

5TH AVE CORPORATE CENTER

235 W 5TH AVE, ESCONDIDO, CA 92025

**OWNER USER
OPPORTUNITY**

\$100k + In-Place Income

CAST
CAPITAL PARTNERS

MARC POSTHUMUS

Managing Director

(858) 401-3898

marc.posthumus@cast-cap.com

CA License # 01440118

OWNER/USER OPPORTUNITY

COMPETITIVE FINANCING TERMS

- Interest rates around 6%
- Up to 100% Loan-to-Cost, including capital improvements
- 25-Year amortization for manageable payments

CONTROL THROUGH OWNERSHIP

- No rent or landlord restrictions
- Fixed long-term expenses for greater financial stability

LONG-TERM FINANCIAL UPSIDE

- Tax benefits from depreciation and interest deductions
- Asset appreciation leads to equity growth and wealth creation

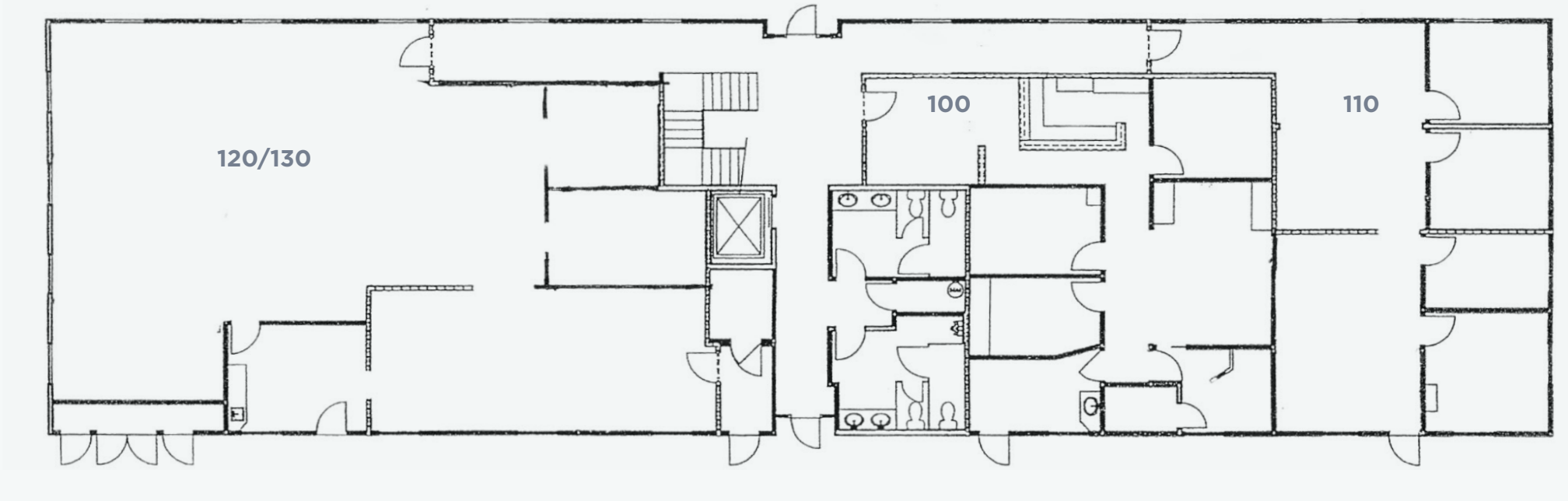
FEATURES

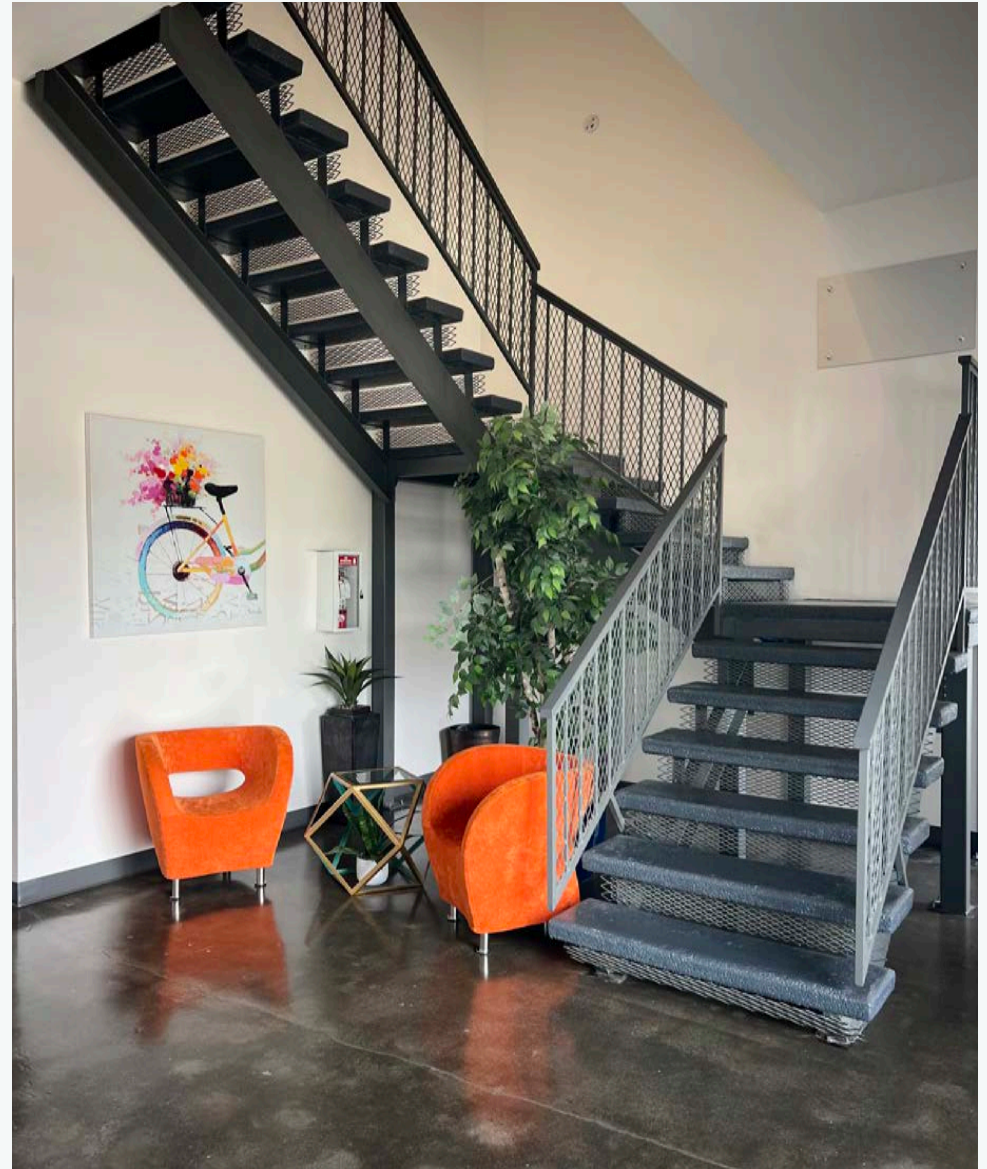
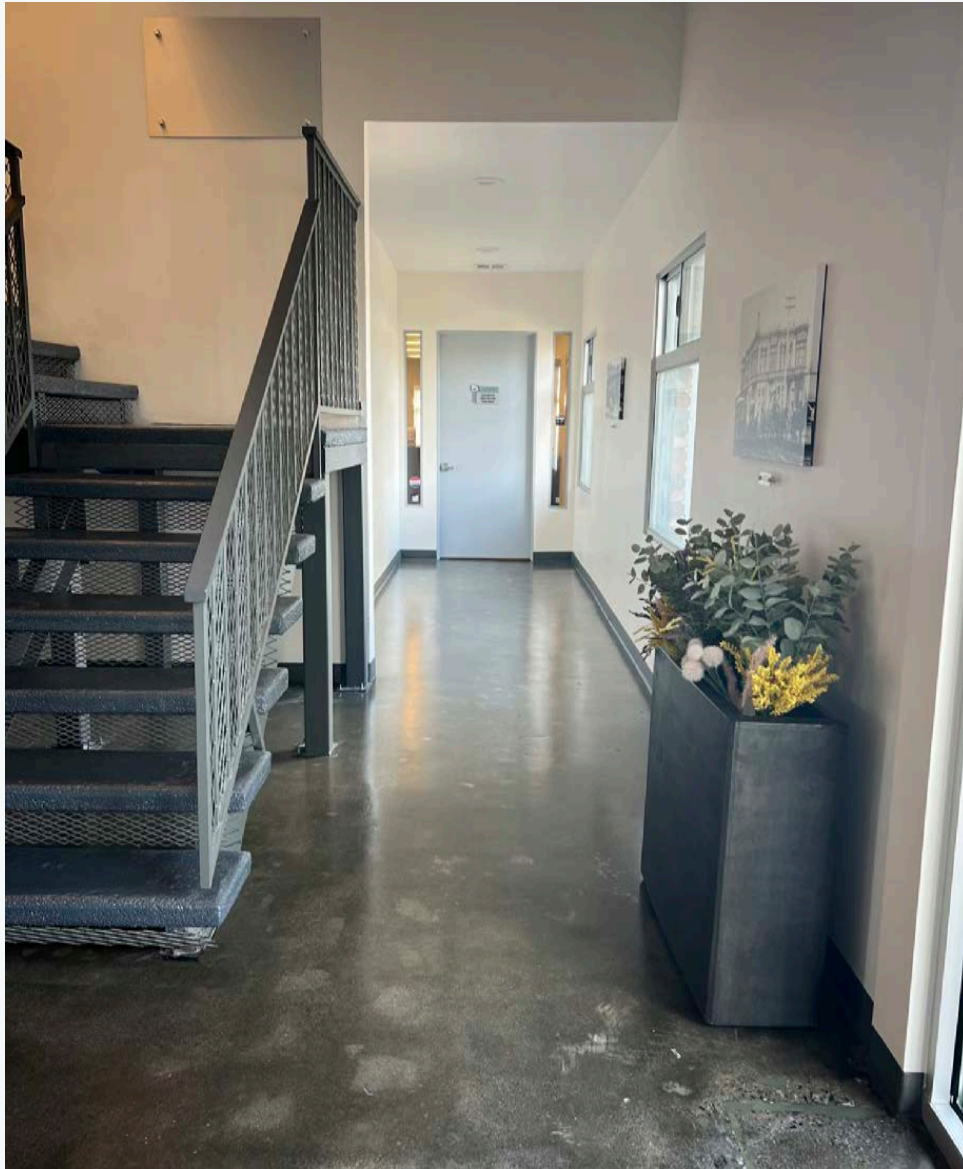
- Abundant second Floor Patio/Balcony space
- Move-in ready second floor
- Drought-tolerant, low-maintenance landscaping
- Small floor plates for abundant natural light
- Modern building lobby with polished concrete floors and metal staircase
- Ideal owner-user opportunity with in-place income on the first floor
- Highly visible monument signage on 5th Avenue
- Updated building exterior facade
- Walking distance to Downtown Escondido Historical District

