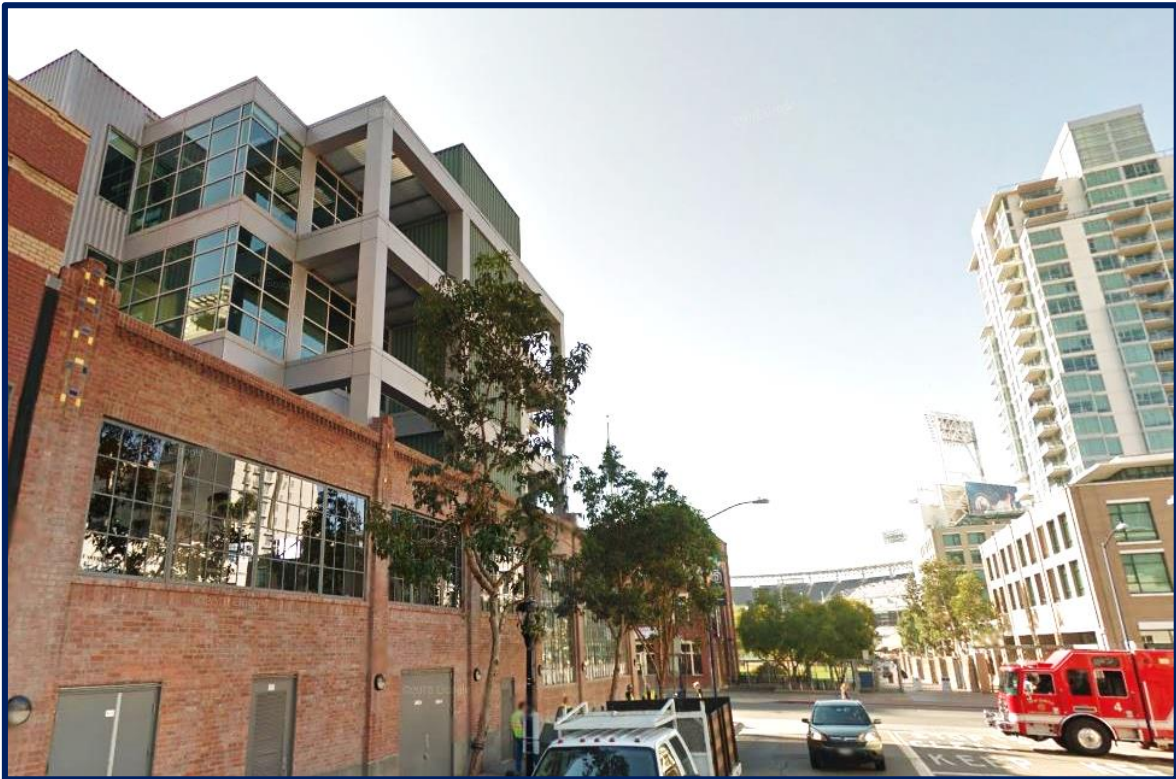


## EAST VILLAGE LEASED INVESTMENT - \$587,000



### Location

TR Office Building  
406 9<sup>th</sup> Ave-Suite 308  
San Diego, CA 92101

### Property

- Exceptionally Located at 8<sup>th</sup> & J Streets, Adjacent to Petco Park
- 1,274 SF Office condominium with upgraded improvements
- Built in 2006

### Highlights

- Leased until December 2018
- Top floor office condominium
- Floor to ceiling corner glass windows
- Panoramic views of East Village and downtown
- Immediate proximity to East Village and Gaslamp restaurants, services and transit
- Ample street parking available
- Contemporary urban architecture

