

**FOR SALE - \$2,000,000 - OWNER/USER OPPORTUNITY WITH INCOME
± 10,081 SF LOT, AUTO DEALERSHIP & 4-PLEX**

339 SOUTH ESCONDIDO BOULEVARD, ESCONDIDO, CA 92025



Voit

REAL ESTATE SERVICES

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SITS ON AN
APPROXIMATE 0.23
ACRE LOT



4-UNIT RESIDENTIAL
BUILDING



\$6,600/MONTH
PROJECTED
GROSS INCOME



IDEAL FOR AN
OWNER-USER
AUTOMOTIVE GROUP



69' ON SOUTH
ESCONDIDO
BOULEVARD
(1 CURB CUT)



HIGH DENSITY ZONING
100 DU/AC



10.00/1,000 SF
PARKING RATIO

RENT ROLL

UNIT	SIZE (SF)	UNIT TYPE	RENT	PROJECTED RENT	LEASE EXPIRATION
1	450	Studio	\$1,520	\$1,650	Month to Month
2	450	Studio	\$1,650	\$1,650	Month to Month
3	450	Studio	\$1,595	\$1,650	Month to Month
4	450	Studio	\$1,495	\$1,650	Month to Month
Commercial	Land	Car Lot/Owner-User			
Total	1,800		\$6,260	\$6,600	

	SBA	CONVENTIONAL
PURCHASE PRICE	\$2,000,000	\$2,000,000
DOWN PAYMENT	\$200,000	\$800,000
LOAN AMOUNT	\$1,800,000	\$1,200,000
RATE	6.50%	6.50%
TERM/AMORTIZATION	25/25	10/25
DEBT PAYMENT	(\$147,567)	(\$98,378)
ADDITIONAL INCOME	\$79,200	\$79,200
CAM (EXP)	(\$24,821)	(\$24,821)
INSURANCE (EXP)	(\$8,692)	(\$8,692)
TAX (EXP -1.13935%)	(\$22,787)	(\$22,787)
TOTAL PAYMENT	(\$128,747)	(\$75,478)
TOTAL MONTHLY PAYMENT	(\$10,729)	(\$6,290)







SOUTH ESCONDIDO
BOULEVARD
13,788 CPD



1980

MEDIAN YEAR HOUSES BUILT
5 MILE RADIUS

MUST
SEE!



MEDIAN HOUSEHOLD INCOME

1 MILE..... \$55,440

3 MILE..... \$70,506

5 MILE..... \$80,872



"COME FOR THE WILDLIFE...
STAY FOR THE CULTURE!"
CITY SLOGAN

7,486
BUSINESSES

57,373
EMPLOYEES

\$1.5m
CONSUMER SPENDING

3 MILE RADIUS



37.4
MEDIAN AGE
5 MILE RADIUS

64,944
HOUSEHOLDS
5 MILE RADIUS



POPULATION

1 MILE.....26,058

3 MILE.....137,093

5 MILE.....201,422



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