

OFFERING MEMORANDUM

VITALITY AT GOVERNOR PARK

5080-90 Shoreham Place San Diego, CA 92122

**FULLY
RENOVATED
OFFICE/MEDICAL
CONDOS NEXT
TO UTC**



Renderings are conceptual and for illustrative purposes only. Actual property improvements may vary.

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CAST
CAPITAL PARTNERS



SUITES AVAILABLE FOR SALE

5080 Shoreham Place	Suite 102	989 SF (Contiguous up to 6,549 SF)
5080 Shoreham Place	Suite 103	2,289 SF (Contiguous up to 6,549 SF)
5080 Shoreham Place	Suite 200	1,154 SF (Contiguous up to 6,549 SF)
5080 Shoreham Place	Suite 201	1,449 SF
5080 Shoreham Place	Suite 203	2,117 SF (Contiguous up to 6,549 SF)
5090 Shoreham Place	Suite 100	3,424 SF
5090 Shoreham Place	Suite 110	732 SF
5090 Shoreham Place	Suite 206	3,799 SF
5090 Shoreham Place	Suite 208	1,849 SF (Contiguous up to 3,653 SF)
5090 Shoreham Place	Suite 212	1,804 SF (Contiguous up to 3,653 SF)



EXECUTIVE SUMMARY

Cast Capital Partners is pleased to present Four Governor, the latest office/medical office condominium project. Located in Governor Park, adjacent to UTC and the “Golden Triangle” this innovative and highly functional two-story 2-building property hosts incredible features for small tenants. The property sits in a park-like setting with natural light and offers underground parking. The office user trend is strongly indicating that small business owners want to own their own real estate and control a piece of Southern CA real estate to suit their office needs. The property will feature 22 units with up to 36 units for sale.

The site is located in Governor Park amongst San Diego’s most dense concentration of Fortune 500 companies with neighbors such as UCSD, Apple, Amazon, Google, Scripps, Qualcomm, Illumina, Pfizer and many other leading tech, biotech, and professional services firms. Bolstered by its central location, easy access to the transportation network, and immediate adjacent to higher-cost alternatives, Governor Park is the ideal location for an office user. The submarket has approximately 900,000 SF total and the third lowest vacancy rate in Central San Diego at 6.3%.

CAST specializes in boutique, opportunistic investment and development projects that capitalize on our brokerage relations and deep understanding of the San Diego market. We are excited to bring Four Governor to the market and showcase the ideal setting for office / medical office condominium users in Central SD.

PROPERTY DETAILS

TOTAL BLDG SF: 50,710 SF

LAND SF: 2.70 AC

YEAR BUILT: 1986

NO. OF BUILDINGS: TWO (2)

PARKING: 154 TOTAL SPACES (112 SURFACE + 42 COVERED)

ZONING: CO-3-3 (ALLOWS MEDICAL)

CONSTRUCTION: STEEL & STUCCO

SF AVAILABLE: 732 SF - 6,549 SF

SALE PRICE: \$650/SF



PROPERTY HIGHLIGHTS



Ideal Office/Medical Office
Condominium Project with
Excellent Glass Line, Natural
Light, and Professional Feel.



New Ownership Renovating the
Building with Luxury Finishes



San Diego's Largest
Concentration of Fortune 500
Companies & Medical/Hospital
System Nearby



