



PROPERTY BROKERAGE INC.
REAL ESTATE
Sales | Leasing | Management

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1970 E VISTA VISTA, CA 92084

Introducing a unique purchase opportunity in the City of Vista - a two-story medical office/retail property, first time on the market. This property offers an enticing prospect for both owner/users and value-add investors. Potential parcel for a licensed Medical Cannabis Storefront.

Spread across a generous 17,123 SF (0.39-acre) lot, the building's location and size offer immense potential. Whether you're envisioning a bustling medical practice or a thriving retail business, this property can accommodate your vision.

The two-story structure allows for flexible space utilization, catering to various business needs. Its prime location in Vista ensures high visibility and accessibility, enhancing its appeal to potential clients or tenants.

FOR SALE

**1970 E Vista Way
Vista, CA 92084**

PURCHASE PRICE:

\$1,250,000

Land Size: 17,123.00 Sq. Ft.

Property Size: 4,052 Sq. Ft.

Year Built: 1979

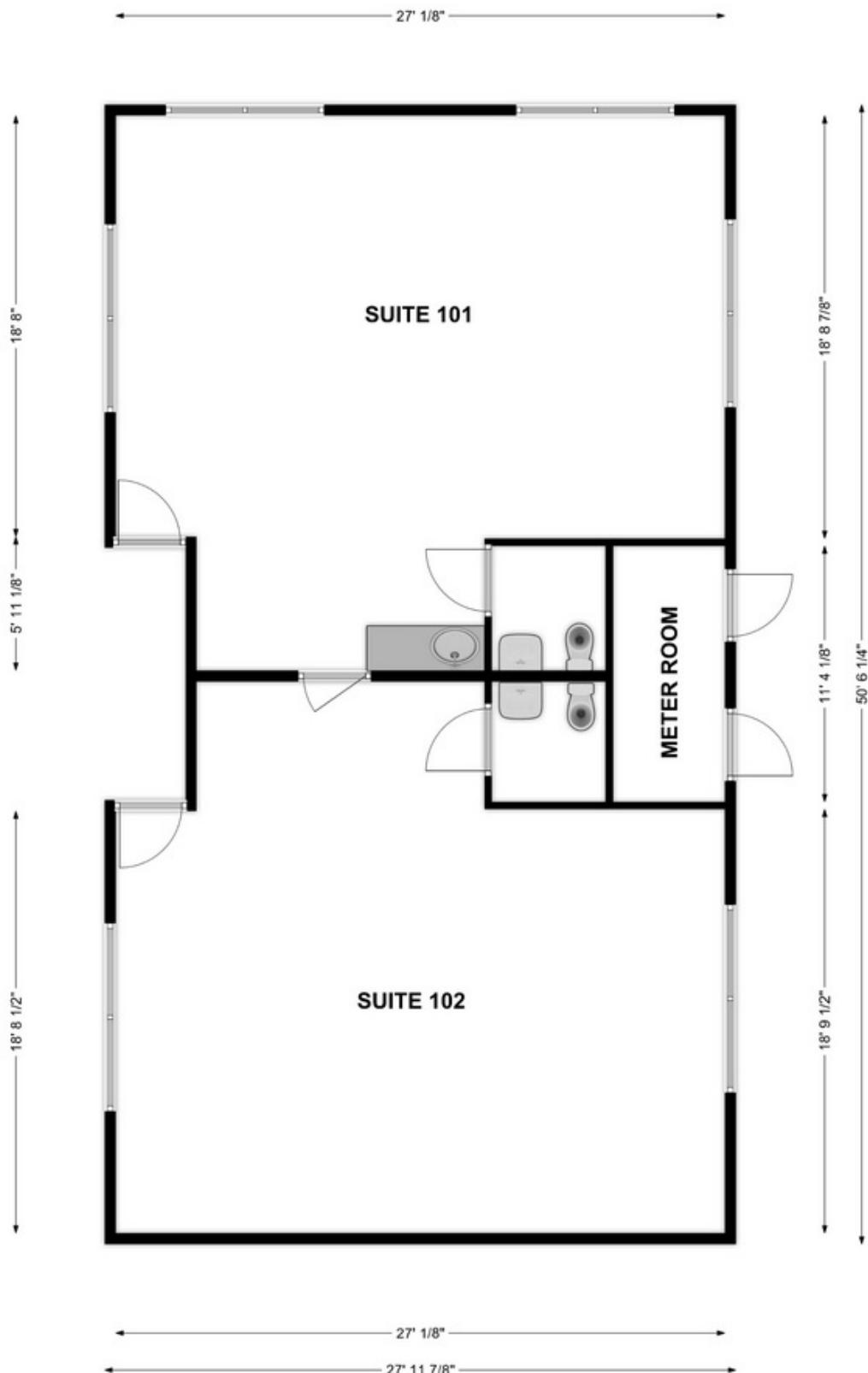


- Sales Price: \$1,250,000
- One and Two Story Office/Retail Building
- Building Size: 4,052 SF
- Parcel Size: 17,123 SF
- Centrally Located in Vista near Hwy 76, 78 & I15
- Zoned C-1 Commercial
- 24 Parking spaces
- 6 Meters and 1 House Meter - 400 Amp
- Surrounded by 91 new housing units on 3 developments
- Well maintained by original ownership.
- First time offered to the public.
- Owner User or value add investor. \$3,125 Gross income.
- Potential licensed Medical Cannabis Storefront location.



