

**Rare Small Industrial  
Condo For Sale!**

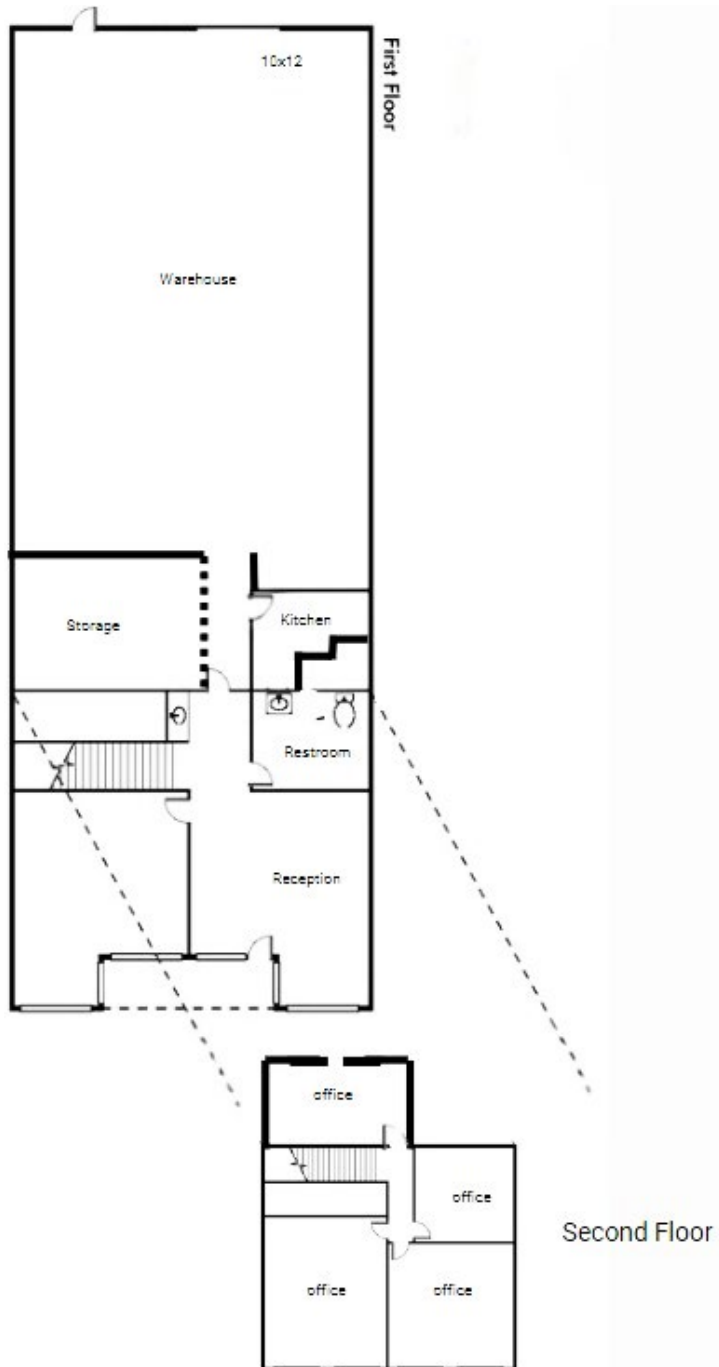
**FOR SALE** INDUSTRIAL CONDOMINIUM







## HIGHLIGHTS

- 2,946 Total sf
- 1,754 sf Warehouse Area
- 1,192 sf Office Area
- 1 Ground Level Loading Door
- 24' Warehouse Clearance
- 200 Amp Power Supply (verify)
- 6 Reserved Parking Stalls
- Two-Story Office Area
- Part Of A Professionally Managed Business Park



- Pay Yourself Rent
- No Future Rental Increases
- Build Equity on a Monthly Basis
- Long-Term Retirement Income
- Be Your Own Landlord
- Make Interior Modifications without Landlord Restrictions
- Receive Attractive Tax Benefits Including Depreciation
- Diversify Your Investment Portfolio
- 90% Financing Available for Qualified Owner-Users

# SALE COMPARABLES

PROPERTY	BUILDING SIZE & TYPE	SALE DATE	NOTES	
	1044 Calle Recodo #B, San Clemente	4,121 sf. Industrial Condo	Sold 2/13/2024 - \$436 psf	This is a 2-story industrial condo with a heavy office build out and a low-clear warehouse space.
	232 Avenida Fabricante #110, San Clemente	4,106 sf. Industrial Condo	Sold 5/14/2024 - \$475 psf	This is a two-story industrial condo with approximately 50/50 office to warehouse ratio.
	1225 Puerta del Sol #200, San Clemente	2,110 sf. Industrial Condo	Sold 5/17/2024 - \$550 psf	This is a single-story industrial condo located in the Talega Business Park.