Excellent Freeway Access
with Improved I-805
Construction Underway



SBA Financing Available with
10% Down to Offer a Unique
Space for Each User



OWN VS. LEASE

1,000 SF EXAMPLE

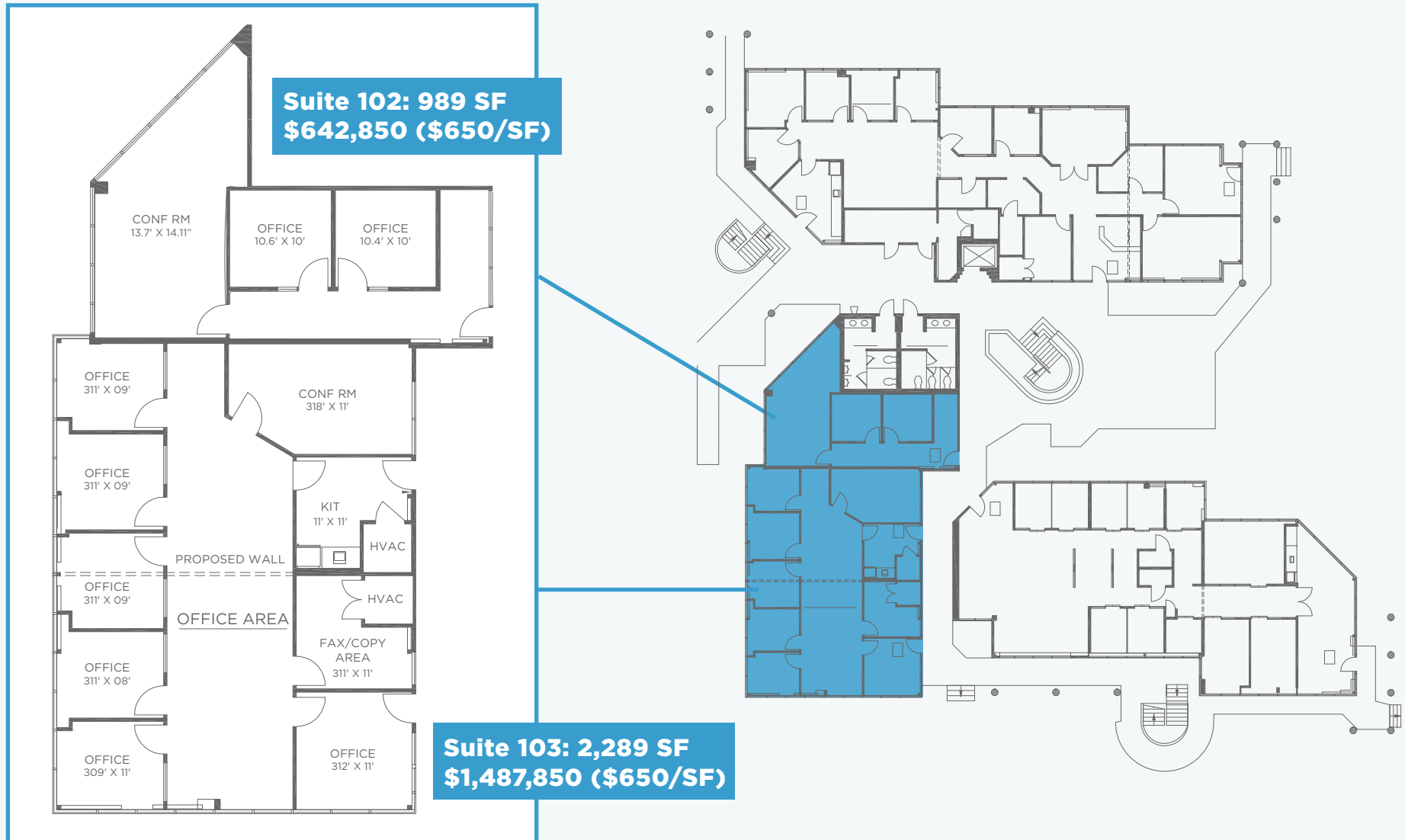
OWN				LEASE			
Purchase Assumptions				Lease Assumptions			
Size (Square Feet)			1,000 SF	Size (Square Feet)			1,000 SF
Purchase Price		\$650 PSF	\$ 650,000	Lease Rate			\$3.00 PSF/Mo.
Loan Amount	6.00% Int. Rate	90% LTV	\$ 675,000				
Tenant Improvements & Carry Cost		TBD	\$ 100,000				
Total Cost			\$ 750,000	Monthly Rent			\$3,000.00
Start-up Costs				Start-up Costs			
Downpayment		10%	\$ (25,000)	Prepaid Rent/Security Deposit		\$	(6,000)
Closing Costs (Environmental, Appraisal, Escrow)			\$ (8,000)	Improvements		\$	-
Total Cost (out of pocket)			\$ (33,000)	Total Cost (out of pocket)		\$	(6,000)
Monthly Costs				Monthly Costs			
		PSF/Mo.	\$ Amount/Mo.			PSF/Mo.	\$ Amount/Mo.
Mortgage Payment	\$	(4.35)	\$ (4,349)	Lease Rate	\$	(3.00)	\$ (3,000)
Operating Expenses/CAM's/HOA	\$	(0.45)	\$ (450)	Operating Expenses/CAM's	\$	(0.20)	\$ (200)
Property Taxes	\$	(0.65)	\$ (650)	Property Taxes	\$	-	\$ -
Insurance	\$	(0.07)	\$ (70)	Insurance	\$	-	\$ -
Utilities	\$	(0.20)	\$ (200)	Utilities	\$	(0.20)	\$ (200)
Total Monthly Costs	\$	(5.72)	\$ (5,719)	Total Monthly Costs	\$	(3.40)	\$ (3,400)
Ownership Benefits (Estimated Yr. 1)				Lease Benefits (Estimated Yr. 1)			
		PSF/Mo.	\$ Amount/Mo.			PSF/Mo.	\$ Amount/Mo.
Monthly Debt Repayment (principal - 15 yr avg)	\$	0.13	\$ 1,574				
Monthly Expense Tax Writeoff Benefit	\$	0.04	\$ 507				
Monthly Depreciation Tax Benefit	37%	\$ 0.04	\$ 490	+Income Taxes Benefit	\$	1.26	\$ 1,258
Monthly Interest Tax Benefit (15 yr avg)	\$	0.09	\$ 1,027	+Improvements Depreciat	\$	-	\$ -
Cost After Tax and Principal Paydown	\$ (2.12)	\$	(2,121)	After Tax Cost	\$ (2.14)	\$	(2,142)
Other Benefits							
Avg. Monthly Appreciation Over 15-Years		3.00%	\$ 2,358				
Other Rental Income			\$ -				
Effective Monthly Cost	\$ 0.24	\$	237	Effective Monthly Cost	\$ (2.14)	\$	(2,142)

