

FOR SALE

+/- 14,005 SQ. FT. FREESTANDING INDUSTRIAL

9411

BOND AVENUE

El Cajon, CA 92021



Ken Robak | Lic. 01236527
Executive Vice President
Tel (619) 666-4600
Ken@PacificCoastCommercial.com

Nick Mane | Lic. 01939391
Associate Vice President
Tel (760) 840-7140
Nick@PacificCoastCommercial.com

Jasmine Golia | Lic. 02131001
Sales & Leasing Associate
Tel (858) 337-7311
Jasmine@PacificCoastCommercial.com

(619) 469-3600 | 10721 Treena St., Ste 200 | San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

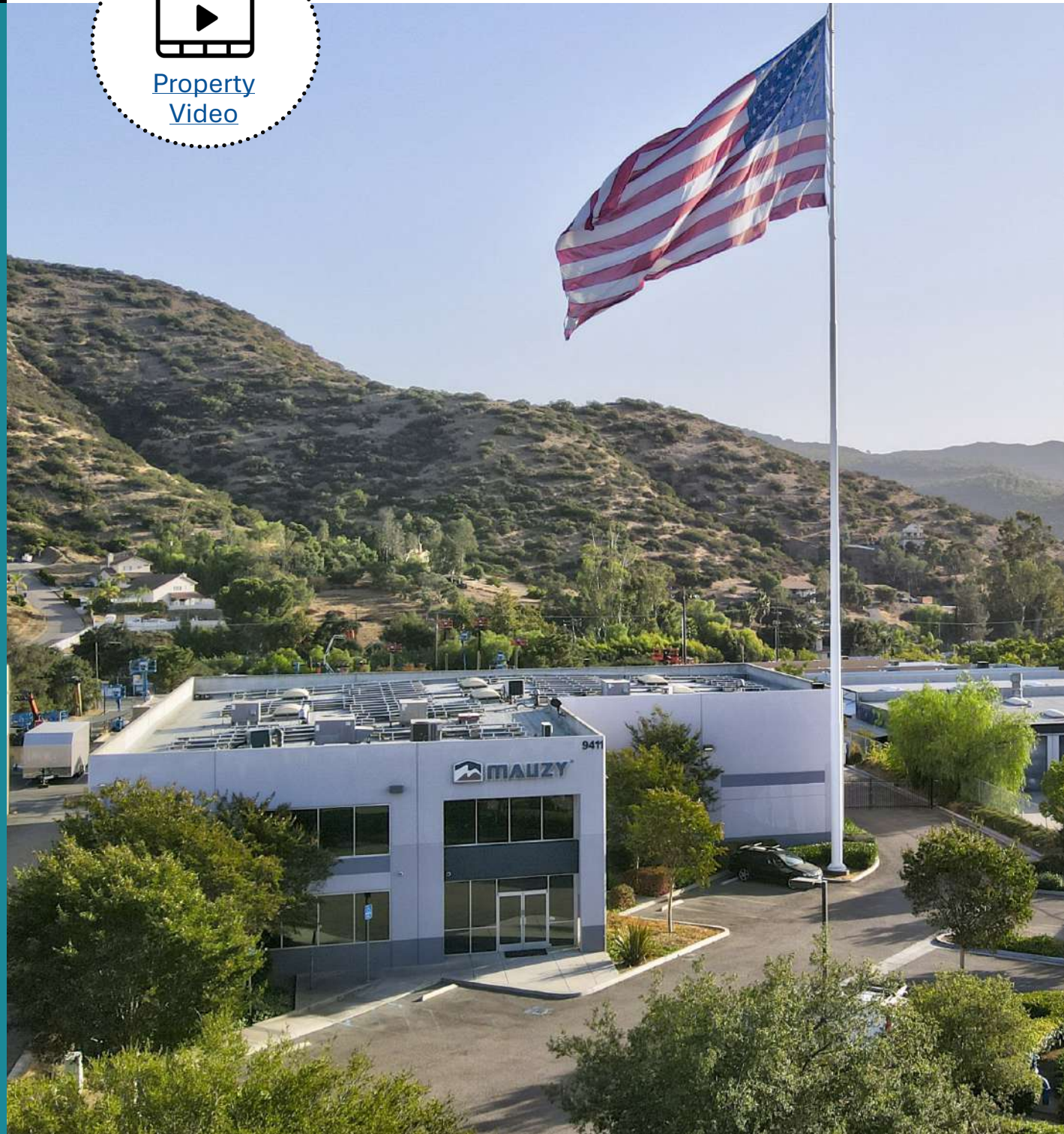

**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING


**ROBAK
GROUP**

TABLE OF CONTENTS



03	Offering Summary
04	Property Features
05	Own vs Lease
06-07	Floor Plans
08	Site Plan
09	Aerial Map
10-12	Property Photos
13	Demographics
14	Contact Information



OFFERING SUMMARY



+/- 14,005 SF
Freestanding Industrial



24' Warehouse
Clear Height



(3) 12' x 14'
Grade Level Loading Doors



+/- 10,000 SF
Fenced Parking



APN
395-240-55

Property Type	Owner-User/Investment Industrial Building
Lot Size	+/- 0.85 Acres
Zoning	M52: Limited Impact Industrial (View Link)
Solar System	110 Panels System
Security	State of the Art Security System
Flag Pole	120' American Flag 30 ft x 60 ft (View Installation)
Electrical	1,200 Amp 120/208V Electrical Service, with 3, 200 amp 120/208V Sub Panels
Visibility	Freeway Visible (I-8) with 59,248 Cars Per Day
Year Built	2006
Fire Sprinkler	Yes




Sale Price
\$4,995,500

FEATURES



- +/- 6,865 SF Warehouse
- +/- 7,140 SF Offices, Gym, Training Room
- 22 Access Controlled Offices
