



BDHOLDINGS, Inc.

HARD ROCK HOTEL

UNIT # 702

**207 5TH AVE
SAN DIEGO, CA 92101**



\$999,900

- IN THE HEART OF THE GASLAMP
- VIP TO HOTTEST CLUBS/BARS
- OWNERS STAY UP TO 28 DAYS/YR
- AVERAGE RATE \$902/NIGHT
- ROCK STAR GOLD SUITE

Contact:

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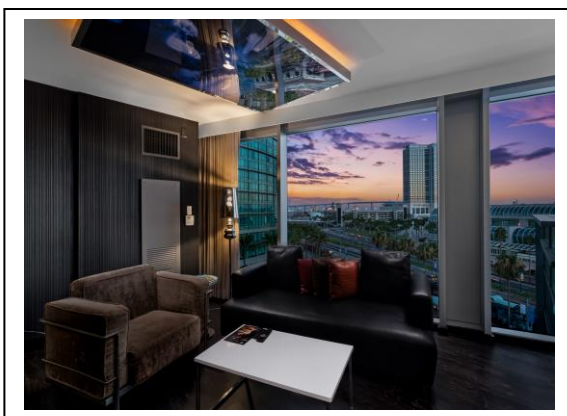


**Hard Rock Hotel Condo
207 5th AVE #702
San Diego (Downtown), CA 92101**

SALE SUMMARY / Annual 2022

PRICE:	\$999,900
TERMS:	Cash
CAP RATE:	3.40% Based on 2022 Income
NOI:	\$34,000
CASH ON CASH:	3.40 %
CONDO SIZE:	664 SF
PRICE / SF:	\$1,506 SF
YEAR BUILT:	2007
PERCENT LEASED:	35% Average Paid Occupancy 2022
PARKING & ACCESS:	High visibility with valet service. Complementary valet service for one vehicle for Hard Rock Hotel owners when staying in your unit.

Unit Type:

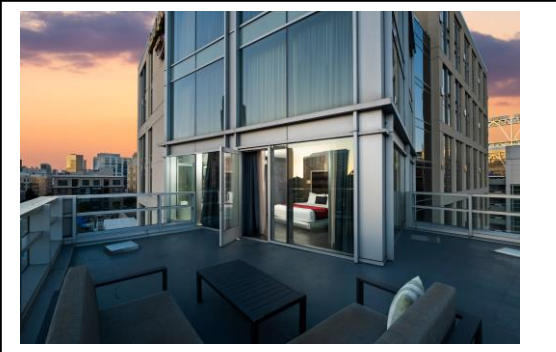


Rock Star Gold suite with over 650 sqft this unit boasts city and water views with lounge and table seating for 6 with a separate bedroom and large king bed. This unit also has one of the LARGEST PRIVATE PATIOS at Hard Rock. This type of unit also has upgraded amenities including hardwood flooring, upgraded carpet, upgraded wood furniture, and various other high-end upgrades making it one of the most unique units at Hard Rock.

Occupancy:

Occupancy percentage based off 2022 numbers. In 2023 there was a month where the unit was out of service a few days for repairs. Pre COVID occupancy rates were higher, in the 50% plus range giving buyer significant upside.

HOTEL REVENUE:

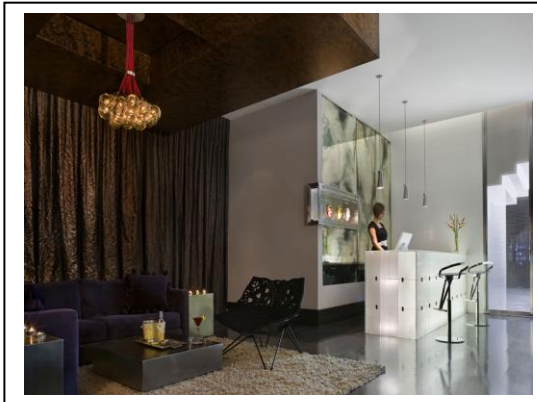


You will be allocated 50% of the Net Room Rental Revenue generated by renting your suite after various reductions. Net Room Rental Revenue is calculated by subtracting a 10% Marketing Fee from the Gross Room Rental Revenue generated by renting your suite. An additional 3% Group Sales Fee will be subtracted from the Gross Room Rental Revenue generated by renting your suite to groups that book no less than 10 suites. In addition, 5% of your share of the Net Room Revenue each month goes into a reserve account. This account will always remain your property and will be used for repairs, maintenance, replacements and upgrades within your suite in order to maintain it in rentable condition. Owners may stay up to 28 per year in their suite for no charge.



The 10% Marketing Fee covers the Hotel's costs and fee administering the rental program, including licensing, franchise, credit card and reservation fees, overhead and marketing costs, and travel agent commissions. The 3% Group Sales Fee covers the Hotel's additional costs of maintaining a Group Sales Team, travel expenses and promotional costs, as well as meeting planner commissions.

