

FOR SALE

# Santee Investment Property

8774 Cuyamaca Street, Santee, CA 92071



**BERKSHIRE  
HATHAWAY**

HomeServices

California Properties



## Property Details

- > Building: Suite A: ± 1,831 SF  
Suite B: ± 1,831 SF  
Total: ± 3,662 SF
- > Land: 11,622 SF
- > Parking: 15 stalls, plus shared access throughout
- > Zoning: C, Santee
- > APN: 384-350-45
- > Year Built: 1973
- > **Price: \$1,400,000**
- \*Ask about seller financing

## Property Highlights

- > Minimal Landlord responsibilities.
- > Very flexible zoning allows medical, office and retail uses. Currently used for retail.
- > Owner installed brand new roof and brand new A/C units in July 2017.
- > Located on the NW corner of the four-way lighted intersection of Cuyamaca Street and Buena Vista Avenue.
- > Less than a minute from CA-52 on/off-ramps.

**Gary Losey**

P: 760.331.7057

gary@loseygroup.com

CA BRE #: 01712147

**Berkshire Hathaway HomeServices  
CA Properties - Commercial Division**

7030 Avenida Encinas, Suite 100

Carlsbad, CA 92011

P: 760.431.3330

FOR SALE > Floor Plan

# Santee Investment Property

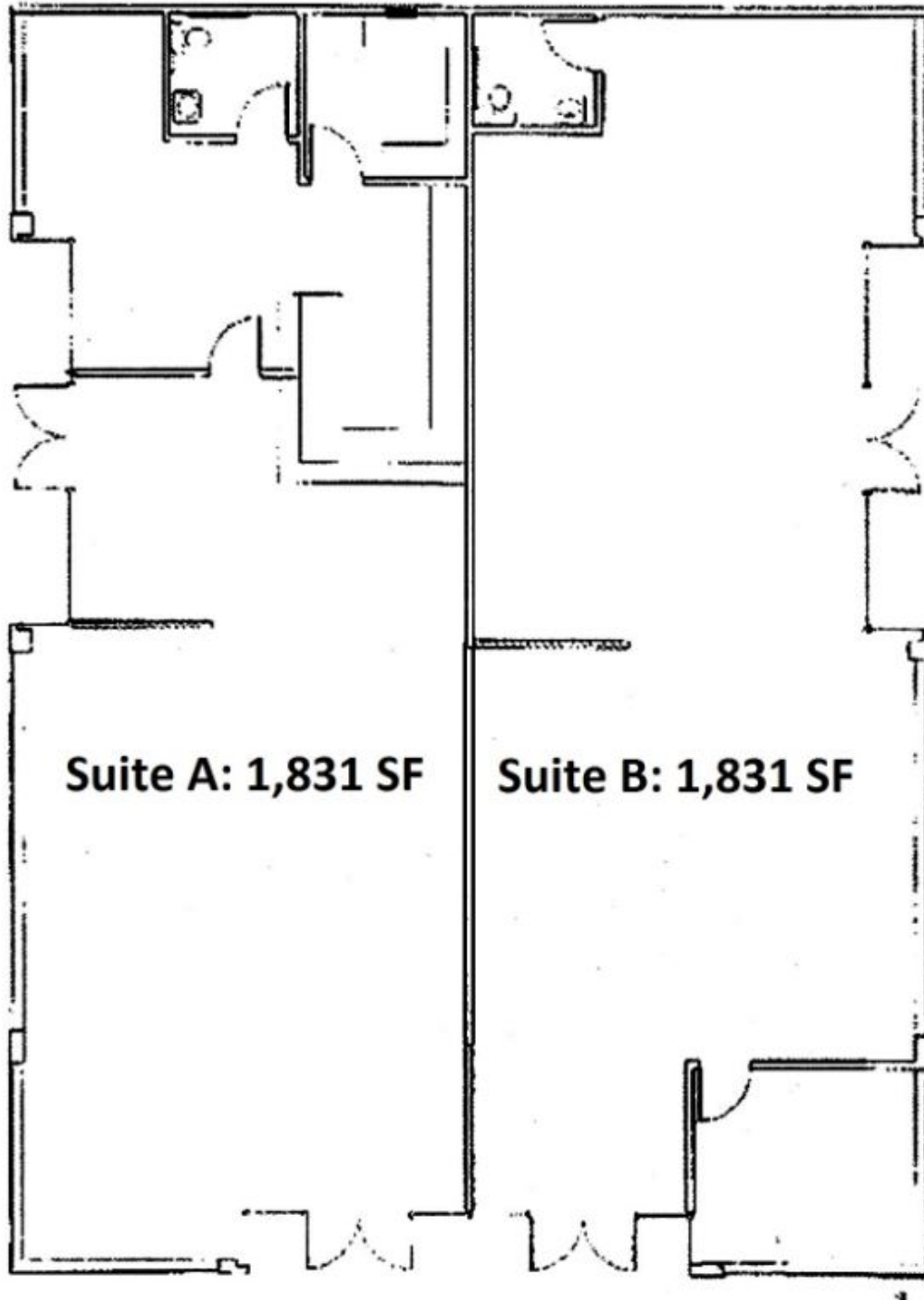
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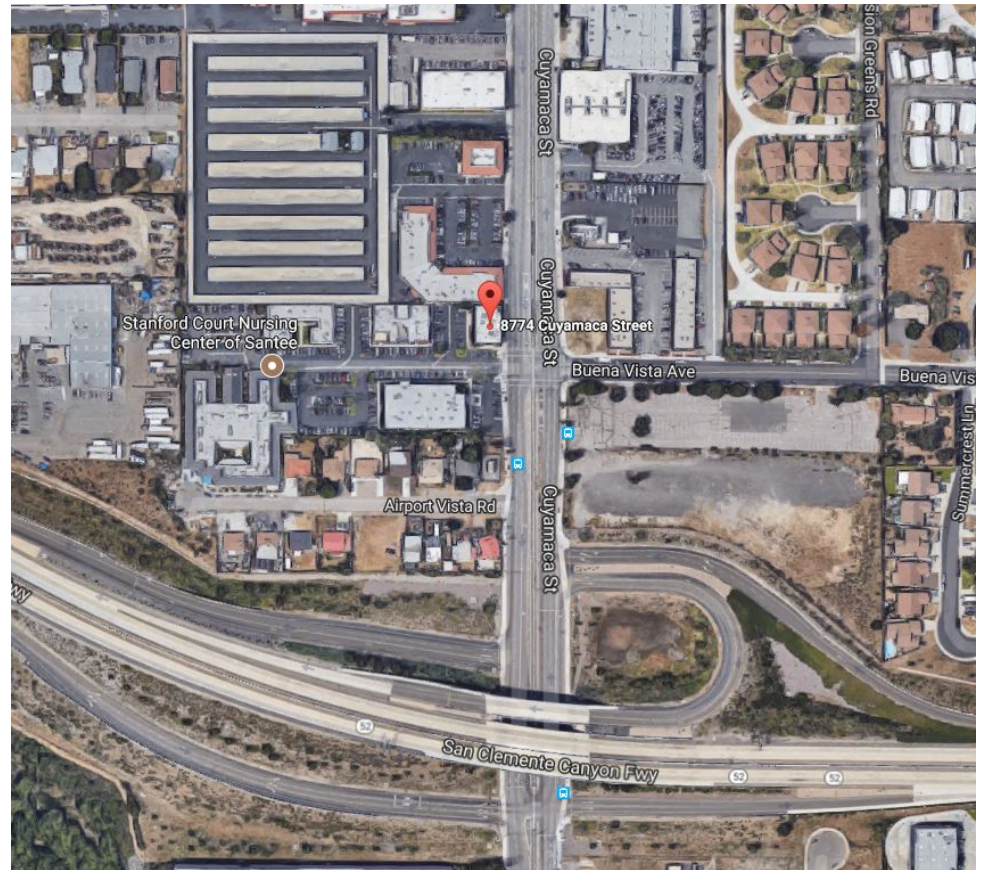
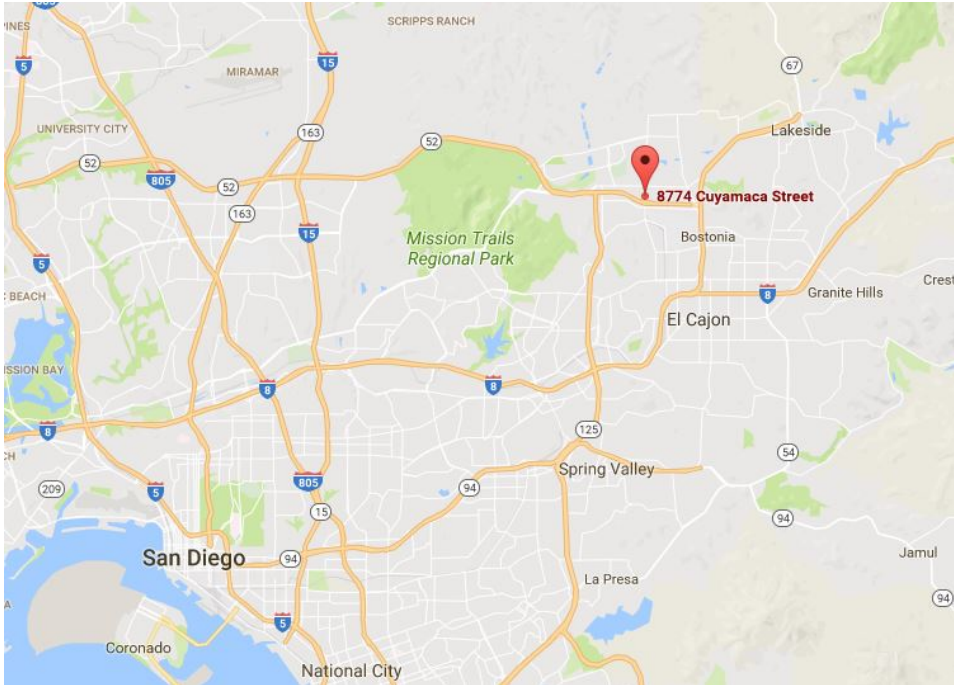
FOR SALE > Aerials