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

FIRST FLOOR SUITE 101/102

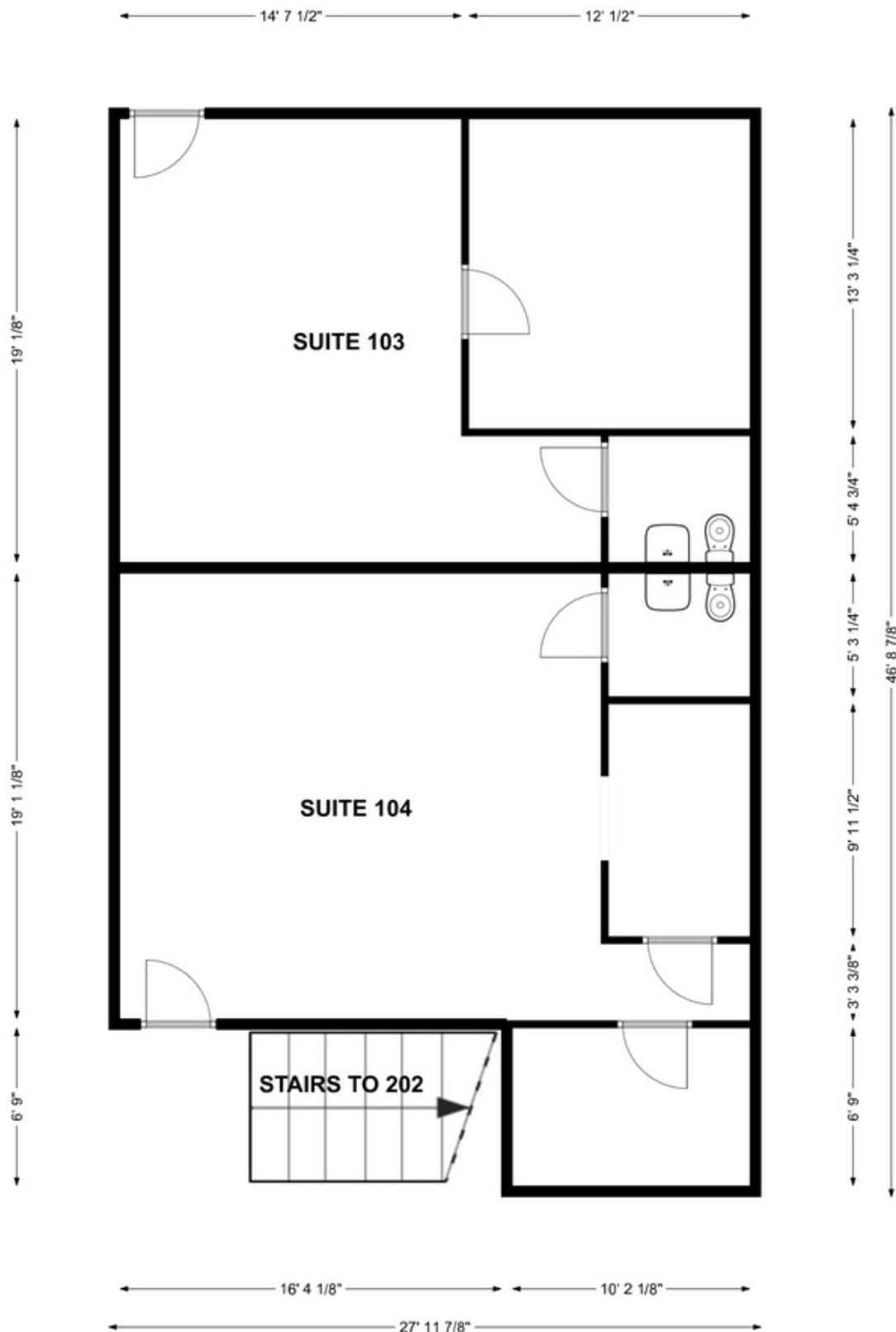


*Measurements are approximate and for reference purposes only.