- 3 Kitchen Areas with 1 Full Kitchen
- Conference Room
- Reception/Lobby
- 6 Restrooms
- Gym with Men's & Women's Showers
- Large Training Room
- High-End Built-In Furniture
- High-End Hard Flooring Material
- Upgraded Lighting



OWN VS LEASE

Your SBA 504 Expert at TMC Financing
 Merri Adams, SVP, Business Development Officer
 760-607-2239 | merri@tmcfinancing.com

Property Square Footage 14,005 sf

OWN

Purchase Price	\$4,995,000
Improvements	\$0
Other	\$0
Total Project Cost	\$4,995,000
Total Price per Sq. Ft.	\$356.66 PSF

Start-Up Costs

Cash Down Payment	10%	\$499,500
Estimated Bank Fees	0.50%	\$12,488
Estimated Appraisal & Environmental		\$6,000
Estimated Escrow & Title		\$1,800
Other Fees		\$0
Total Cash Required		\$519,788

Total Adjusted Monthly Costs

Mortgage Payment (monthly)	\$2.09	\$29,224
Taxes	\$0.32	\$4,494
Insurance	\$0.18	\$2,500
Condo Fee	\$0.00	\$0
Monthly Expenses	\$0.00	\$0
Total Monthly Payment	\$2.59 PSF	\$36,218

Total Adjusted Monthly Costs

Total Monthly Payment	\$0.00	\$36,218
Less Depreciation	(\$0.61)	-\$8,538
<i>Potential Tenant Income</i>		

\$27,679.39

\$1.98 PSF

Forecasted Ownership Benefits

Monthly Mortgage Payment in 10 years	\$29,224
Cash Savings After 10 Years	-\$138,722
Equity After 10 Years	\$2,526,127

*Assumptions: Depreciation est. at 80% allocation of purchase price.
 Equity assumes 2% annual building appreciation*

LEASE

Monthly Lease Rate	\$21,008
<i>Rented Sq. Ft.</i>	<i>14,005 sf</i>

Lease Rate per Sq. Ft. (Base only)	\$1.50 PSF
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Start-Up Costs