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## Santee Investment Property

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Income		Current Pro Forma	Market Pro Forma	
<b>Scheduled Market Rent</b>		\$52,734	\$59,688	
Less: Concessions	Current: 5.00%	(\$2,637)	(\$1,791)	
<b>Net Rental Income</b>		<b>\$50,098</b>	<b>\$57,897</b>	
<b>Total Operating Income (EGI)</b>		<b>\$50,098</b>	<b>\$57,897</b>	
<b>Estimated Expenses</b>				
Water Backflow Certificate Fee		\$75	\$75	
Parking Lot Maintenance		\$414	\$414	
Utilities (Water, Sewer, Electric & Gas)		\$0	\$0	
Base Property Taxes		\$13,806	\$13,806	
Insurance		\$1,700	\$1,700	
<b>Total Estimated Expenses</b>		<b>\$15,995</b>	<b>\$15,995</b>	
	% of Scheduled Rent:	<b>30.33%</b>	<b>26.80%</b>	
	Per SF:	\$4.37	\$4.37	
	Per Unit:	\$7,997	\$7,997	
<b>Net Operating Income</b>		<b>\$34,103</b>	<b>\$41,903</b>	
<b>Cap Rate Analysis</b>				
	<b>Price</b>	<b>\$/Foot</b>	<b>Cap Rate Current</b>	<b>Cap Rate Market</b>
<b>Listing Price</b>	<b>\$1,400,000</b>	<b>\$382</b>	<b>2.44%</b>	<b>2.99%</b>

*\*Income and expenses are solely estimated, buyer to independently investigate all financial information.*

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