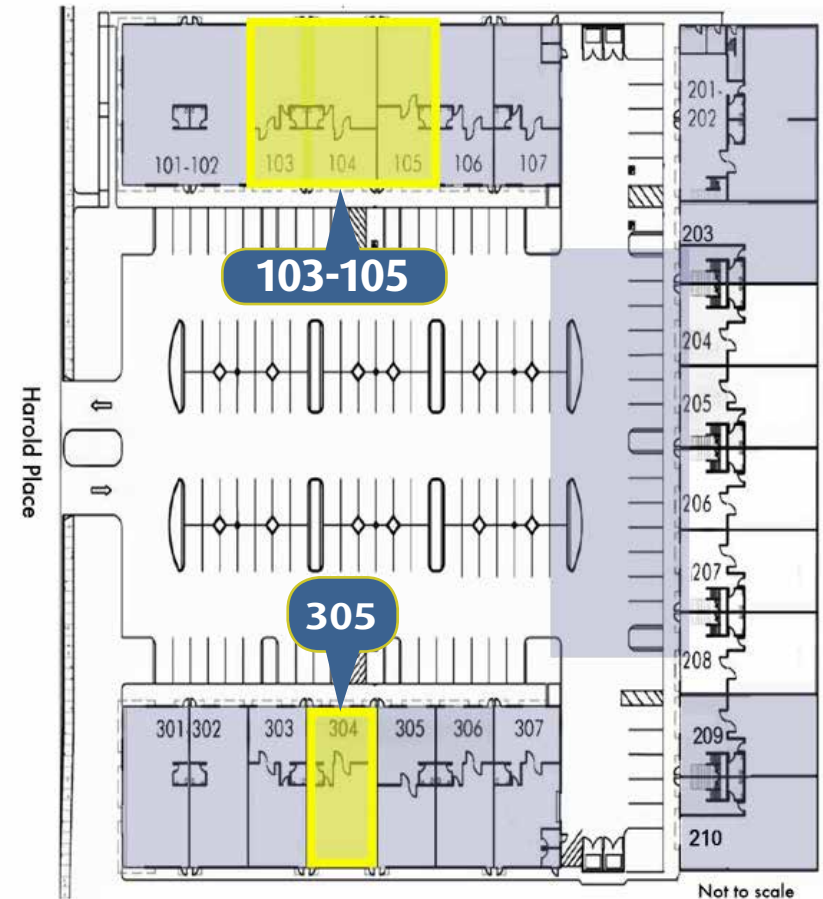
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SUITE	SF	DESCRIPTION
305	1,799	<ul style="list-style-type: none">• Flex Space with Grade Level Roll Up Door• Sale Price \$550,000• Ask About Expansion up to 3,958 SF
103-105	5,765	<ul style="list-style-type: none">• Existing Church Site with Valid CUP (Conditional Use Permit)• Available May 1, 2019• Sale Price: \$1,749,000



SITE PLAN



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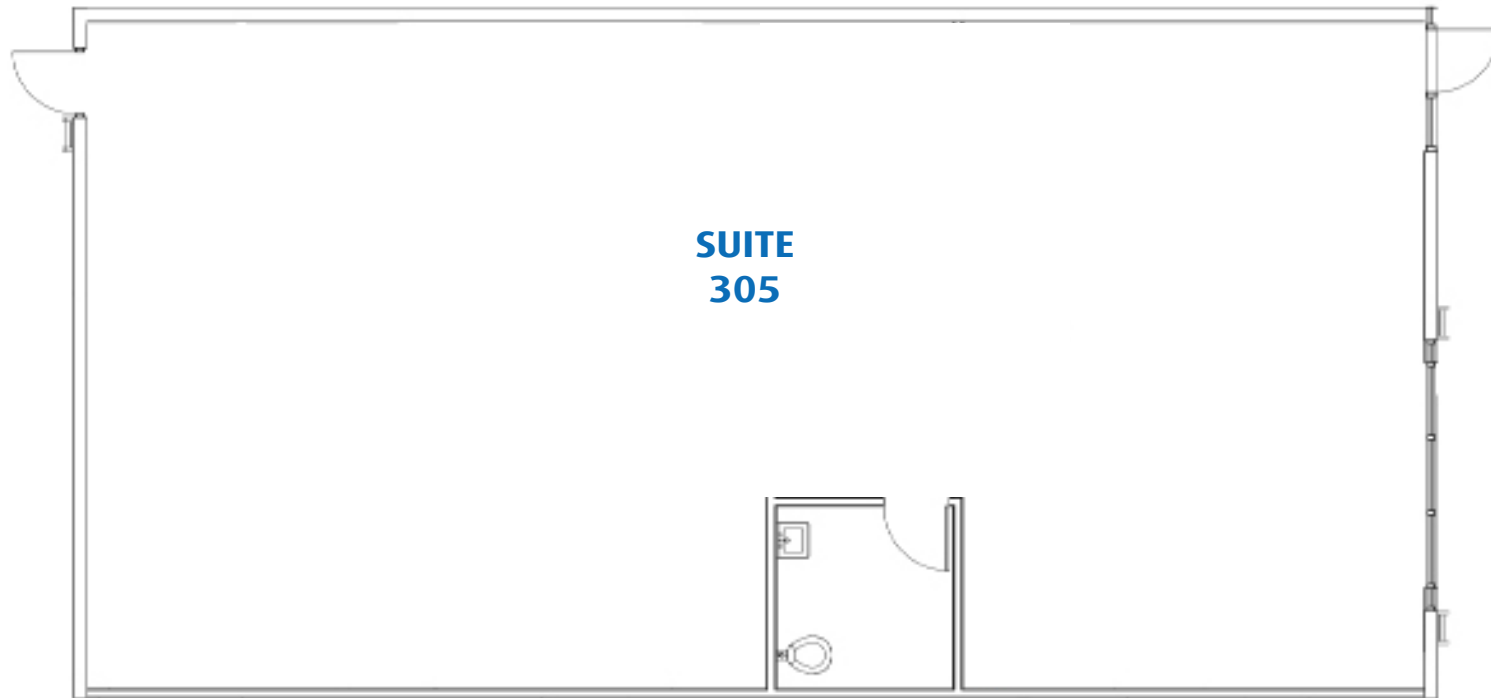
This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

