

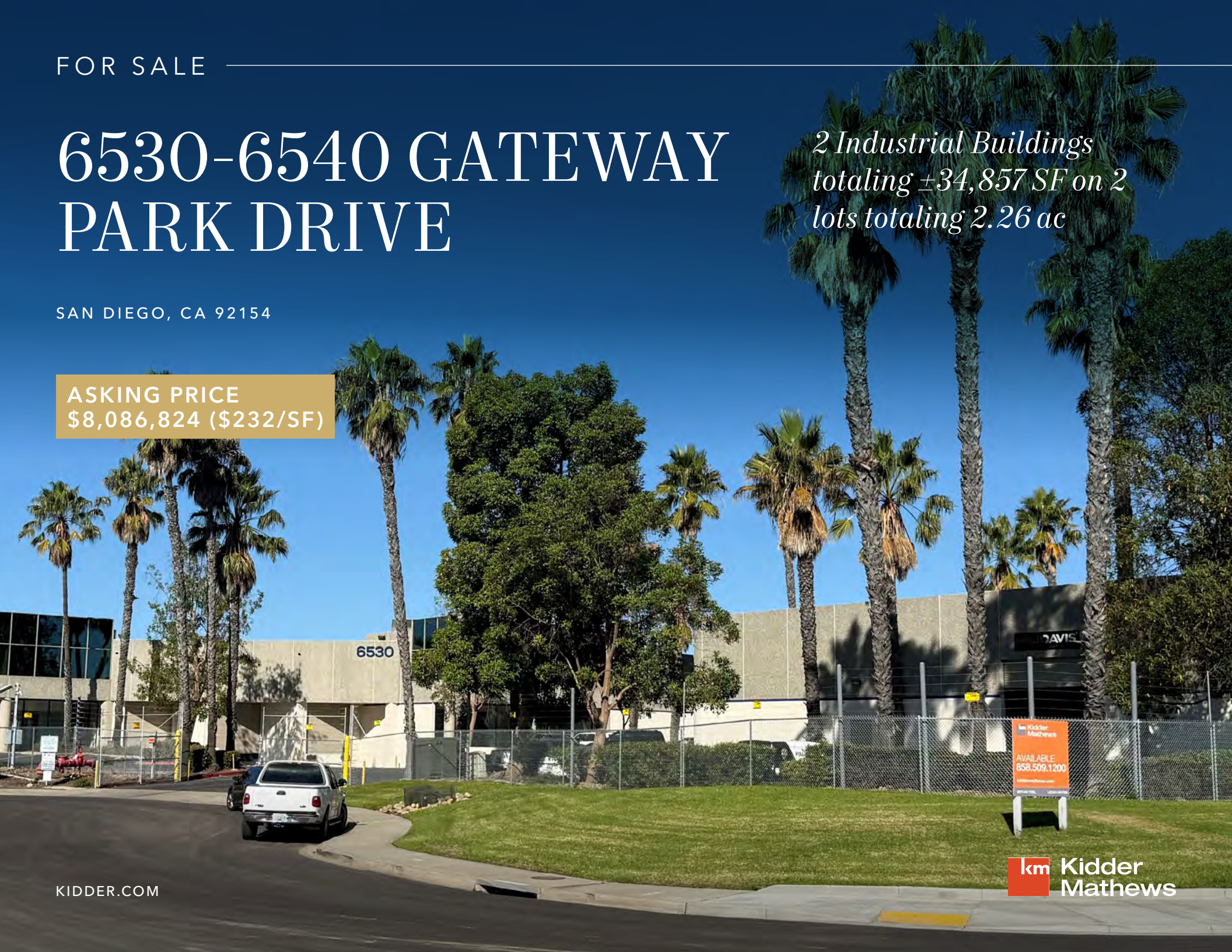
FOR SALE

# 6530-6540 GATEWAY PARK DRIVE

SAN DIEGO, CA 92154

ASKING PRICE  
\$8,086,824 (\$232/SF)

