

FOR SALE

*±36,562 SF MULTI-TENANT  
INVESTMENT OPPORTUNITY  
LOCATED IN MIRAMAR, CA*

*Available Office Building on a ±53,143 sf lot*



9625 BLACK MOUNTAIN RD, SAN DIEGO, CA 92126

**km** Kidder  
Mathews



# INVESTMENT SUMMARY

<b>Price</b>	<b>\$6,300,000</b>
Down Payment	\$2,520,000 (40%)
Current CAP	7.22%
Proforma CAP	9.99%
Year Built	1985
Approx. Lot Size (SF)	±53,143
Approx. Net Rentable SF	±36,562
Cost Per Net RSF	\$172.00
Cost Per SF Land	\$118.55

## ANNUALIZED EXPENSES

	<b>Year 1</b>	<b>Year 2</b>
Taxes	\$77,490.00	\$79,814.70
Insurance	\$16,728.27	\$17,230.12
Repairs & Maintenance	\$20,000.00	\$20,600.00
Janitorial	\$31,166.51	\$32,101.51
Landscaping	\$5,030.00	\$5,180.90
Utilities	\$70,080.78	\$72,183.20
Fire Equipment Service	\$3,969.94	\$4,089.04
Total Expenses	\$224,465.50	\$231,199.47
Total Expenses per SF	\$6.14	\$6.32

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age is approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# 9625 BLACK MOUNTAIN RD



*18 MIN*

13.9 MILES | DOWNTOWN SD

*21 MIN*

15.2 MILES | SAN DIEGO AIRPORT

*45 MIN*

36.5 MILES | OCEANSIDE

*Pacific Ocean*



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SAN DIEGO, CA 92126



*Exclusively listed by*

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**km** **Kidder**  
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