Additional Benefits of Ownership	
Average Annual Effective Cost Savings	\$28,549
Average Annual Principal Paydown	\$18,884
Annual Wealth Creation	\$47,433
15 Year Wealth Creation	\$711,495

*Financial Information Disclaimer: Buyer responsible for independently verifying the information in the Memorandum. Any reliance on it is solely at your own risk.

FLOOR PLAN

5080 Shoreham Pl Suite 102 & 103: 3,278 SF \$2,130,700 (\$650/SF)



5080 Shoreham Pl suite 200 & 203: 3,271 SF \$2,126,150 (\$650/SF)

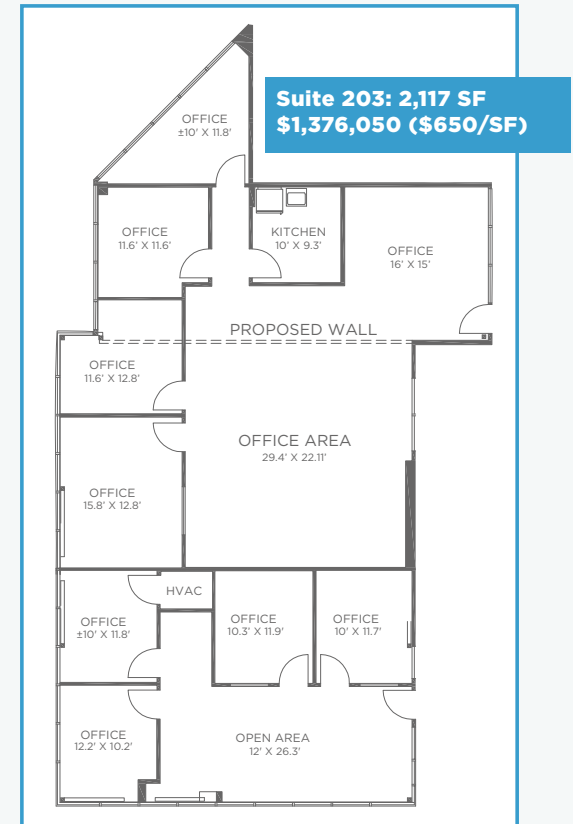
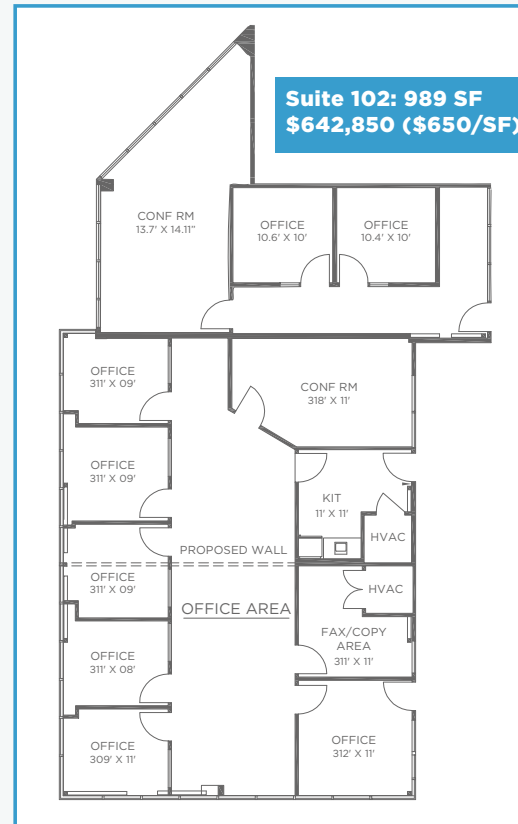