*2 Industrial Buildings  
totaling ±34,857 SF on 2  
lots totaling 2.26 ac*





### 6530 GATEWAY PARK DRIVE - VACANT

APN	646-170-17 (Lot Size: 1.2 acres)
YEAR BUILT	1991
SF	±23,011 SF (Vacant) ±4,335 SF of existing office improvements
LOADING	3 docks and 2 grade level doors
POWER	400 amps @ 120/208V 3-phase power (potential to upgrade)
CLEAR HEIGHT	18' minimum clear height
ZONING	IP-1-1 City of San Diego
SECURITY	Fenced/secure property

### 6540 GATEWAY PARK DRIVE - LEASED

APN	646-170-18 (Lot Size: 1.06 acres)
YEAR BUILT	1991
LEASING DETAILS	Leased through October 31, 2030; current rent is \$13,031 per SF per month plus NNN with 3.5% annual increases every September 1
SF	±11,846 SF; ±3,000 SF of existing office improvements
LOADING	2 docks and 2 grade level doors
POWER	200 amps @ 120/208V 3-phase power (potential to upgrade)
CLEAR HEIGHT	18' minimum clear height
ZONING	IP-1-1 City of San Diego
SECURITY	Fenced/secure property

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# WHY LEASE WHEN YOU CAN OWN?

## Own

### PURCHASE ASSUMPTIONS

SIZE (SF)	34,857
TOTAL PROJECT COST	\$8,086,824

### START-UP COSTS

10% DOWN PAYMENT	\$808,682
LOAN FEE/COSTS	\$19,171
<b>TOTAL START-UP COSTS</b>	<b>\$827,853</b>

### MONTHLY COSTS

	Per SF	
MORTGAGE PAYMENT (P&I)	\$1.36	\$47,373
OPERATING EXPENSES	\$0.19	\$9,787
PROPERTY TAXES	\$0.25	\$4,845
<b>TOTAL MONTHLY COSTS</b>		<b>\$62,005</b>

### MONTHLY OWNERSHIP BENEFITS (ESTIMATED)

Tax Benefits	
DEPRECIATION BENEFIT	\$5,529
OPERATING EXPENSE DEDUCTION	\$3,915
PROPERTY TAX DEDUCTION	\$1,938
INTEREST DEDUCTION (7 YR AVG.)	\$6,226
Other Benefits	
RENTAL INCOME	\$16,456
AVG. APPRECIATION 3.0%	\$20,217
<b>TOTAL OWNERSHIP BENEFITS</b>	<b>\$54,281</b>
<b>TOTAL EFFECTIVE MONTHLY COST</b>	<b>\$7,724</b>

### OWNERSHIP ANALYSIS SUMMARY

ANNUAL EFFECTIVE COST DIFFERENCE	\$129,279
AVERAGE ANNUAL PRINCIPAL PAY DOWN	\$108,845
ANNUAL WEALTH CREATION	\$238,124
<b>15 YEAR WEALTH CREATION</b>	<b>\$3,571,859</b>

## Lease

### LEASE ASSUMPTIONS

SIZE (SF)	23,011
LEASE RATE PER SQ FT/MTH NNN	\$0.86
MONTHLY LEASE	\$19,789

### START-UP COSTS

PREPAID RENT	\$19,789
SECURITY DEPOSIT	\$19,789
<b>TOTAL START-UP COSTS</b>	<b>\$39,579</b>

### MONTHLY COSTS

	Per SF	
LEASE PAYMENT	\$0.86	\$19,789
OPERATING EXPENSE	\$0.29	\$6,673
PROPERTY TAXES	\$0	\$0
<b>TOTAL MONTHLY COSTS</b>		<b>\$26,462</b>

### MONTHLY OWNERSHIP BENEFITS (ESTIMATED)

Tax Benefits	
DEPRECIATION BENEFIT	N/A
OPERATING EXPENSE DEDUCTION	\$0
LEASE DEDUCTION	\$7,916
INTEREST DEDUCTION	N/A
Other Benefits	
RENTAL INCOME	\$0
AVG. APPRECIATION 3.0%	\$49
<b>TOTAL LEASE BENEFITS</b>	<b>\$7,965</b>
<b>TOTAL EFFECTIVE MONTHLY COST</b>	<b>\$18,497</b>

