

# DENTAL / MEDICAL / OFFICE BUILDING AVAILABLE FOR SALE

SALE PRICE \$1,050,000

1287 3RD AVENUE  
CHULA VISTA, CA 91911

YOUR NAME HERE

## VALLEY COLEMAN

Sales & Leasing Associate

T: (619) 944-1979

Valley@PacificCoastCommercial.com

Lic. 02065336

## SHIRLEY KANAMU

Senior Broker Associate

T: (619) 787-6374

Shirley@PacificCoastCommercial.com

Lic. 01268281

## BLANCHE GOLIA

Senior Associate

T: (619) 458-8025

Blanche@PacificCoastCommercial.com

Lic. 01956233





# DENTAL / MEDICAL / OFFICE

AVAILABLE FOR SALE

1287 3RD AVENUE, CHULA VISTA, CA 91911

- Approx. 3,744 SF 2-Story Building
- Existing Dental Plumbing & Electrical
- Ample Onsite Parking
- Surrounded by Various Retail
- APN 619-222-19
- Zoning: CCP - Central Commercial Precise Plan
- Sale Price: \$1,050,000

## Highest & Best Uses:

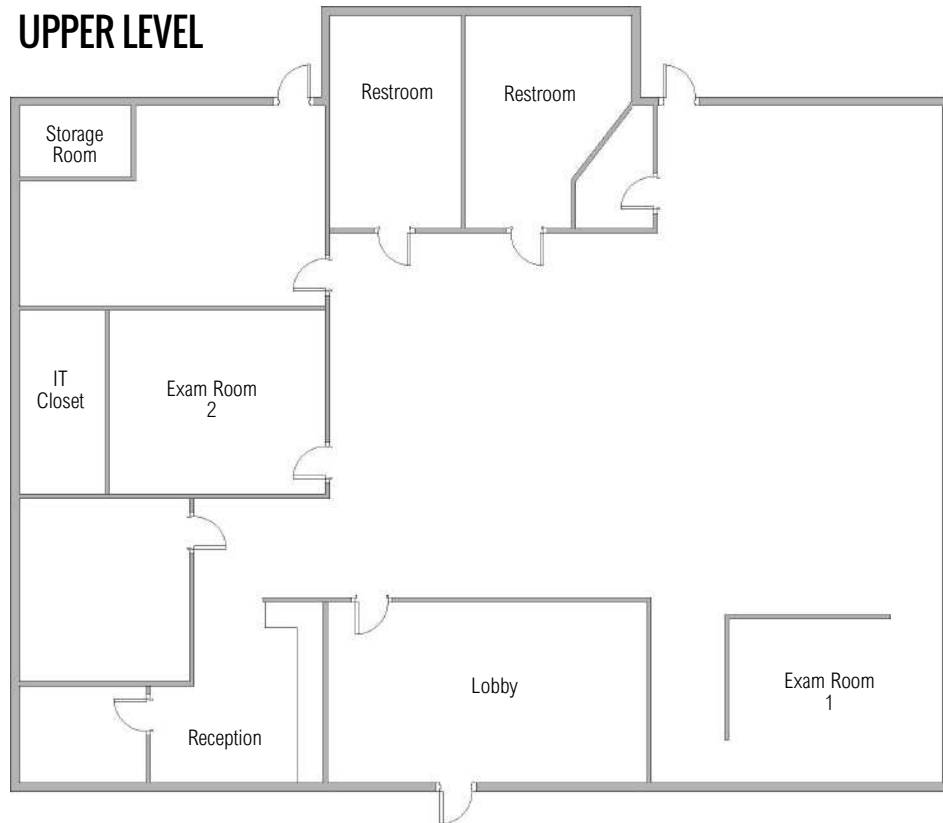
Stores, Shops & Offices Supplying Commodities or Performing Services.

Specialty Shops, Business Offices and Other Financial Institutions and Personal Service Enterprises.

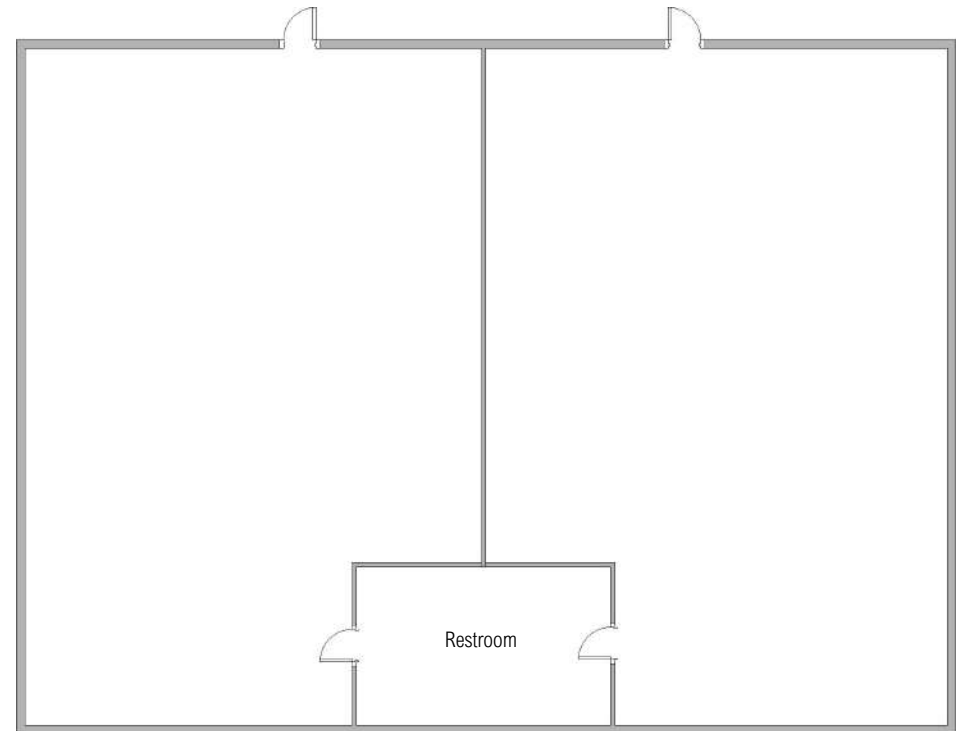


# FLOOR PLAN

## UPPER LEVEL



## LOWER LEVEL



\* Floorplans are not to scale; for reference purposes only.