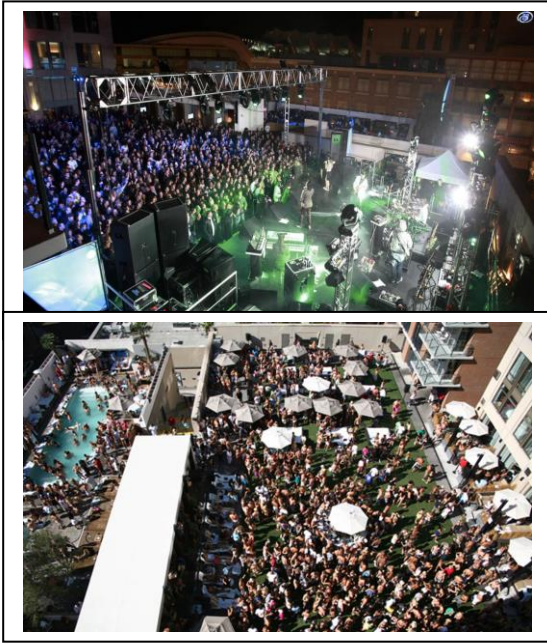
OWNER AMENITIES:



As a Rock Star Guest of the Hotel, you'll lounge and sleep in a suite that's sensual and stylish, with an air of unpredictability. You'll also receive access to the Rock Royalty Crew prior to and during your stay. These chic urban San Diego accommodations feature VIP check-in, use of the Hotel's Green Room, access to the VIP Guest Lists at our bars, and the attention of the Crew for just about anything else the crew can provide. In addition, as an owner (Rock Royalty) you will have opportunities for discounts at the Hotel's outlets and Spa.

Owners not staying in the Hotel may request facility reservations (e.g. at Nobu, Gerber's bar, the Spa) via the Rock Royalty Crew, which will evaluate each request based on the Hotel's ability to provide each Owner and guest staying in the Hotel a rock star experience.

NEIGHBORHOOD:



The Gaslamp Quarter is the historic heart of San Diego, California. The Gaslamp Quarter consists of 16½-blocks around Fourth and Fifth Avenues with grand Victorian-era buildings that are home to more than 100 of the city's finest restaurants, 35+ pubs and nightclubs and 100+ retail shops, as well as theaters, art galleries, offices and residential/work lofts. The Quarter is the center of downtown night life and is home to many events and festivals, including COMIC CON, Mardi Gras in the Gaslamp, Street Scene Music Festival, Taste of Gaslamp, Monster Bash (Halloween) and ShamROCK, a St. Patrick's Day event. PETCO Park, home of the San Diego Padres is located one block away in downtown San Diego's East Village. When the sun sets, this downtown neighborhood attracts thousands of diners, shoppers, theatergoers, and nightclub patrons. These features make the Gaslamp a tourist destination and a must see when visiting San Diego. In addition, with the Convention Center across the street the Gaslamp sees a steady crowd throughout the year.

COMMENTS:

Hard Rock has some of the hottest clubs and restaurants within its doors in San Diego including, Float, 207, MaryJanes, and Nobu. In addition, Hard Rock holds some of the best concerts and events in San Diego.



Hard Rock Hotel # 702
ANNUALIZED OPERATING INFORMATION

2022 Actual

PURCHASE PRICE:	\$999,900
Capitalization Rate:	3.40%
Approximate Rentable Square Feet:	684 SF
Down Payment:	\$999,900 100%

GROSS RENTAL INCOME:	\$117,014 (1)
Less Hotel Marketing Fee 10%	<11,701> (2)
Less Group Sales Fee 3%	<906 (3)
Net Rental Revenue:	\$104,407
Less Hotel Admin Fee: 50%	<52,203> (4)
Gross Operating Income:	\$52,203
Reserve: @ 5%	<2,610>
Net Cash Flow:	\$49,593 (5)
Less Expenses:	<u>18,822</u>
Net Operating Income:	\$33,381
Pre Tax Cash Flow: (Cash on Cash)	\$33,381 3.40%

EXPENSES

Property Taxes @ 1.23%:	\$8,710
HOA @ \$837.76per Month:	\$10,053
San Diego Rental Tax:	<u>\$59.00</u>
Total Expenses:	\$18,822

(1)The current income is based on the actual numbers of 2022 revenue. (2) The 10% Marketing Fee covers the hotel’s costs and fees of administering the rental program, including licensing, franchise, credit card and reservation fees, overhead and marketing costs, and travel agent commissions. (3) The 3% Group Sales Fee covers the hotel’s additional costs of maintaining a Group Sales Team, travel expenses and promotional costs, as well as meeting planner commissions. This fee will not always be collected. (4) You will be allocated 50% of the Net Room Rental Revenue generated by renting your suite. (5) The reserves are deducted each month from your monthly revenue check, but it is still your money held in an operating account for hotel room repairs.

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