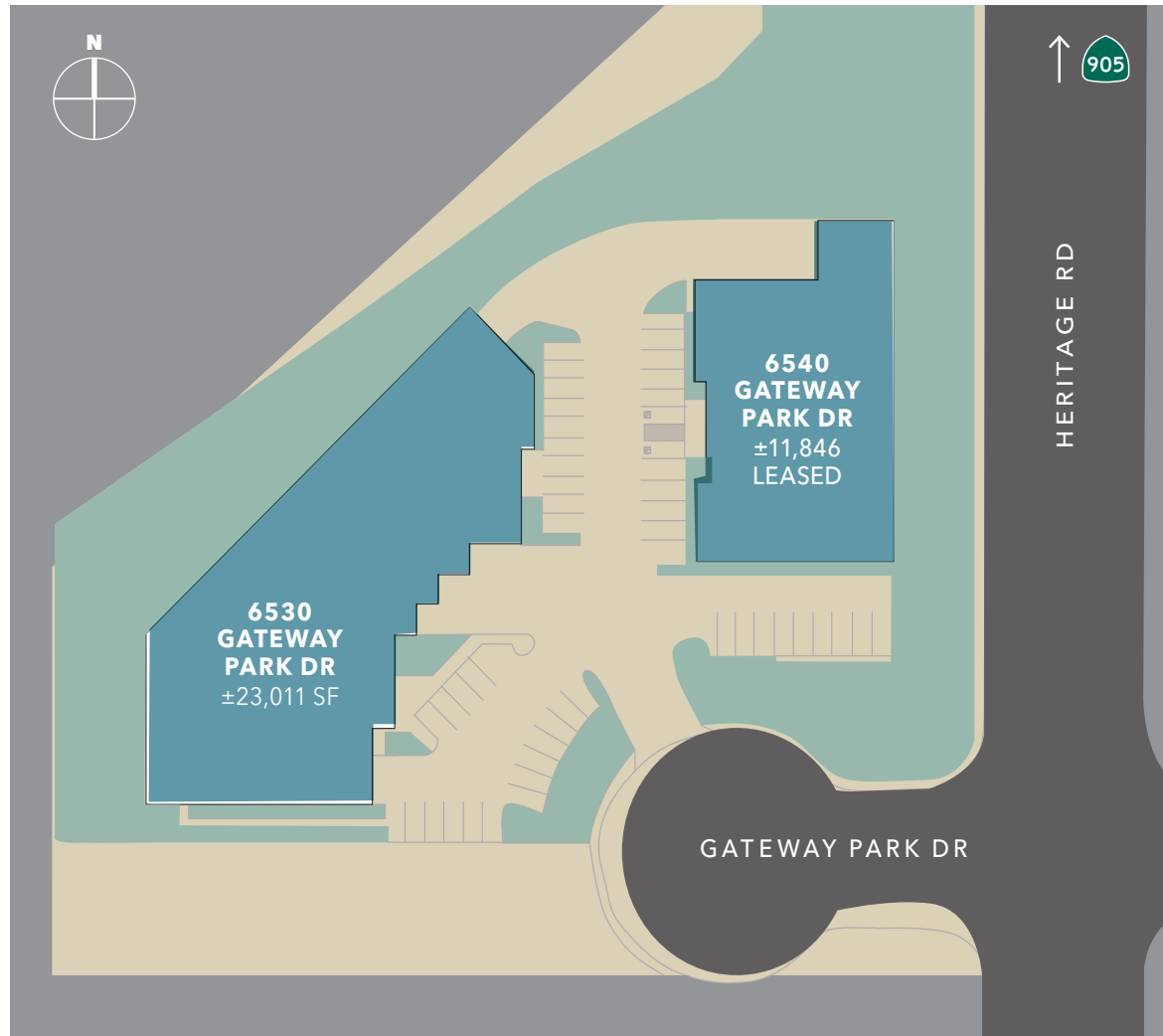
**For more information contact:** Casey Hopkins | SBA 504 Loan Officer  
San Diego, CA | 858-395-9269 | chopkins@southlandedc.com

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# SITE PLAN



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