FLOOR PLAN

5080 Shoreham Pl Suite 102, 103, 200 & 203: 6,549 SF | \$4,256,850 | \$650 PSF

SUITE	SF	PRICE	PSF
102	989	\$642,850	\$650
103	2,289	\$1,487,850	\$650
200	1,154	\$750,100	\$650
203	2,117	\$1,376,050	\$650
Total	6,549	\$4,256,850	\$650

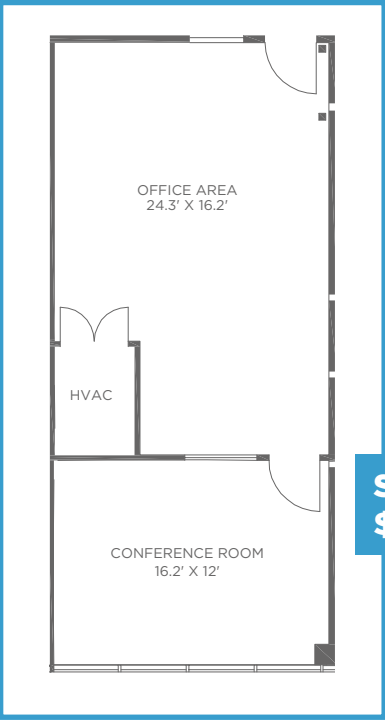
*Suites 102, 103, 200, and 203 stack directly above each other, offering **6,549 SF** of unified, contiguous space.



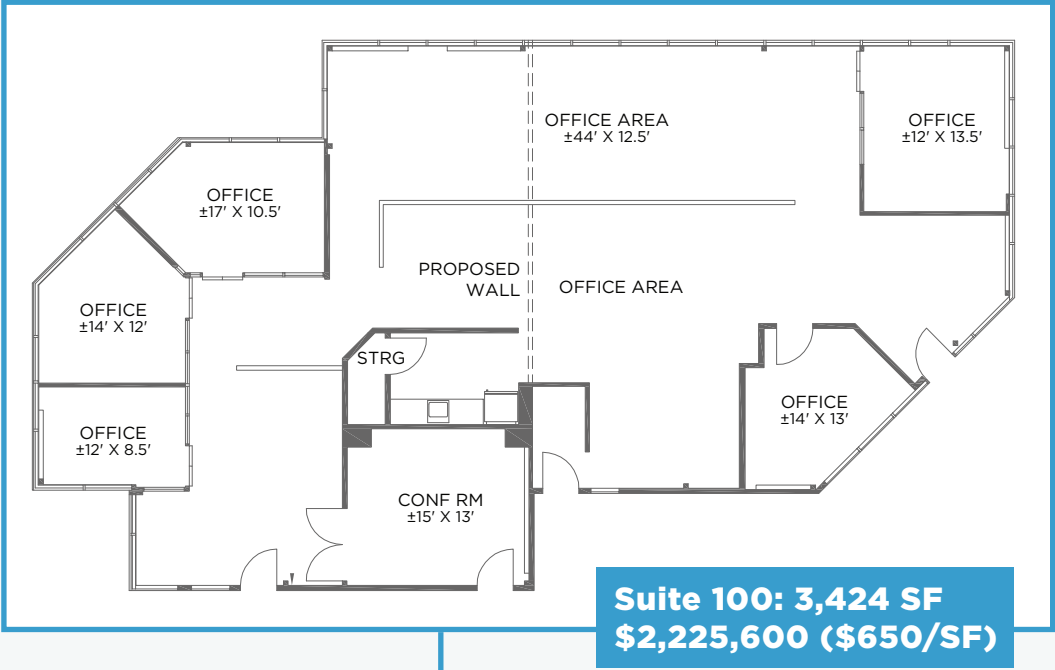
*The following can be combined through an internal staircase.