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FLOOR PLAN



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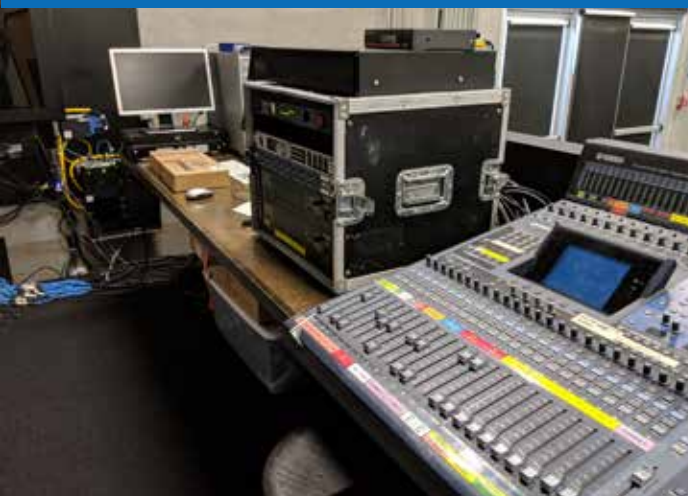
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SUITE 103-105



**COMMERCIAL
ASSET
ADVISORS**

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AFTER TAX EFFECTIVE MONTHLY COST PER RENTABLE SQUARE FOOT ANALYSIS OWNER/USER

APPROXIMATE OCCUPIED RENTABLE SQUARE FOOTAGE:	1,799
APPROXIMATE TOTAL SQUARE FOOTAGE:	1,799
PRICE PER SQUARE FOOT (shell plus tenant improvements):	\$305.73
TOTAL PROJECT COST:	\$550,000
DOWN PAYMENT %:	15%
DOWN PAYMENT \$:	\$82,500
LOAN AMOUNT:	\$467,500
INTEREST RATE:	6.00%
AMORTIZATION PERIOD:	25.00



ESTIMATED RENTAL INCOME WITH LEASEBACK	
TENANT INCOME (ANNUAL)	\$0
ESTIMATED ANNUAL PROPERTY EXPENSES (4):	
ESTIMATED OWNERS ASSOCIATION DUES (2016 Est. at \$0.17/sf/mo)	3,670
INSURANCE (Property Value*.00178)	979
TAXES (1.15% of Sales Price)	6,325
TOTAL (5)	\$10,974

	(+) Plus	(-) Minus	(=) Equals	(-) Minus	(=) Equals	(-) Minus	(=) Equals	Divided by 12 =
ANNUAL DEBT SERVICE EXPENSE (1)	EST. MONTHLY PROPERTY EXP. PAID BY OWNER (4)	ANNUAL TENANT INCOME (5)	ANNUAL SUB-TOTAL	AVG. ANNUAL PRINCIPAL PAYDOWN (2)	ANNUAL SUB-TOTAL	DEPRECIATION ANNUAL TAX SAVINGS (3)	ANNUAL SUB-TOTAL	EFFECTIVE MONTHLY SUB-TOTAL
\$36,145	\$10,974	\$0	\$47,119.27	\$11,055	\$36,064	\$5,950	\$30,114	\$2,509
			\$3,927					
MONTHLY COST PER SQUARE FOOT (PROPERTY SF)			\$2.18		\$1.67		\$1.39	
EFFECTIVE MONTHLY EXPENSE / OCCUPIED SF			\$2.18		\$1.67		\$1.39	

1. Based on Loan Amortization Table
2. Average annual principal paydown based on 10 year accumulation from Loan Amortization Table
3. Assumes 35% effective tax rate (state & federal) plus deduction for depreciation based on 27.5 year straightline estimated schedule - 85% (bldg value) of sale price.
4. Estimated expenses include estimated property taxes, plus estimated insurance, estimated maintenance, and estimated utilities. Please consult your tax advisor about property expenses which may be tax deductible.
5. Rents are proforma only. We makes no representations that these rents are guarantied or warrantied in any way.

Note: Consult with your tax advisor. There are no representations, recommendations or warranties as to the validity of this information or the impact of such on a sale. There are several assumptions made in this scenario and buyer should not rely on this information when making a purchase decision.



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