

Seller Financing Available



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FOR SALE OR LEASE

7544 Trade St
San Diego, CA 92121

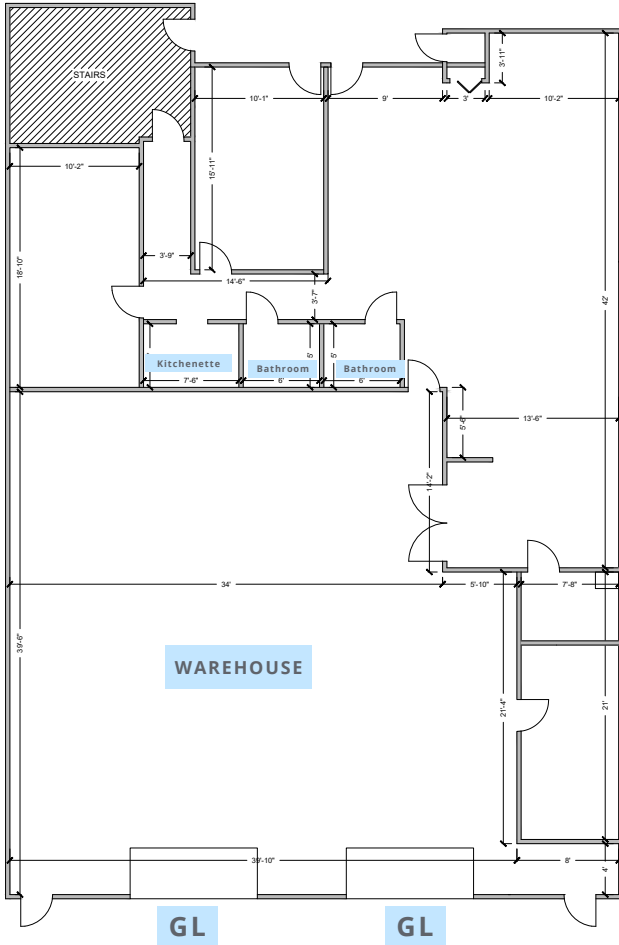
Central San Diego – Miramar

Property Highlights

- ±4,781 SF Industrial PID Building
- 60% Warehouse / 40% Office
- Two (2) Grade Level doors
- 16' - 18' Clear Height
- Central San Diego Location – Western Miramar
- City of San Diego IL-2-1 Zoning
- Excellent Access to Miramar Rd, I-15, 1-805, & I-5
- Enclosed Patio/Break Area
- Convenient Truck Access
- Lease Rate: Contact Broker
- Sale Price: \$1,800,000 (\$376/SF)

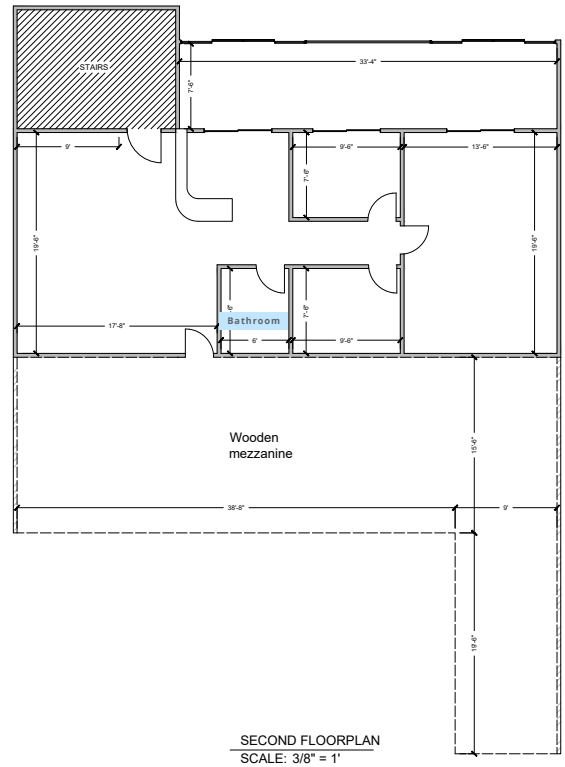
Floor Plan

First Floor



FIRST FLOORPLAN
SCALE: 3/8" = 1'

Second Floor



SECOND FLOORPLAN
SCALE: 3/8" = 1'

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For Sale or Lease - 7544 Trade St | Miramar - Central San Diego
±4,781 SF Industrial PID Building



Why Lease When You Can OWN?

7544 Trade Street, San Diego, CA. 92121

OWN

LEASE

Purchase Assumptions		Lease Assumptions	
Size (Square Feet)	4,781	Size (Square Feet)	4,781
Purchase Price plus improvements	\$1,800,000	Lease rate per SF/Month (Gross)	2.00
		Monthly Lease	\$9,562

Start-up Costs		Start-up Costs	
10% Down + loan costs	\$201,000	Prepaid Rent/Sec Deposit	\$9,562
		Improvements	\$0.00
Total out of pocket	\$201,000	Total out of pocket	\$9,562

Monthly Costs		Per SF	Monthly Costs	Per SF
Mortgage payment	\$2.16	\$10,342.88	Lease Payment	\$2.00 \$9,562
Operating Exp/CAM	\$0.30	\$1,434.30	Operating Exp/CAM	\$0.30 \$1,434
Property Taxes	<u>\$0.35</u>	<u>\$1,650.00</u>	Property Taxes	<u>\$0.00</u> <u>\$0.00</u>
Total Monthly Costs	\$2.81	\$13,427.18	Total Monthly Costs	\$2.30 \$10,996