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**Pacific Coast Commercial** (619) 469-3600

10721 Treena Street, Suite 200, San Diego, CA 92131

www.PacificCoastCommercial.com | Lic. 01209930

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase.

# WHY LEASE WHEN YOU CAN OWN?

OWN	
<b>Purchase Assumptions</b>	
Size (Square feet)	3,744
Purchase Price plus improvements	\$1,050,000

<b>Start-up Costs</b>	
10% Down Payment	\$105,000
Total out of pocket costs	\$105,000

Monthly Costs	Per sq ft	
Mortgage payment	1.30	\$4,884
Operating Exp/CAM	0.10	\$374
Property Taxes	0.26	\$963
Total Monthly Costs		\$6,221

<b>Monthly Ownership Benefits (Estimated)</b>	
<b>Tax Benefits</b>	
Mortgage int. Deduction (5yr avg)	\$1,122
Operating Exp/CAM Deduction	\$150
Property Tax Deduction	\$385
Depreciation Deduction	\$718
<b>Other Benefits</b>	
Rental Income	\$2,808
Average Appreciation	1.0% \$875
Total Ownership Benefits	\$6,057
<b>Effective Monthly Cost:</b>	\$164

LEASE	
<b>Lease Assumptions</b>	
Size (Square feet)	3,744
Lease rate per sq ft/mnth plus electric	\$2.00
Monthly lease	\$7,488

<b>Start-up Costs</b>	
Prepaid Rent/Security Deposit	\$14,976
Improvements	\$0
Total out of pocket costs	\$14,976

Monthly Costs	Per sq ft	
Lease Payment	2.00	\$7,488
Operating Exp/CAM	0.00	\$0
Property Taxes	0.00	\$0
Total Monthly Costs		\$7,488

<b>Monthly Lease Benefits (Estimated)</b>	
<b>Tax Benefits</b>	
Mortgage int. Deduction	n/a
Operating Exp/CAM Deduction	\$0
Property Tax Deduction	\$0
Lease Deduction	\$2,995
<b>Other Benefits</b>	
Rental Income	0
Avg. Appreciation	n/a
Total Lease Benefits	\$2,995
<b>Effective Monthly Cost:</b>	\$4,493

## ADDITIONAL BENEFITS OF OWNERSHIP:

Annual Effective Cost Difference:	\$51,949
<b>Annual principal paydown:</b>	<b>\$24,958</b>
<b>Annual savings/equity growth:</b>	<b>\$76,907</b>
<b>And never another rent increase!</b>	

\*Terms subject to change. Do not rely on the assumptions used in this analysis; please consult your financial advisor; approval subject to credit qualification/not a commitment to lend.

Source:



Marty Spuehler (619) 346-0051  
marty.spuehler@unionbank.com



# OWNER-USER COMMERCIAL REAL ESTATE FINANCING ANALYSIS

INPUT PROJECT INFORMATION		
<b>STEP ONE</b>		
Input Property purchase price here:		\$1,050,000
Tenant improvements:		\$0
Total project		\$1,050,000
<b>STEP TWO</b>		
Choose a rate and amortization from chart below:		
Input 504/conv.	3.65%	25
Input 7A int	3.85%	25
Conventional Loan terms:	Today's Rates	Amortization (years)
5 year fixed	3.43%	25
10 year fixed	3.65%	25
SBA 7A Loan terms:	Rates	Amort.
15 year fixed	3.75%	15
20 year fixed	3.75%	20
25 year fixed	3.80%	25
<b>STEP THREE</b>		
See the results in the scenarios to the right.		

SBA 7a	
Total project amount:	\$1,050,000
Down payment:	\$105,000
Wells Fargo 1st TD amount:	\$945,000
CDC/SBA 2nd TD amount:	na
Amort - Union Bank 1st TD (yrs):	25
Amort - SBA 2nd TD (yrs):	na
Union Bank interest rate:	3.80%
CDC rate (based on pmt yrs 1-5):	na
Union Bank monthly pmt:	\$4,884
CDC/SBA monthly pmt (yrs 1-5):	na
Total payments:	\$4,884
Estimated Loan Costs	
<b>Union Bank and SBA:</b>	
Loan documentation fee:	\$0
Union In fee (incl .5% to SBA):	\$0
<b>Third Party Fees:</b>	
SBA or SBA/CDC loan fee:	\$28,941
Title Insurance/Escrow:	\$1,300
Appraisal and review:	\$3,500
Environmental:	\$1,800
Est 1st TD refi costs, year 10:	\$0
<b>Total Fees:</b>	<b>\$31,406</b>

SBA 504	Conventional
\$1,050,000	\$1,050,000
\$105,000	\$262,500
\$525,000	\$787,500
\$420,000	
25	25
25	na
3.65%	3.65%
3.75%	na
\$2,671	\$4,006
\$2,221	na
\$4,892	\$4,006
\$0	\$0
\$2,625	\$1,000
\$14,050	\$0
\$2,000	\$1,300
\$3,500	\$3,500
\$1,800	\$1,800
\$0	\$0
<b>\$23,975</b>	<b>\$7,600</b>

Source:



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