### Contact

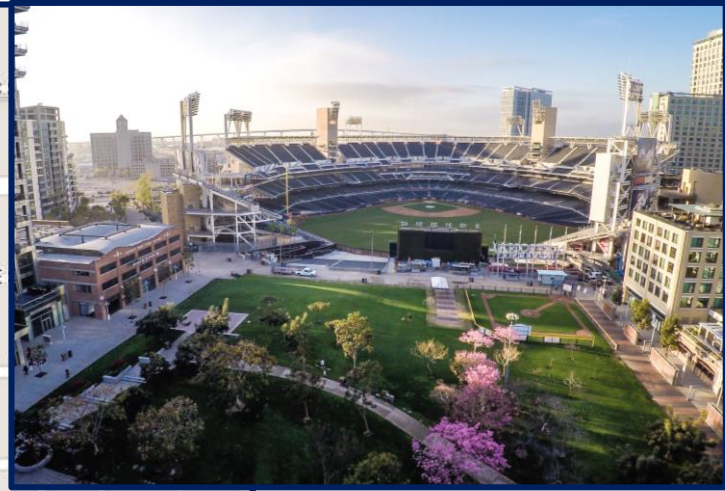
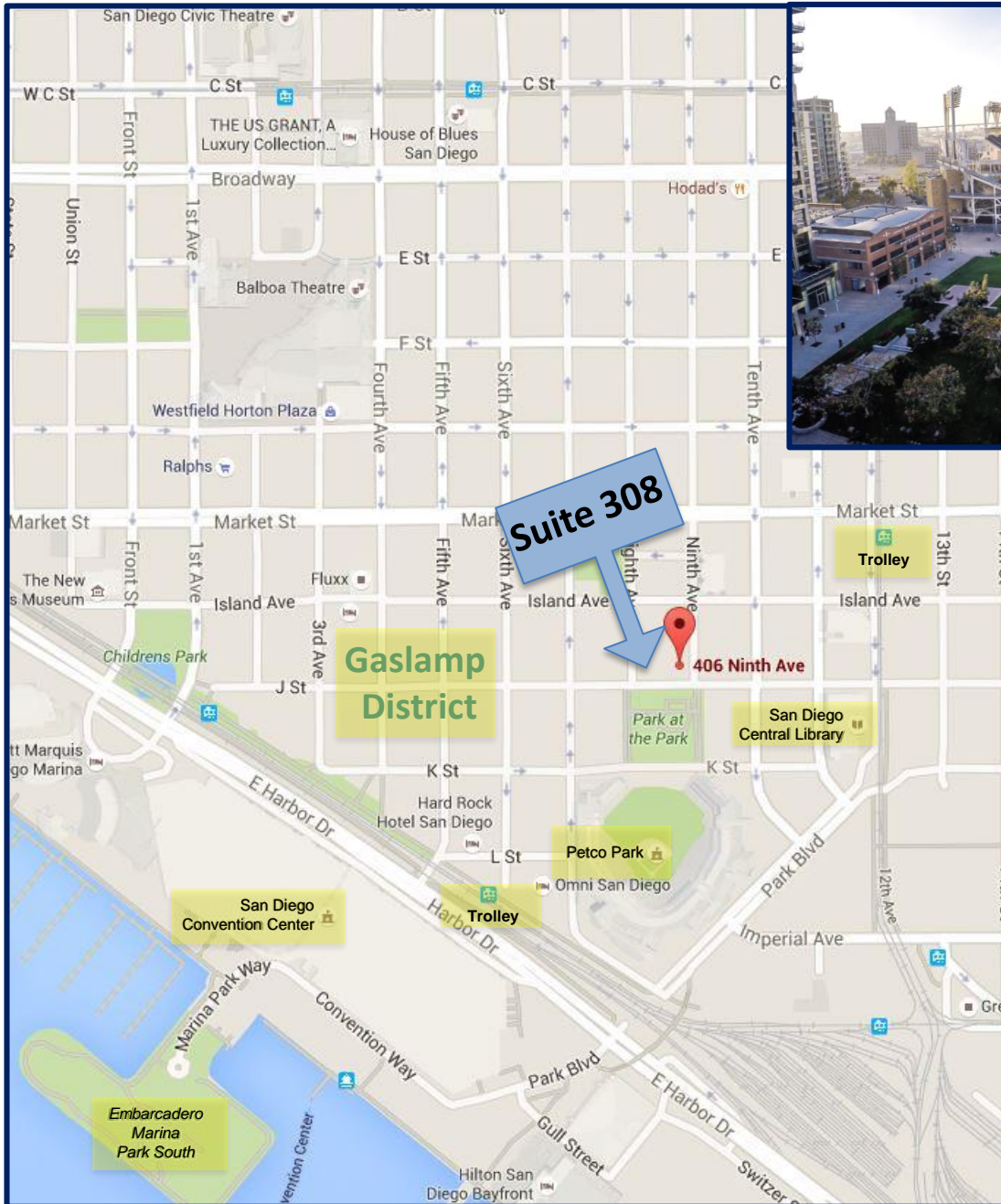
**Dan McCarthy - Senior Director**  
619.577.4557  
dmccarthy@theheritagegroup.com  
BRE # 00928868

**Kyle Clark - Senior Director**  
619.577.4558  
kclark@theheritagegroup.com  
BRE # 00867784

## TR OFFICE BUILDING-SUITE 308 FOR SALE



## TR OFFICE BUILDING-SUITE 308 FOR SALE



### Short walk to:

- Restaurants and services
- Petco Park
- Trolley stations
- Gaslamp District
- Convention Center
- Embarcadero Marina
- Central Library