FLOOR PLAN

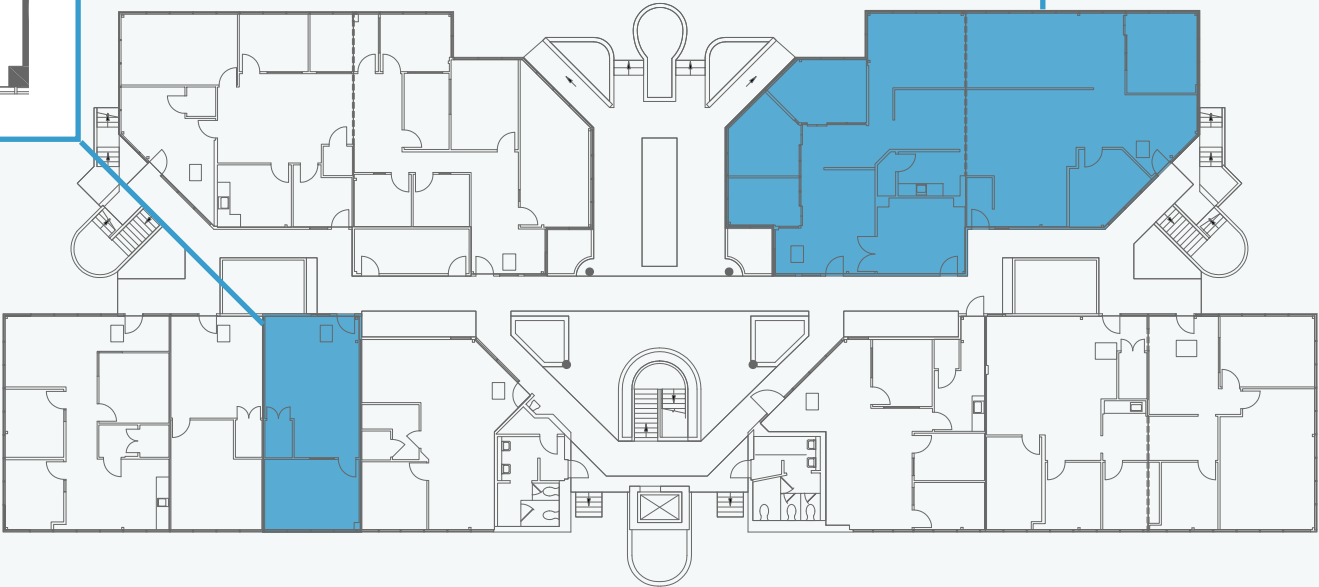
5090 Shoreham Pl



Suite 110: 732 SF
\$475,800 (\$650/SF)