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FIRST FLOOR SUITE 103/104

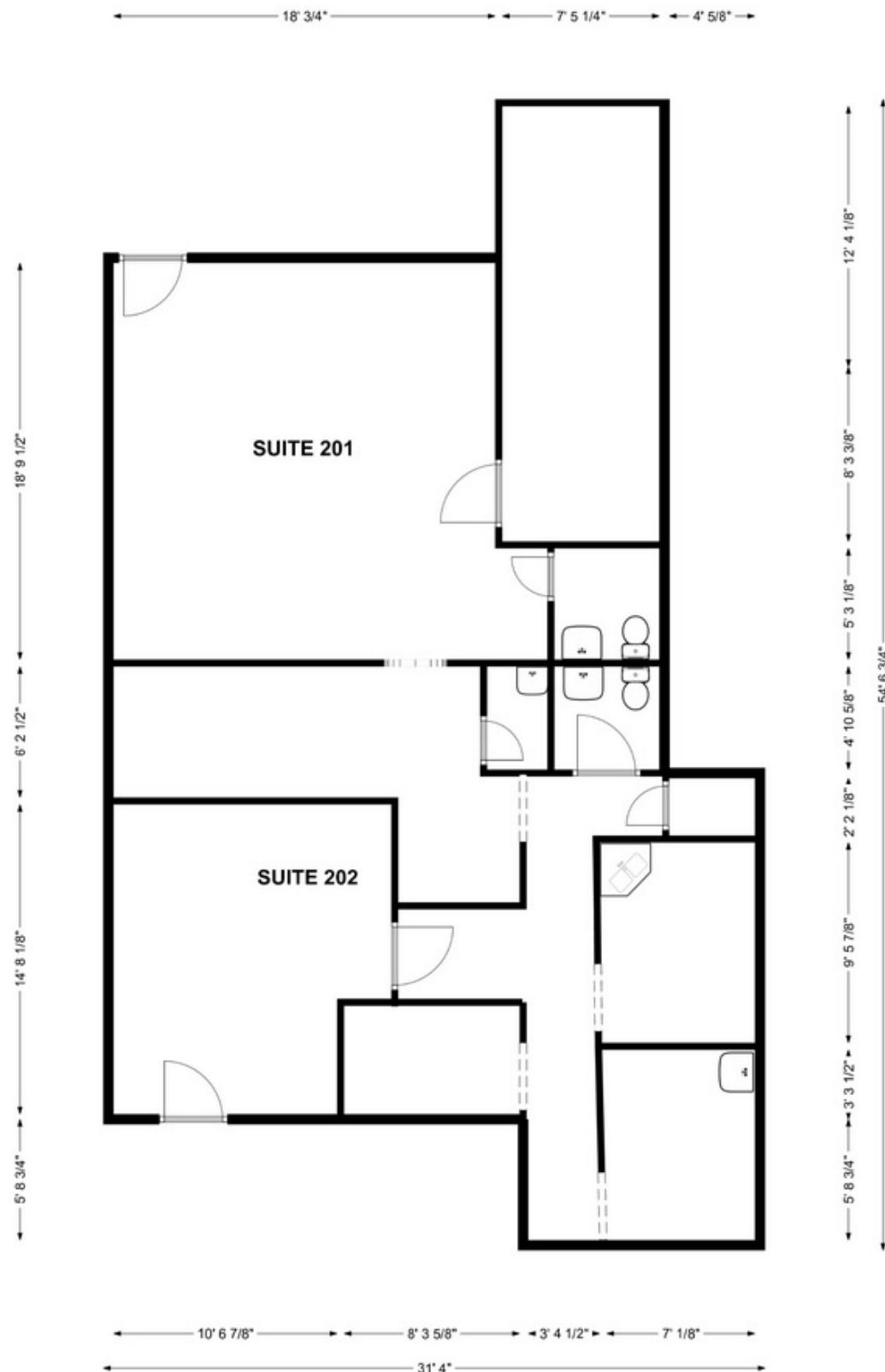


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SECOND FLOOR SUITE 201/202

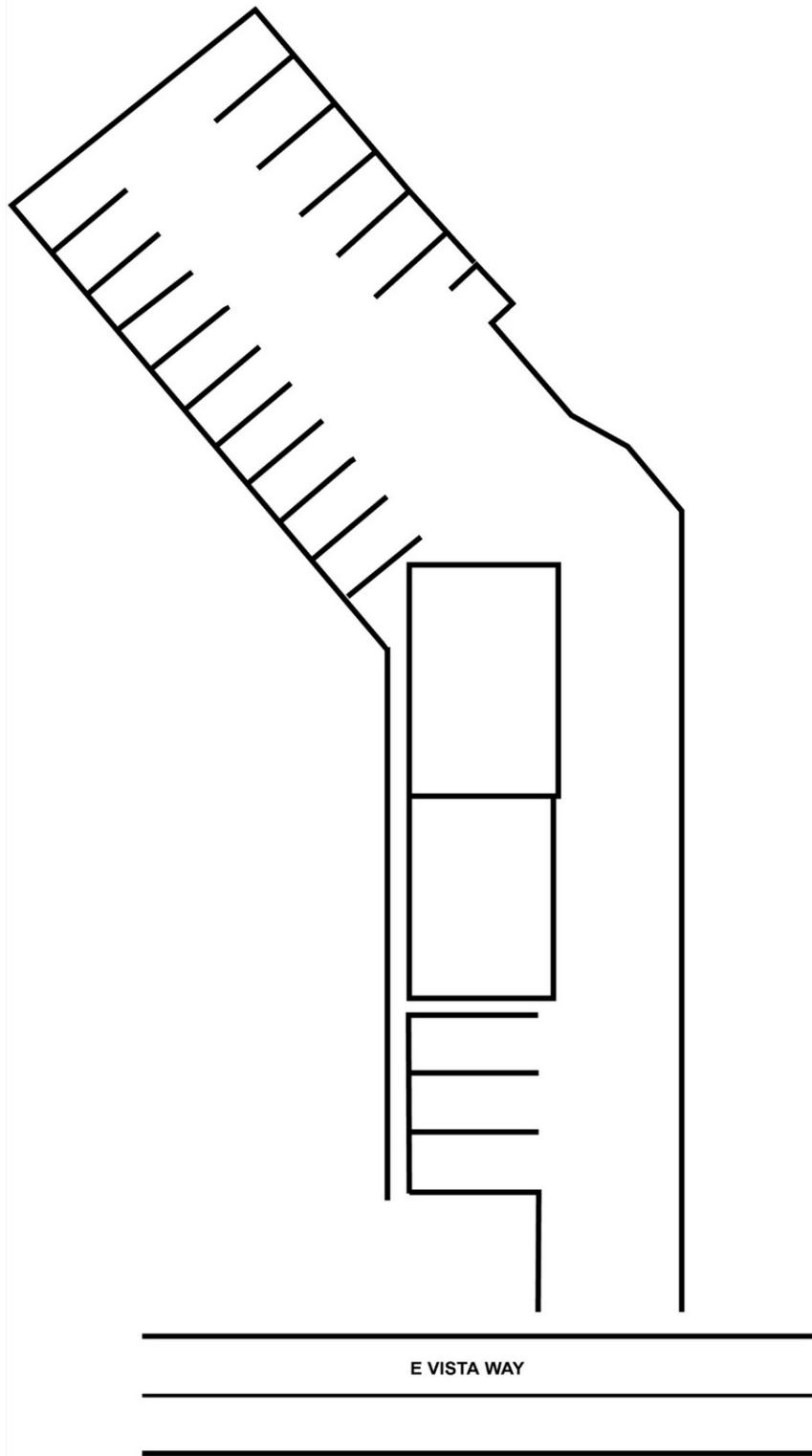


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SITE PLAN



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Lease vs. SBA 504 Purchase Scenario

Purchase		Lease	
Purchase Terms		Lease Terms	
Building Size - Square Feet	4,052	Square Footage Leased by Small Business	4,052
Project Amount	\$1,255,200	Security Deposit	\$7,500
Price Per Square Foot	\$310	Tenant Improvement Cost (purchase budget)	\$0
Required Down Payment	\$125,520	Total Cash Outlay	\$7,500
Total Mortgage Debt	\$1,129,680		
Proposed Interest Rate (Combined)	6.18%	Lease Obligation (Years)	10
Monthly Payment (Not Including CAM)	\$7,546	Rent Per Square Foot	\$1.75
Monthly Payment (Per Square Foot)	\$1.86	Monthly Rent	\$7,091