Prepaid Lease	1 Months Rent	\$21,008
Security Deposit		\$21,008

Total Cash Required	\$42,015
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Total Adjusted Monthly Costs

Lease Payment	\$1.50	\$21,008
NNN	\$0.40	\$5,602

Total Monthly Payment	\$1.90 PSF	\$26,610
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Total Adjusted Monthly Costs

Total Monthly Payment	\$1.90	\$26,610
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\$26,609.50

\$1.90 PSF

Forecasted Cost of Continuing to Lease

Monthly Lease Payment in 10 years	\$34,719
Cash Savings After 10 Years	\$0
Equity in 10 Years	\$0

Assumes annual lease rate increase of 3%

90% Financing Example

Financing Package	%	Loan Size	Term	Amortization	Rate	Monthly Pymt
Bank 1st Mortgage	50%	\$2,497,500	10 Yrs	25 Years	6.00%	\$ 16,091
SBA 504 2nd Mortgage	40%	\$2,046,000	25 Yrs	25 Years	5.96%	\$ 13,132

**Includes financed SBA fee of \$48,000*

- SBA Fee is estimated at 1.15% plus a \$2,500 legal fee. All SBA fees are financed in the 504 loan.

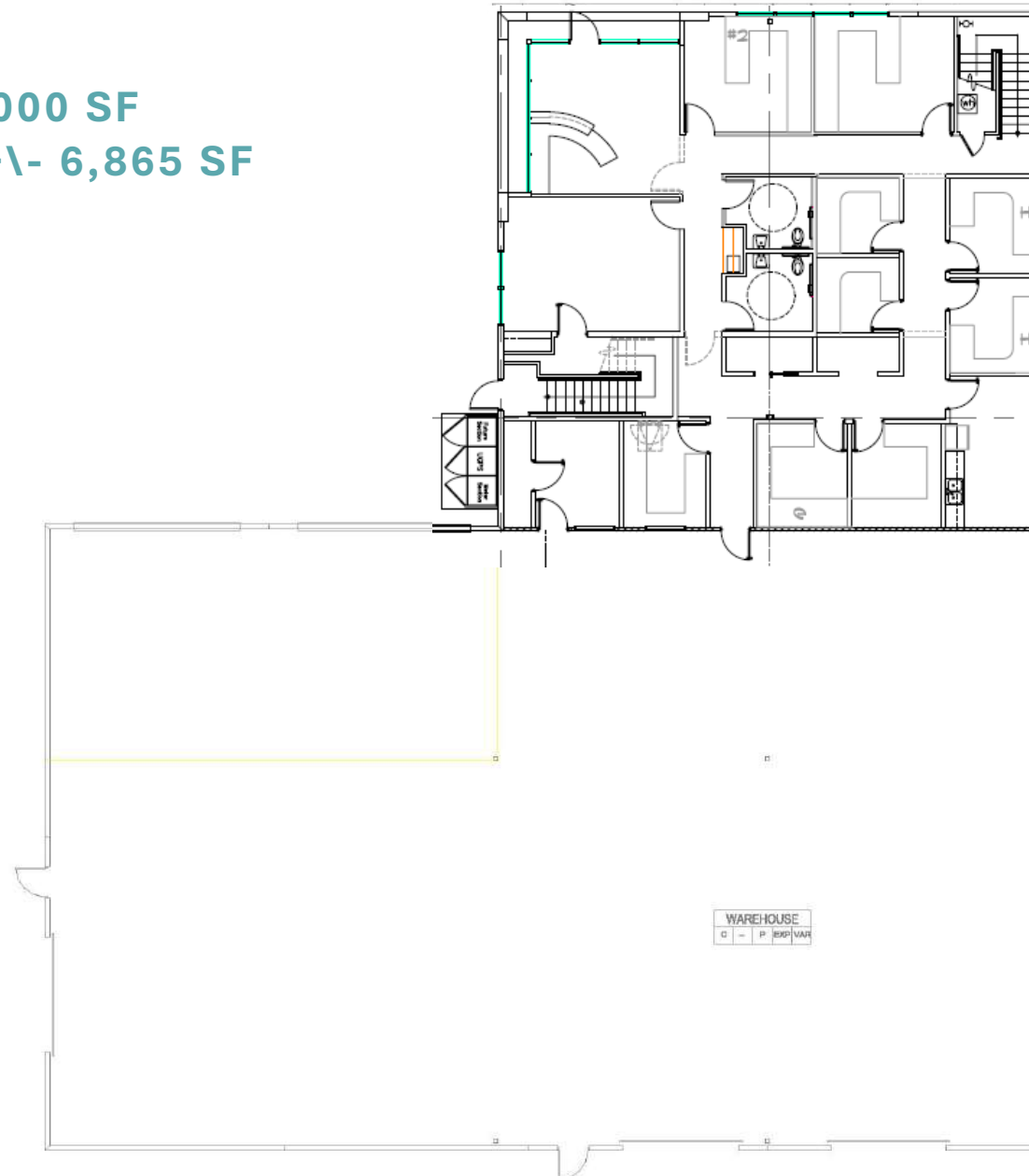
**Buyer to verify all information and only used for illustration purposes.*