Monthly Ownership Benefits (Estimated)			Monthly Ownership Benefits (Estimated)		
Tax Benefits			Tax Benefits		
Mortgage Int. Deduction (5 yr avg)	\$2,601.17		Mortgage Int. Deduction	\$0.00	
Operating Exp/CAM deduction	\$502.01		Operating Exp/CAM deduction	\$502.01	
Property Tax deduction	\$577.50		Property Tax deduction	\$0.00	
Depreciation deduction	\$892.73		Lease deduction	\$3,346.70	
Other Benefits			Other Benefits		
Rental Income	\$0.00		Rental Income	\$0.00	
Average Appreciation	3.00%	<u>\$4,500.00</u>	Average Appreciation	<u>\$0.00</u>	
Total Ownership Benefits		\$9,073.40	Total Ownership Benefits		\$3,848.71
Total Effective Monthly Cost:			Total Effective Monthly Cost:		
		\$4,353.78			\$7,147.60

Ownership Analysis Summary

Annual Effective Cost Difference	\$33,526
Average Annual Principal Paydown	\$34,932
Annual Wealth Creation	\$68,458
15 Year Wealth Creation	\$1,026,863

*Terms subject to change. Do not rely on the assumptions used in this analysis; please consult your financial advisor approval subject to credit qualifications/not a commitment to lend



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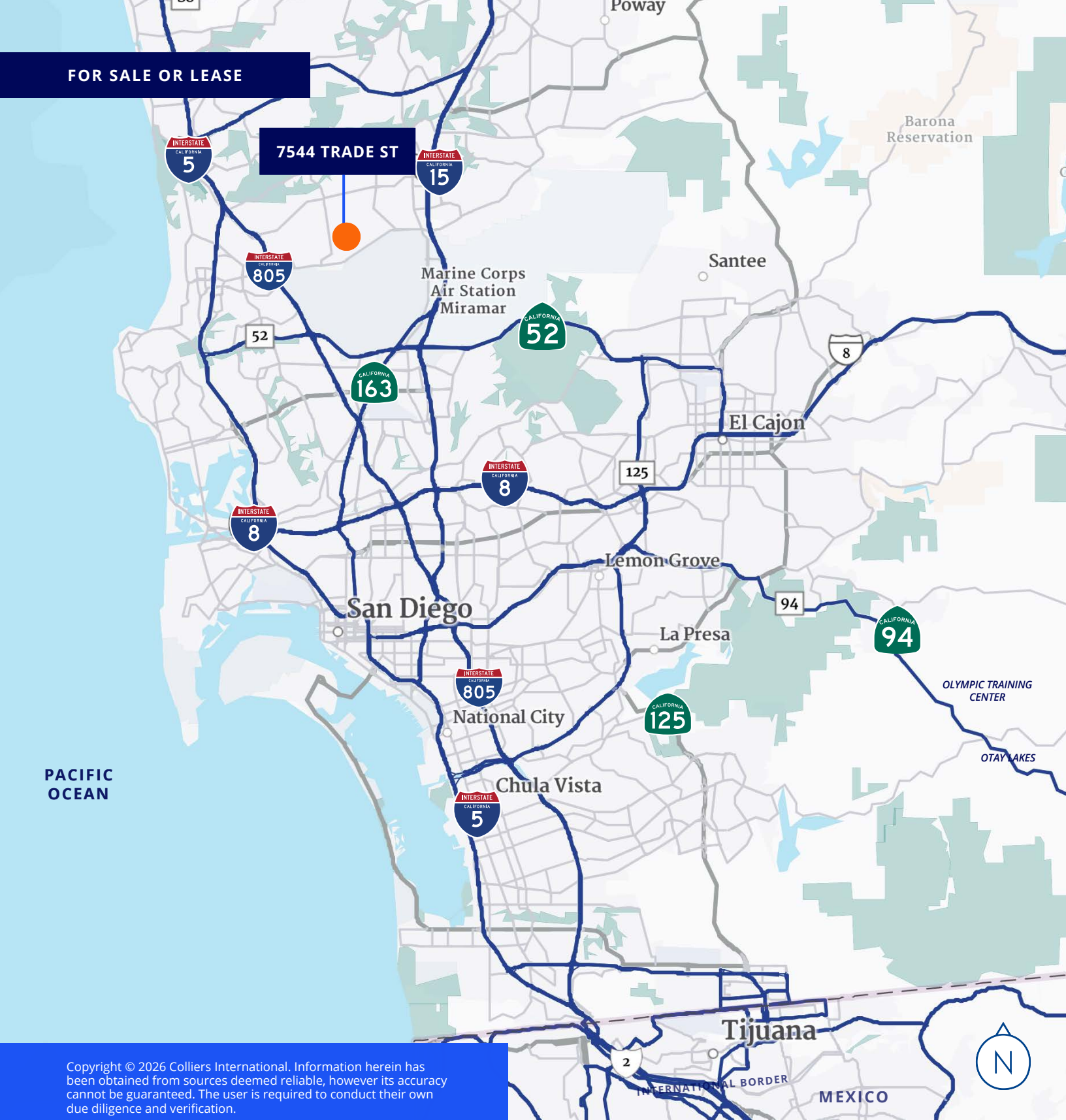


PROPERTY PHOTOS



FOR SALE OR LEASE

7544 TRADE ST



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