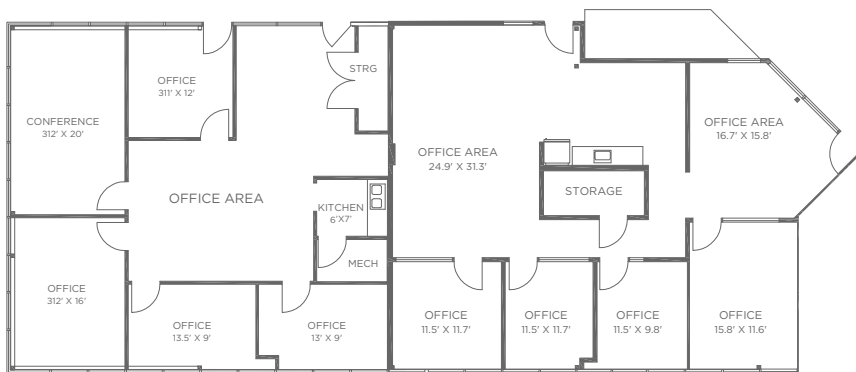
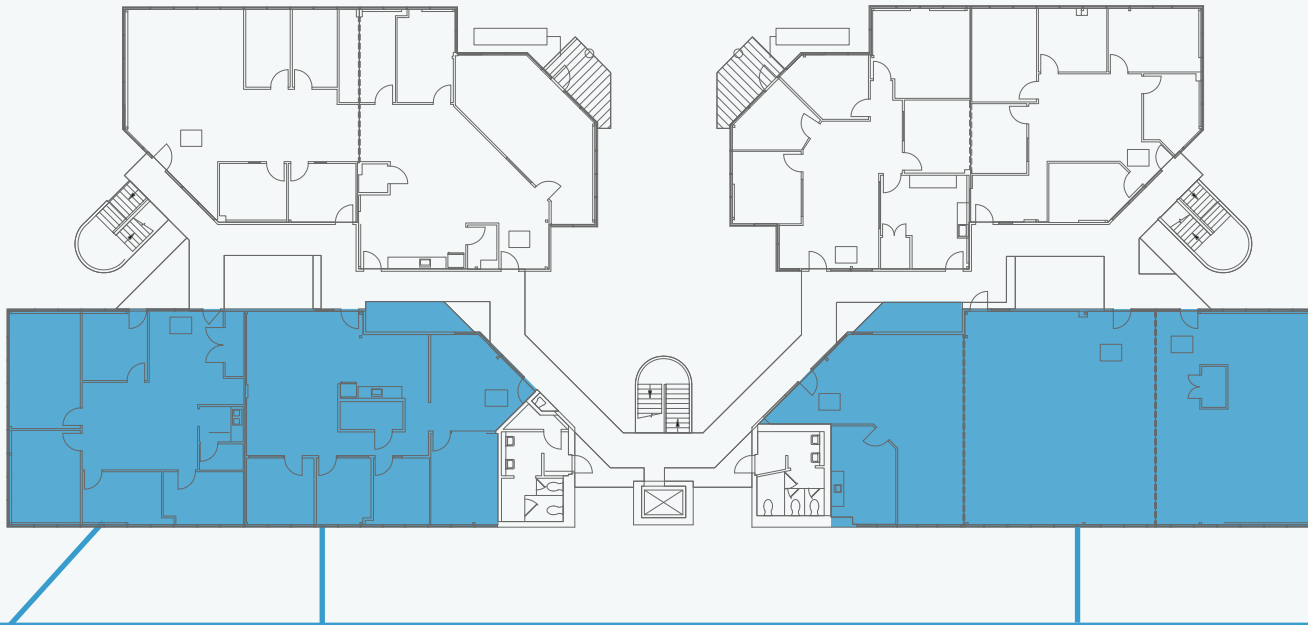


Suite 100: 3,424 SF
\$2,225,600 (\$650/SF)



FLOOR PLAN

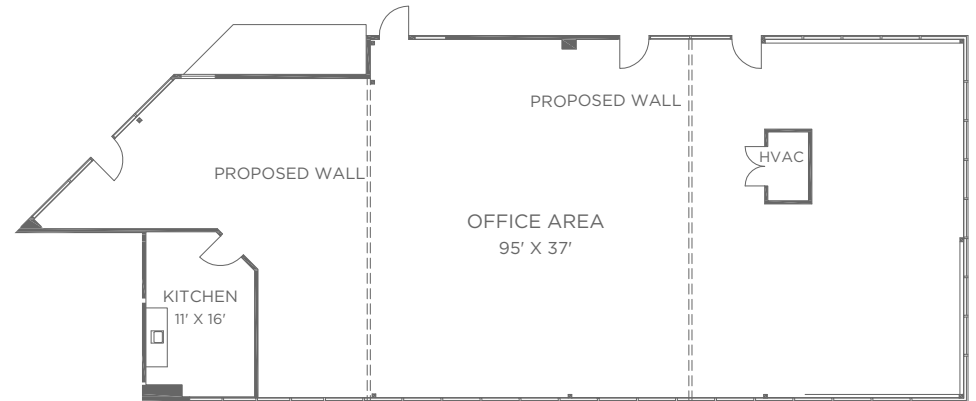
5090 Shoreham Pl



Suite 208-212: 3,653 SF \$2,374,450 (\$650/SF)