FLOOR PLANS

First Floor

Office: +/- 3,000 SF

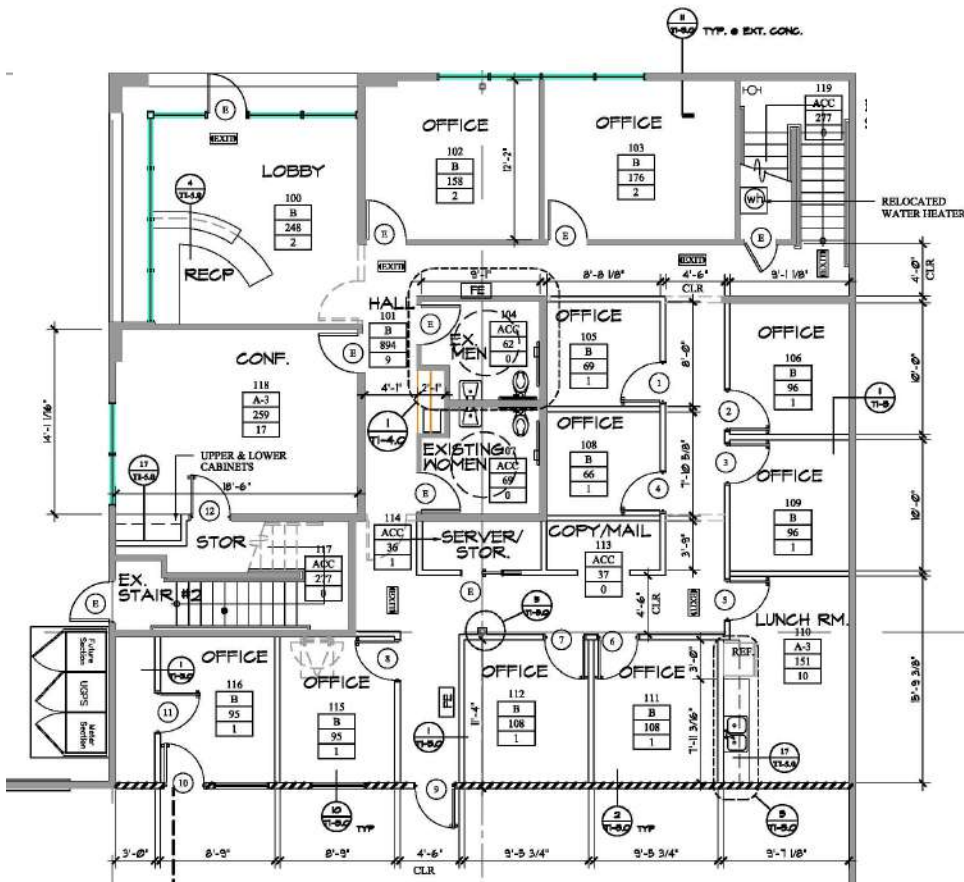
Warehouse: +/- 6,865 SF



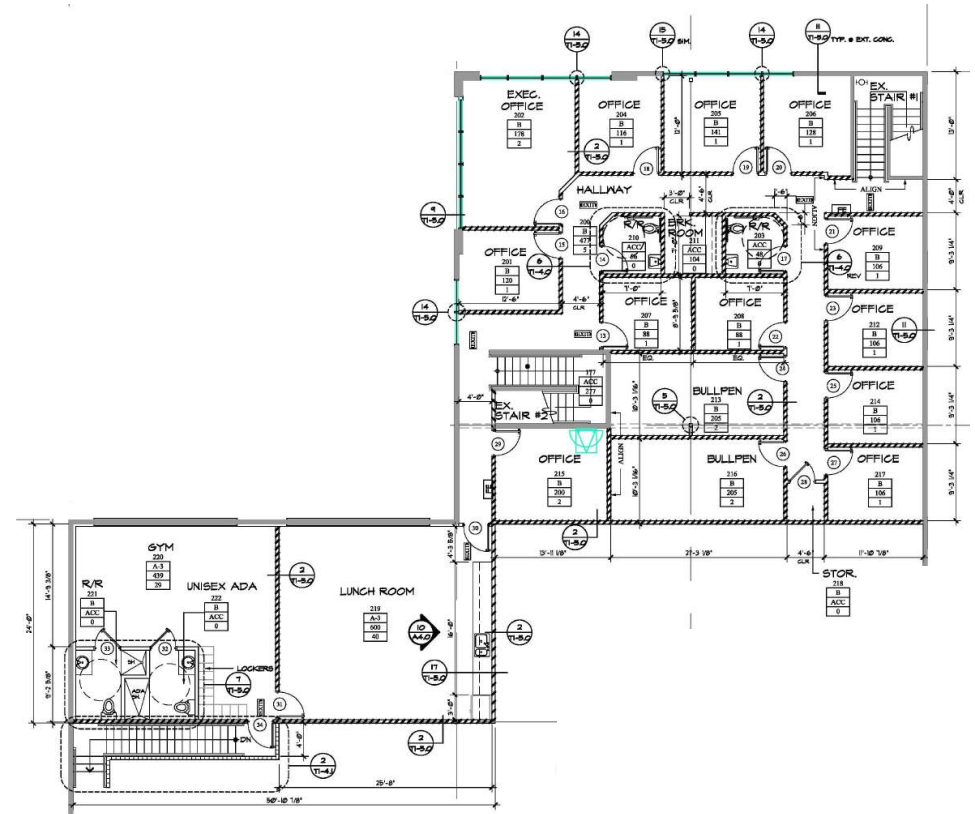
Floor plans not fit to scale; for reference purposes only. All square footages provided are approximate. Buyer should independently verify the actual and legal square footages of the property.