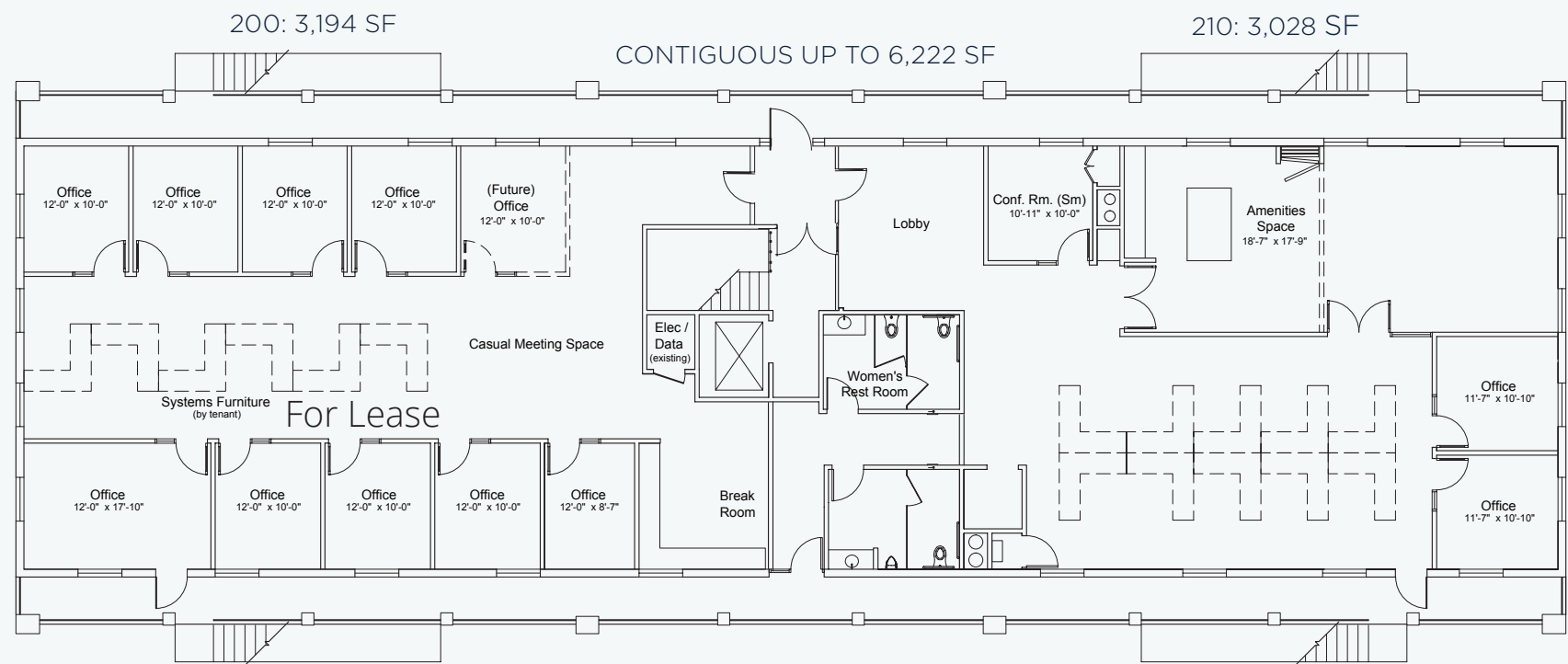


INVESTMENT HIGHLIGHTS

Asking Sale Price	\$4,000,000 (\$339 / SF)
Asking Lease Rate	\$1.75 NNN
Owner / User SF	Up to 6,222 SF
Total Building SF	11,789 SF
In-Place Income	Roughly \$110,000 annually
Zoning	Medical or Office Use
Land	0.64 AC (27,878 SF)
Parking	32 Parking Stalls











OWNER/USER ANALYSIS

BUY		
Purchase Assumptions		
Size (Square Feet)		11,789 SF
Usable Size (Square Feet)		6,222 SF
Purchase Price	\$339.30	\$4,000,000
Origination Fees Rolled into Loan		\$10,000
Tenant Improvements	\$10.00	117,890
Total Cost		\$4,127,890
Start-up Costs		
Downpayment		\$412,789
Closing Costs		\$6,000
Total Cost (out of pocket)		\$418,789
Monthly Costs	PSF/Mo.	\$ Amount/Mo.
Mortgage Payment		(\$24,164)
NNN Fees		(\$5,187)
Property Taxes		
Less Rental Income		\$12,192
Total Monthly Costs	(\$2.76)	(\$17,159)
Ownership Benefits (Estimated Yr. 1)	PSF/Mo.	\$ Amount/Mo.
Tax Benefits		
Mortgage Interest Deduction Benefit		\$6,303
Opex/CAM Deduction Benefit		\$1,816
Property Tax Deduction Benefit		\$-
Depreciation Deduction Benefit		\$2,470
(Cost) / Gain After Tax and Principal Paydown	(\$1.06)	(\$6,571)
Appreciation Benefit		
Avg Appreciation	2.50%	\$9,459
Total Effective Monthly (Cost) / Gain		\$2,888

LEASE			
Lease Assumptions			
Size (Square Feet)			6,222 SF
Average 10 Year Lease Rate (SF/mo)			\$1.75 PSF/Mo.
Monthly Rent			\$10,889
Annual Rent			\$130,662
Start-up Costs			
2 Mo. Prepaid Rent/Security Deposit			\$21,777
Tenant Improvements	\$10.00		\$62,220
Total Cost (out of pocket)	\$7.13		\$83,997