**Suite 212: 1,804 SF
\$1,172,600 (\$650/SF)**

**Suite 208: 1,849 SF
\$1,201,85 (\$650/SF)**



**Suite 206: 3,799 SF
\$2,469,350 (\$650/SF)**



**DOWNTOWN
SAN DIEGO**
🚗 ±11.6 miles

CORONADO
🚗 ±16.0 miles

POINT LOMA
🚗 ±16.5 miles

MISSION BAY
🚗 ±11.5 miles

CLAIREMONT TOWN SQUARE
OUTBACK STEAKHOUSE
Burlington
Bath & Body Works
NAVY FEDERAL Credit Union
CVS

amazon

THE HOME DEPOT
TARGET
Michaels
the Habit BURGER GRILL

FASHION VALLEY MALL

INTERSTATE
CALIFORNIA
15

MONTGOMERY FIELD

NORTHROP GRUMMAN

KYOCERA

13

Raytheon

ups

WALMART

CUBIC CORPORATION

SHARP

Rady Children's
Hospital
San Diego

KAISER PERMANENTE

COX

CALIFORNIA
52

MIRAMAR
AIR FORCE BASE
(OPEN SPACE)

INTERSTATE
CALIFORNIA
805

mitchell

FOUR
GOVERNOR PARK

UC San Diego

GSA

CALIFORNIA
52



This map was prepared for assessment purposes only. Map not to scale.

LA JOLLA
±11.4 miles

PACIFIC OCEAN



TORREY PINES
±6.3 miles

DEL MAR
±12.3 miles

RANCHO SANTA FE

UC San Diego

NOVARTIS

Johnson & Johnson

Celgene

Pfizer

ELI LILLY

Scripps

GENERAL ATOMICS

bp

verizon wireless

SONY

QUALCOMM

Google

TIME WARNER CABLE

Westfield
UTC SHOPPING CENTER
(\$1B RENOVATION UNDERWAY)

UBS

KYOCERA

ORACLE

Lilly

Canon

Morgan Stanley
Smith Barney

EY

UnionBank

usbank

FARMERS

FedEx

AT&T

USC

NOBEL DRIVE

LA JOLLA VILLAGE DR.

illumina

FOUR
GOVERNOR PARK

GOVERNOR DR.

GSA

UC San Diego

DPR
CONSTRUCTION

MCAS MIRAMAR

SAN DIEGO'S
LARGEST
CONCENTRATION
OF FORTUNE 500
COMPANIES



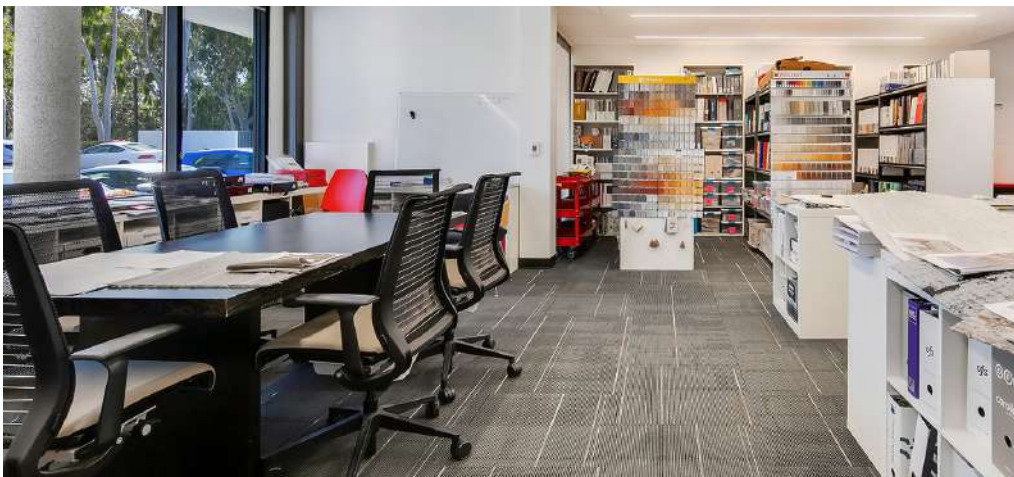
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UNDERGROUND PARKING GARAGE UNDERNEATH
5090 SHOREHAM HOSTING 42 COVERED STALLS