FLOOR PLANS

First Floor
Office: +/- 3,000 SF



Second Floor
Office: +/- 4,140 SF



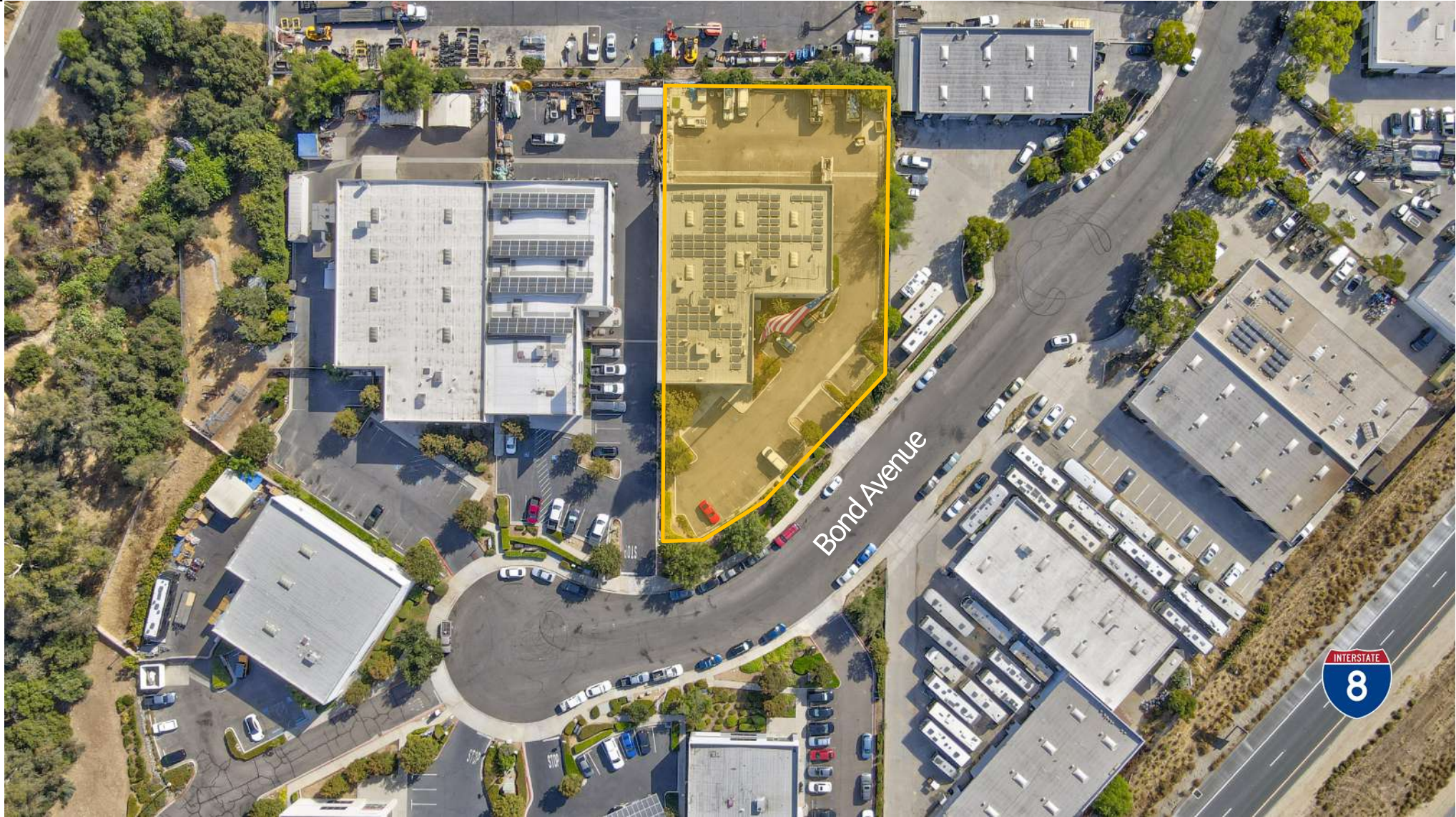
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SITE PLAN



Site plan not fit to scale; for reference purposes only. All square footages provided are approximate. Buyer should independently verify the actual and legal square footages of the property.

