

OFFERING MEMORANDUM

VITALITY

AT RANCHO BERNARDO

12396 WORLD TRADE DRIVE
SAN DIEGO, CA 92128

FOR SALE:

**OFFICE/MEDICAL
COMMERCIAL
CONDOS**

MARC POSTHUMUS

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RYAN KING

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CAST
CAPITAL PARTNERS



PROJECT HIGHLIGHTS



Ideal Office/Medical Office
Condominium Project with
Excellent Glass Line, Natural
Light, and Professional Feel.



New Ownership Renovating the
Building with Luxury Finishes



San Diego's Largest
Concentration of Fortune 500
Companies & Medical/Hospital
System Nearby



Excellent Freeway Access
with Improved I-805
Construction Underway



SBA Financing Available with
10% Down to Offer a Unique
Space for Each User



PROPERTY DETAILS

TOTAL BLDG SF: 67,975 SF

LAND SF: 3.08 AC

YEAR BUILT: 1992

PARKING: 194 SPACES

ZONING: CO-3-3 (ALLOWS MEDICAL)

SF AVAILABLE: 608 SF - 3,021 SF

SALE PRICE: \$650/SF

SUITES AVAILABLE FOR SALE

FLOOR 1

Suite 101	1,015 SF	(contiguous to 2,153 SF)
Suite 102	1,138 SF	(contiguous to 2,153 SF)
Suite 103	1,615 SF	
Suite 106-108	3,013 SF	
Suite 110	1,240 SF	
Suite 113	1,804 SF	(contiguous to 3,021 SF)
Suite 114	609 SF	(contiguous to 3,021 SF)
Suite 115	608 SF	(contiguous to 3,021 SF)
Suite 118	1,595 SF	

FLOOR 2

Suite 203	799 SF
Suite 210	1,237 SF
Suite 213	1,804 SF
Suite 215	1,181 SF
Suite 217	1,607 SF
Suite 219	1,135 SF