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FOR MORE
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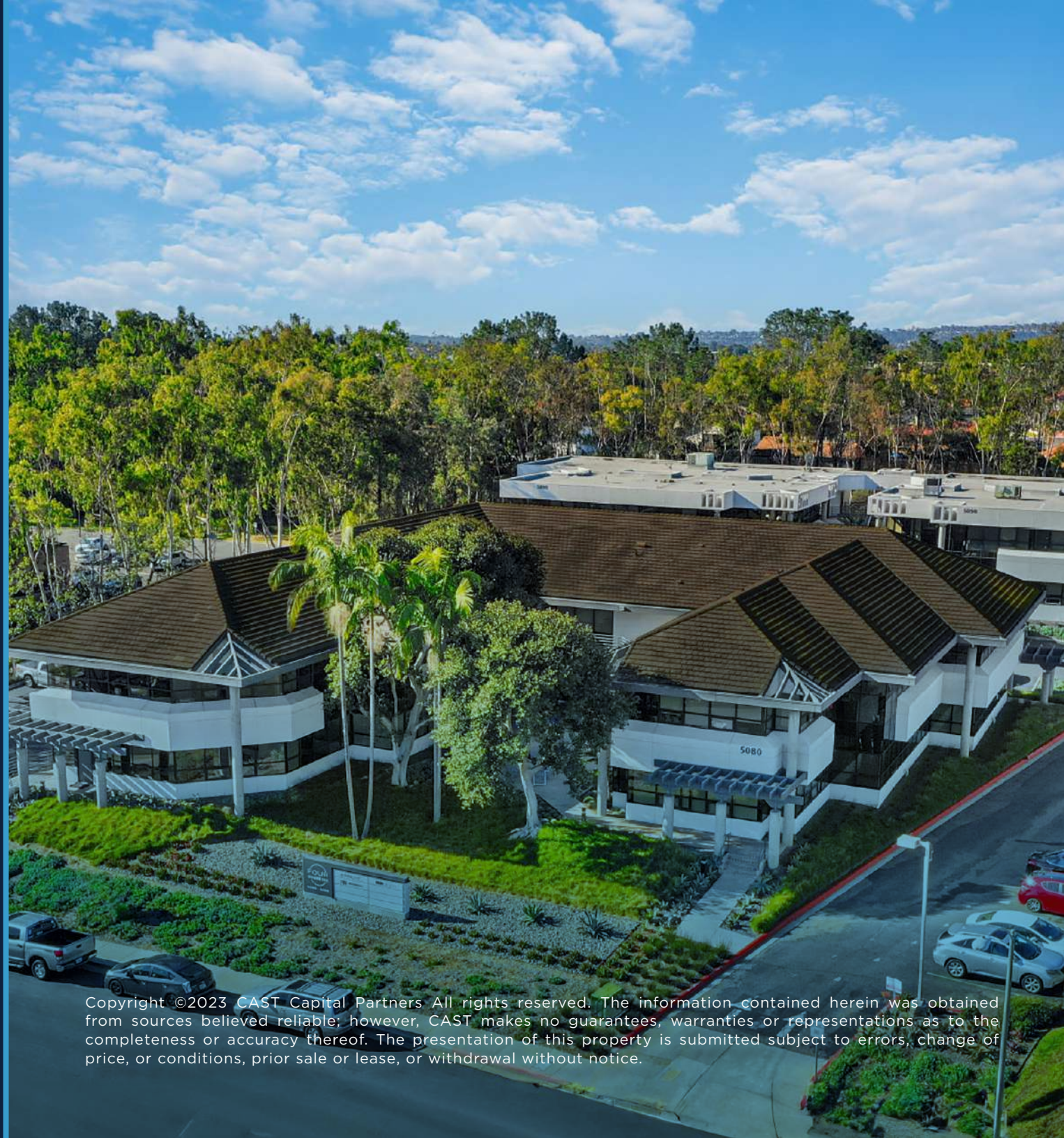
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