# OWNERSHIP BREAKDOWN WITH LOAN ILLUSTRATION

10% INVESTMENT - SBA LOAN		MONTHLY AMOUNT
Condo Size in sq ft	2,946	
Purchase Price per sq ft	\$550.00	
Purchase Price	\$1,620,300.00	
Initial Investment - 10%	\$162,030.00	
Approximate Escrow and Title Costs	\$2,387.00	
Loan Amount	\$1,458,270.00	
Approximate Appraisal and Environmental Report Fee	\$5,000.00	
Approximate Lender Fees: SBA Loan Guarantee Fee, Lender Packaging Fee, Points, etc.	To Be Provided by Lender	
Approximate Fixed Interest Rate*(25 years due in 25 years)	6.00%	
Approximate Loan Term in Years	25	
Approximate Monthly Mortgage Amount		\$9,395.65
Approximate Monthly Mortgage Amount per sq ft	\$3.19	
Approximate Monthly Property Tax	1.01%	\$1,363.75
Approximate Monthly Liability Insurance	\$0.31	\$76.11
Approximate Monthly Building Insurance	Included in Condo Association	
Approximate Monthly Condo Association Fee (2024)	\$0.27	\$800.00
Approximate Monthly Master Association Fees	Included in Condo Association	
Approximate Monthly Maintenance Contracts		
Heating, Ventilation, and Air Conditioning	\$0.02	\$50.00
Approximate Monthly Reserve Account		
Roof	Included in Condo Association	
Parking Lot	Included in Condo Association	
Miscellaneous		
City Fire Monitoring	Included in Condo Association	
Back Flow Check	Included in Condo Association	
Landscape	Included in Condo Association	
Miscellaneous Repairs		\$50.00
<b>Total Monthly Investment</b>		<b>\$11,735.51</b>
Total Monthly Investment per sq ft	\$3.98	

Note: Owner contracts for their own electric and interior janitorial service. Estimated monthly electric cost is \$0.22 per sq. ft. per month. Estimated monthly janitorial cost is \$0.08 per sq. ft. per month.

\*Quoted by U.S. Bank 11-6-2024. Blended 504 Loan Rate (50% from Bank, 40% from SBA)



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25% INVESTMENT - CONVENTIONAL		MONTHLY AMOUNT
Condo Size in sq ft	2,946	
Purchase Price per sq ft	\$550.00	
Purchase Price	\$1,620,300.00	
Initial Investment - 25%	\$405,075.00	
Approximate Escrow and Title Costs	\$2,387.00	
Loan Amount	\$1,215,225.00	
Approximate Appraisal and Environmental Report Fee	\$5,000.00	
Approximate Lender Fees: SBA Loan Guarantee Fee, Lender Packaging Fee, Points, etc.	To Be Provided by Lender	
Approximate Fixed Interest Rate*(25 years due in 25 years)	6.00%	
Approximate Loan Term in Years	25	
Approximate Monthly Mortgage Amount		\$7,829.71
Approximate Monthly Mortgage Amount per sq ft	\$2.66	
Approximate Monthly Property Tax	1.01%	\$1,363.75
Approximate Monthly Liability Insurance	\$0.31	\$76.11
Approximate Monthly Building Insurance	Included in Condo Association	
Approximate Monthly Master Association Fees	Included in Condo Association	
Approximate Monthly Condo Association Fee (2024)	\$0.27	\$800.00
Approximate Monthly Maintenance Contracts		
Heating, Ventilation, and Air Conditioning	\$0.02	\$50.00
Approximate Monthly Reserve Account		
Roof	Included in Condo Association	
Parking Lot	Included in Condo Association	
Miscellaneous		
City Fire Monitoring	Included in Condo Association	
Back Flow Check	Included in Condo Association	
Landscape	Included in Condo Association	
Miscellaneous Repairs		\$50.00
<b>Total Monthly Investment</b>		<b>\$10,169.57</b>
Total Monthly Investment per sq ft	\$3.45	

Note: Owner contracts for their own electric and interior janitorial service. Estimated monthly electric cost is \$0.22 per sq. ft. per month. Estimated monthly janitorial cost is \$0.08 per sq. ft. per month.

\*Quoted by U.S. Bank 11-6-2024. Blended 504 Loan Rate (50% from Bank, 40% from SBA)

For Financing Options or to Pre-Qualify  
for this Purchase Please Call Rita



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# JOHNSTON PACIFIC

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