## Contact

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dmccarthy@theheritagegroup.com  
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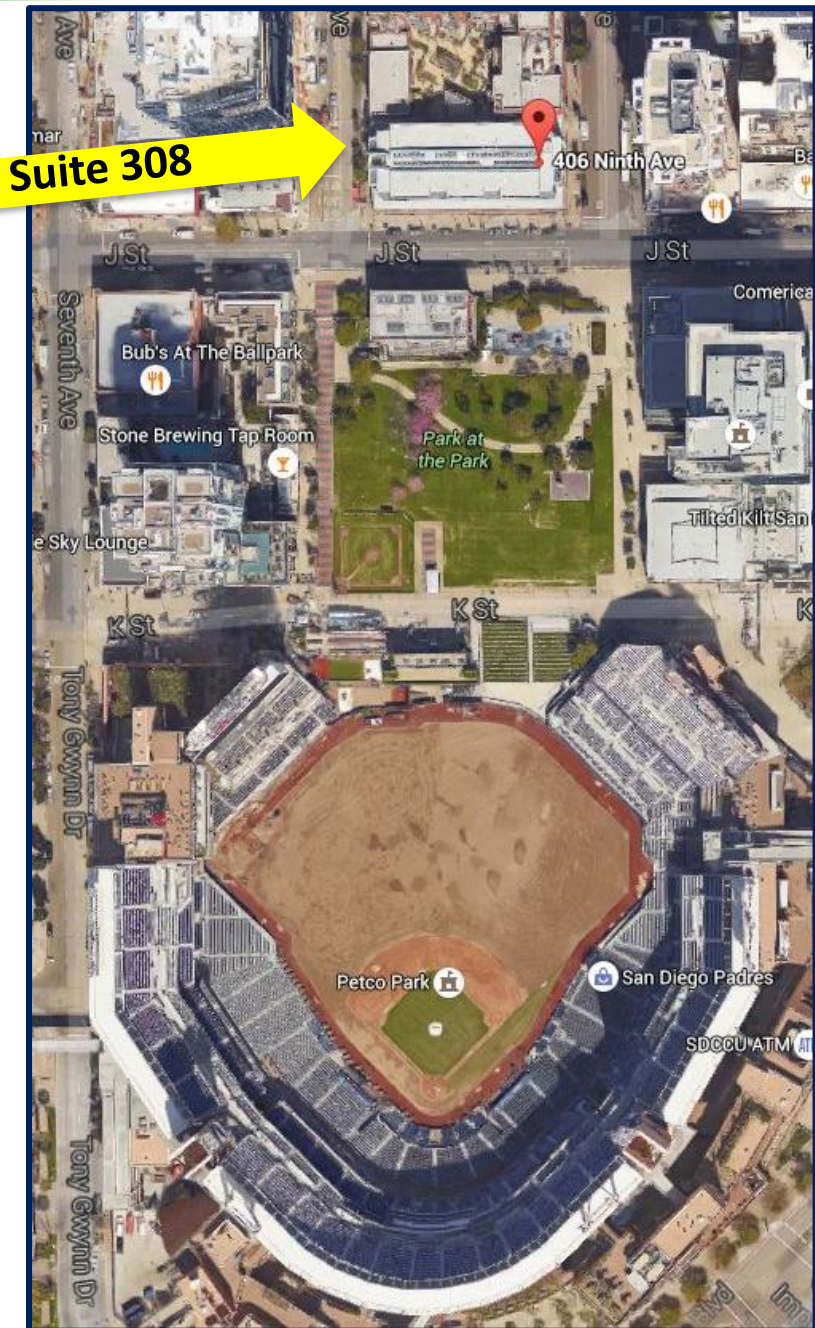
**Kyle Clark - Senior Director**  
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## TR OFFICE BUILDING-SUITE 308 FOR SALE



**Panoramic  
Petco Park and  
Downtown  
views**



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## TR OFFICE BUILDING-SUITE 308 FOR SALE



Contemporary  
design

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## TR OFFICE BUILDING-SUITE 308 FOR SALE

### Income Property Analysis TR Office Building, Suite 308 - 1,274 SF

Annual Operating Income	
Tenant Lease Summary	
Term *	11/15 - 12/18 **
Monthly Rent (full service + electricity + janitorial)	\$3.00/SF
Annual Rent Increases (12/16,12/17)	3%
Annual Rent	\$47,393
 % Vacancy and Credit Losses	0%
* termination option eff 1/18 with cancellation fee	
** two year extension option	
<b>Gross Operating Income</b>	<b>47,393</b>
Annual Operating Expenses	
Property Management Fees	
Repairs and Maintenance	
Real Estate Taxes (based on sale price)	6,457
Property Insurance	237
HOA Mgmt./Association Fees	5,360
Replacement Reserve	
Utilities	
Pest Control	
Accounting and Legal	
<b>Operating Expenses</b>	<b>12,054</b>
Net Operating Income (NOI)	
Total Annual Operating Income	47,393
Total Annual Operating Expense	12,054
<b>Net Operating Income</b>	<b>35,339</b>
Capitalization Rate and Valuation	
Market Cap Rate	6.02%
Market Value	\$587,027
Per Square Foot Value	\$461