AERIAL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS



90,176
Population



30,580
Households



\$114,568
Avg HH Income



\$688,349
Median Home Value



3,075
Businesses



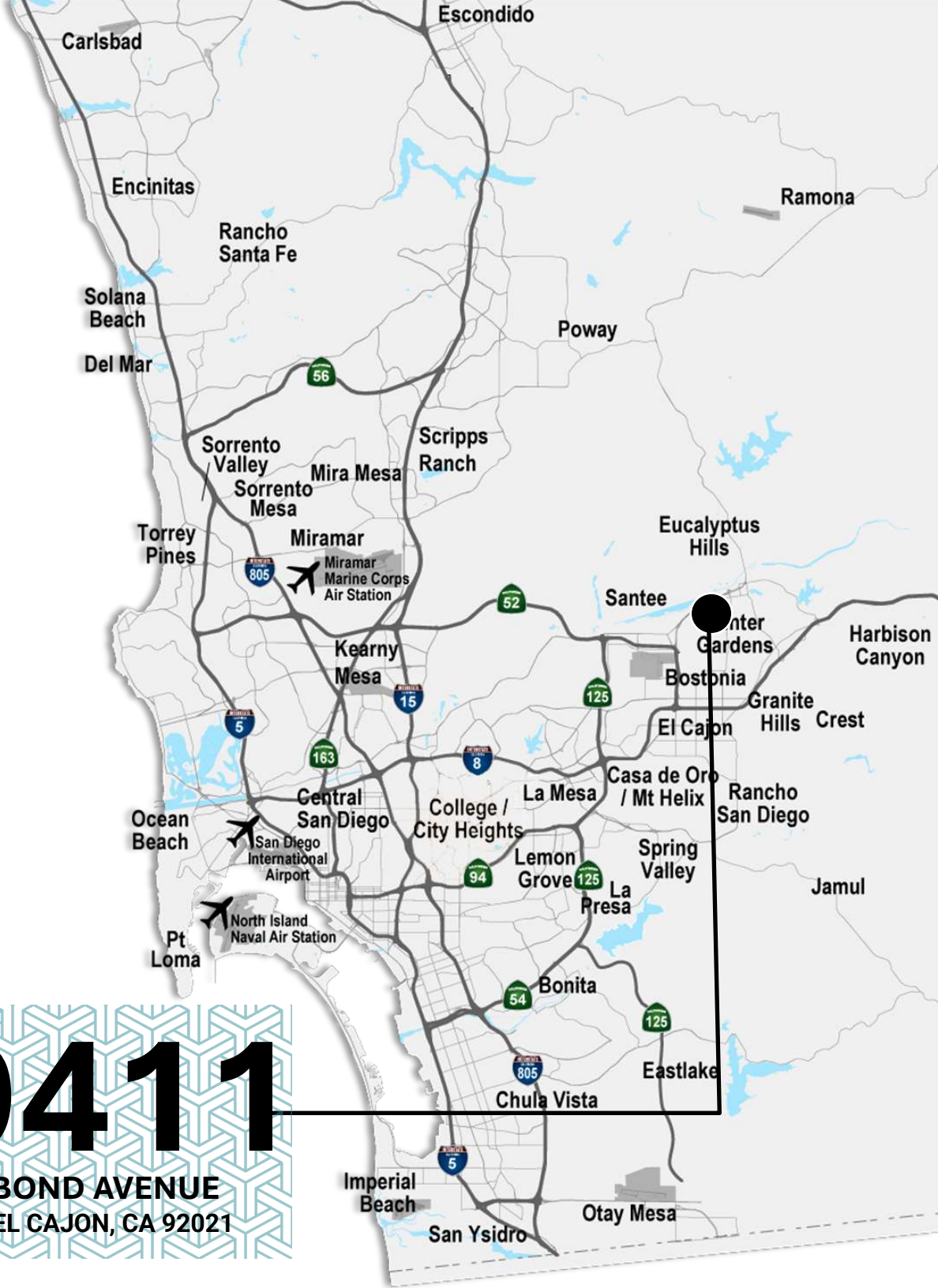
23,947
Employees

CoStar Demographics Based on 5 Mile Radius

DRIVE TIMES

Location	Time
Santee	14 Mins
La Mesa	14 Min
Mission Valley	20 Min
Downtown San Diego	22 Min
Chula Vista	24 Min
U.S Mexico Border	32 Min
North County	40 Min
San Clemente	1 Hour

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.



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