FLOOR 3

Suite 303	1,598 SF
Suite 315	608 SF



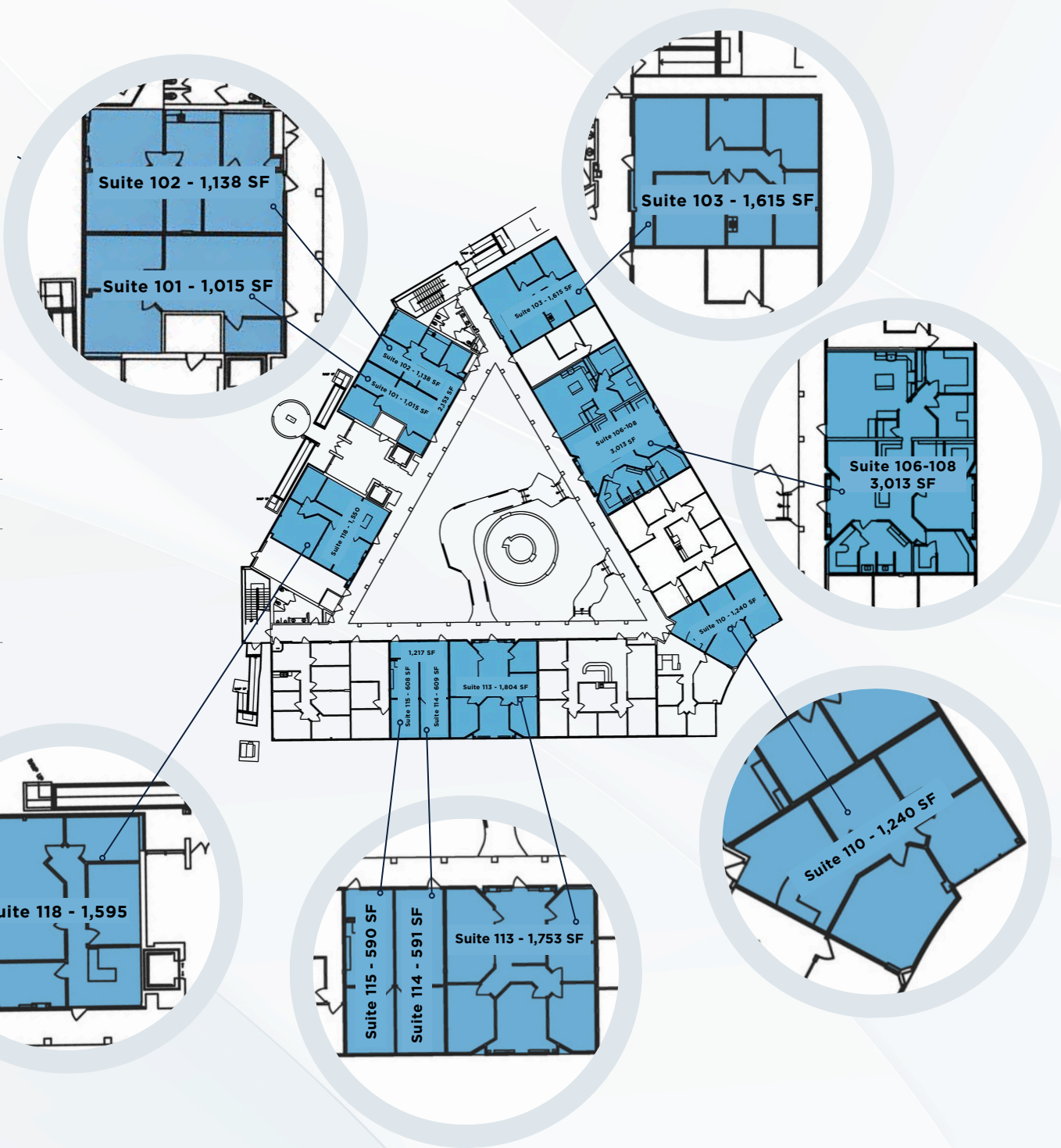


FLOOR PLAN

First Floor

SUITES AVAILABLE FOR SALE

Suite 101 & 102	2,153 SF	\$1,399,450 (\$650/SF)
Suite 101	1,015 SF	\$659,750 (\$650/SF)
Suite 102	1,138 SF	\$739,700 (\$650/SF)
Suite 103	1,615 SF	\$1,049,750 (\$650/SF)
Suite 106-108	3,013 SF	\$1,958,450 (\$650/SF)
Suite 110	1,240 SF	\$806,000 (\$650/SF)
Suite 113 - 115	3,021 SF	\$1,963,650 (\$650/SF)
Suite 113	1,804 SF	\$1,172,600 (\$650/SF)
Suite 114	609 SF	\$395,850 (\$650/SF)
Suite 115	608 SF	\$395,200 (\$650/SF)
Suite 118	1,595 SF	\$1,036,750 (\$650/SF)



FLOOR PLAN

Second Floor

SUITES AVAILABLE FOR SALE

Suite 203	799 SF	\$519,350 (\$650/SF)
Suite 210	1,237 SF	\$804,050 (\$650/SF)
Suite 213	1,804 SF	\$1,172,600 (\$650/SF)
Suite 215	1,181 SF	\$767,650 (\$650/SF)
Suite 217	1,607 SF	\$1,044,550 (\$650/SF)
Suite 219	1,135 SF	\$737,750 (\$650/SF)



FLOOR PLAN

Third Floor

SUITES AVAILABLE FOR SALE

Suite 303	1,598 SF	\$1,103,700 (\$650/SF)
Suite 315	608 SF	\$395,200 (\$650/SF)



OWN VS LEASE

1,000 SF EXAMPLE

OWN				LEASE			
Purchase Assumptions				Lease Assumptions			
Size (Square Feet)			1,000 SF	Size (Square Feet)			1,000 SF
Purchase Price	\$650 PSF	\$	650,000	Lease Rate			\$3.25 PSF/Mo.
Tenant Improvements	TBD	\$	-				
Loan Amount	5.90% Int. Rate	90% LTV	\$ 585,000				
Total Cost		\$	650,000	Monthly Rent			\$3,250
Start-up Costs				Start-up Costs			
Downpayment	10%	\$	65,000	Prepaid Rent/Security Deposit		\$	6,500
Closing Costs (Environmental, Appraisal, Escrow)		\$	8,000	Improvements		\$	-
Total Cost (out of pocket)		\$	73,000	Total Cost (out of pocket)		\$	6,500
Monthly Costs				Monthly Costs			
		PSF/Mo.	\$ Amount/Mo.			PSF/Mo.	\$ Amount/Mo.
Mortgage Payment	\$	(3.73)	\$ (3,733)	Lease Rate	\$	(3.25)	\$ (3,250)
Operating Expenses/CAM's/HOA	\$	(0.45)	\$ (450)	Operating Expenses/CAM's	\$	(0.20)	\$ (200)
Property Taxes	\$	(0.65)	\$ (650)	Property Taxes	\$	-	\$ -
Amortized TI Payment	\$	-	\$ -	Amortized TI Payment	\$	-	\$ -
Insurance	\$	(0.07)	\$ (70)	Insurance	\$	-	\$ -
Utilities	\$	(0.20)	\$ (200)	Utilities	\$	(0.20)	\$ (200)
Total Monthly Costs	\$	(5.10)	\$ (5,103)	Total Monthly Costs	\$	(3.65)	\$ (3,650)
Ownership Benefits (Estimated Yr. 1)				Lease Benefits (Estimated Yr. 1)			
		PSF/Mo.	\$ Amount/Mo.			PSF/Mo.	\$ Amount/Mo.
Monthly Debt Repayment (principal - 15 yr avg)	\$	0.11	\$ 1,373				
Monthly Expense Tax Writeoff Benefit	\$	0.04	\$ 507				
Monthly Depreciation Tax Benefit	37%	\$ 0.03	\$ 411	+Income Taxes Benefit	\$	1.35	\$ 1,351
Monthly Interest Tax Benefit (15 yr avg)	\$	0.07	\$ 873	+Improvements Depreciat	\$	-	\$ -
Cost After Tax and Principal Paydown	\$	(1.94)	\$ (1,939)	After Tax Cost	\$	(2.30)	\$ (2,300)
Other Benefits							
Avg. Monthly Appreciation Over 15-Years		3.00%	\$ 2,044				
Other Rental Income			\$ -				
Effective Monthly Gain / (Cost)	\$	0.11	\$ 105	Effective Monthly Gain / (Cost)	\$	(2.30)	\$ (2,300)

Additional Benefits of Ownership	
Average Annual Effective Cost Savings	\$28,854
Average Annual Principal Paydown	\$16,479
Annual Wealth Creation	\$45,334
15 Year Wealth Creation	\$680,003

*Financial Information Disclaimer: Buyer responsible for independently verifying the information in the Memorandum. Any reliance on it is solely at your own risk.