Annual Loan Payments	\$90,557	Annual Rent Payments	\$85,092
Buyer's Assumed Tax Bracket	33.00%	Tax Benefits Of Renting	
Expected Appreciation Rate	3.00%	Tax Deduction (Rent)	\$85,092
Annual Benefits Of Ownership (ROI)		Tax Deduction (Depreciated T.I.'s)	\$0
Tax Deduction - Depreciation	\$24,138	Tax Deduction - Total	\$85,092
Tax Deduction - Interest Paid	\$73,402	Less Tax Savings	\$28,080
Tax Deduction - Total	\$97,541	After Tax Rent Expense	\$57,012
Annual Tax Savings (Total X Tax Rate)	\$32,188	Alternative Earnings On Down Payment	
Annual Appreciation	\$37,656	Required Down Payment	\$125,520
Equity Build Up in Loan Payments	\$21,171	Less Cash Outlay When Renting	-\$7,500
Annual Lease Income Net of Tax Rate	\$0	Net Cash Available For Investment	\$118,020
Annual Return On Investment	\$91,016		
Annual Rate Of Return On Investment	7.25%	Assumed Rate On Investment	5.00%
Recap Purchase Transaction Costs		Annual Income From Investment	\$5,901
Annual Return On Investment	\$91,016	Less Applicable Taxes	\$1,947
Less Annual Loan Payments	-\$90,557	Annual After Tax Gain	\$3,954
Net Annual Gain (Profit)	\$458		
Annual Equity Gain *	\$58,827	Recap Of Lease Transaction Costs	
* Year 1 Equity + Appreciation		After Tax Rent Expense	-\$57,012
		Less Annual After Tax Gain	\$3,954
		Net Cost To Lease (Loss)	-\$53,058
Annual Equity Gain		Annual Equity Gain	\$0

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The #1 SBA 504 Lender In the Nation

This analysis is for illustration purposes only. Please contact your tax professional for additional information. Analysis assumes operating costs to be equal when renting or buying.

Other General Assumptions:

Improvement Ratio	75%
Depreciation Building - Years	39
Depreciation Period TI's - Years	10
Down Payment Required	10.00%

Occupancy costs for buying and renting are assumed to be the same.



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