Monthly Costs (Average over Lease Term)*	PSF/Mo.		\$ Amount/Mo.
Lease Rate	(\$1.75)		(\$10,889)
NNN's	(\$0.44)		(\$2,738)
Property Taxes	\$-		\$-
Lease Deduction	\$-		\$-
Total Monthly Costs	(\$2.19)		(\$13,626)
	PSF/MO.		\$ Amount/Mo.
Tax Benefits			
Rental Deduction Benefit	\$0.61		\$3,811
After Tax Cost	(\$1.58)		(\$9,815)
Total Effective Monthly (Cost) / Gain	(\$1.58)		(\$9,815)

ASSUMPTIONS	
Loan to Cost	90%
Loan Amount	\$3,715,101
Interest Rate	6.10%
Amortization	25 Years
Lease Rate PSF	\$1.75
Real Estate Taxes	1.20%
Insurance PSF	N/A
NNN PSF	\$0.44
Depreciation Improvements Allocation	80%
Depreciation Straight-line	39 Years
Marginal Tax Rate	35%
Annual Depreciation	\$85,074
Annual Depreciation Tax Benefit	\$29,776
Annual Interest Tax Benefit (1st 5 yrs)	\$75,641
Expected Annual Appreciation	2.50%
Vacancy Factor	0%
Rental Income - Monthly Incl CAM	12,192
Annual Rental Income (+ Opex Reimb)	\$146,301
Total Monthly Rental Income	\$12,192
CLOSING COSTS	
Loan Origination Fee	\$10,000
Title / Escrow:	\$2,500
Appraisal and Review:	\$1,500
Legal	\$1,000
Environmental:	\$1,000
Total	\$16,000
Value at Year 10	\$5,126,738
10 Year Equity Balance	\$2,281,461





CREATIVE OFFICE SPACE FOR SALE/LEASE



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MARC POSTHUMUS
Managing Director
858-401-3898
marc.posthumus@cast-cap.com
CA License #01440118

5090 Shoreham Place Suite 100, San Diego, CA 92122
information@cast-cap.com | 619-935-5152 | www.Cast-Cap.com

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