DENSE FORTUNE 500 TECH AND DEFENSE COMPANIES



45 RANCH

BERNARDO VILLAGE

\$445M CAMPUS

RANCHO PENASQUITOS

CARMEL MOUNTAIN RANCH

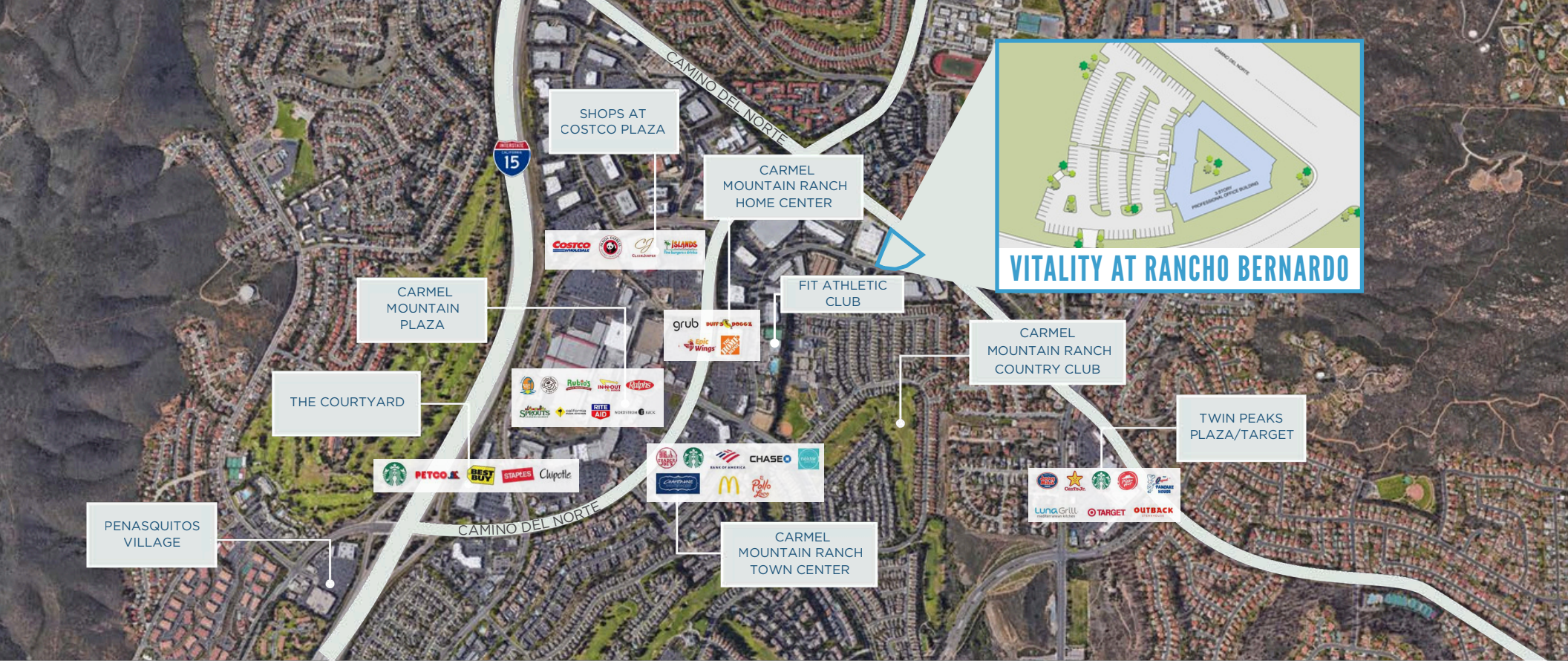
CRESTMONT

SABRE SPRINGS

POWAY



This map was prepared for assessment purposes only. No liability is assumed for the accuracy of the data shown. Assessor's parcels may not comply with local subdivision or building ordinances. Map not to scale



TWIN PEAKS PLAZA
2 MINUTE DRIVE



THE COURTYARD
7 MINUTE DRIVE



CARMEL MOUNTAIN PLAZA
4 MINUTE DRIVE



CARMEL MOUNTAIN RANCH HOME CENTER
3 MINUTE DRIVE



SHOPS AT COSTCO PLAZA
4 MINUTE DRIVE



CARMEL MOUNTAIN RANCH TOWN CENTER
3 MINUTE DRIVE



FOR MORE
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PLEASE CONTACT

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