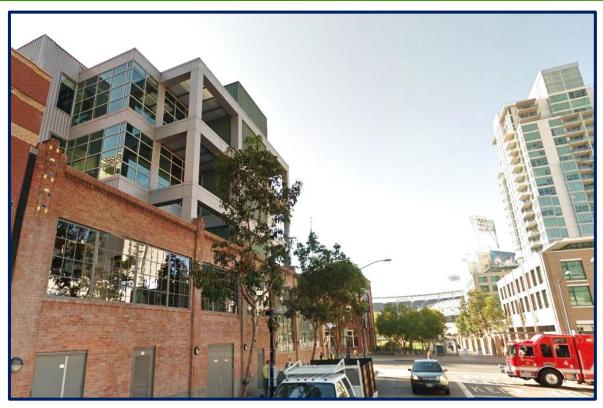
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EAST VILLAGE LEASED INVESTMENT - \$587,000



Location

TR Office Building 406 9th Ave-Suite 308 San Diego, CA 92101

Property

- Exceptionally Located at 8th & 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

** The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted subject to errors, prior sale or lease, change in status or withdrawal without notice.

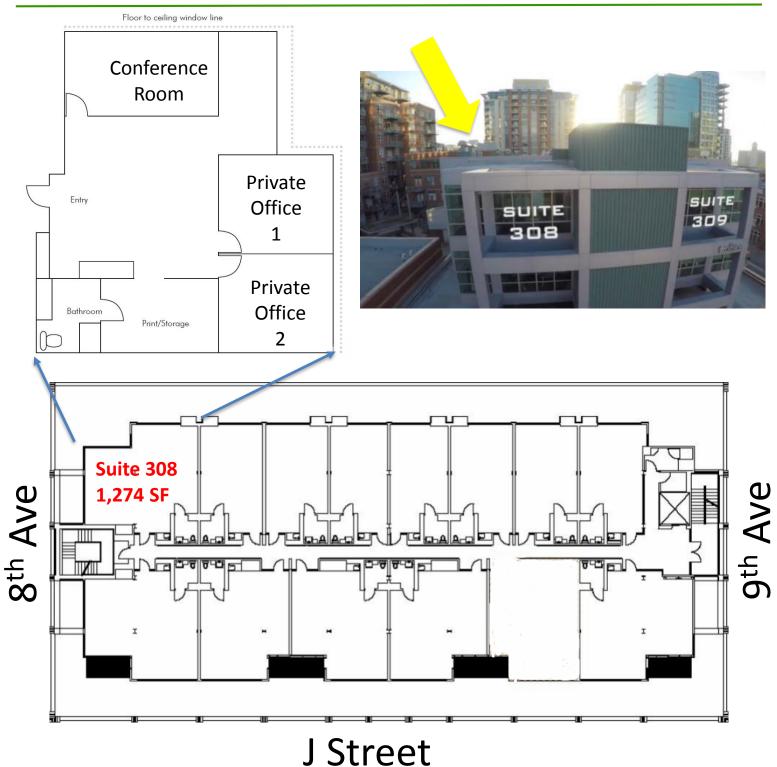
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TR OFFICE BUILDING-SUITE 308 FOR SALE



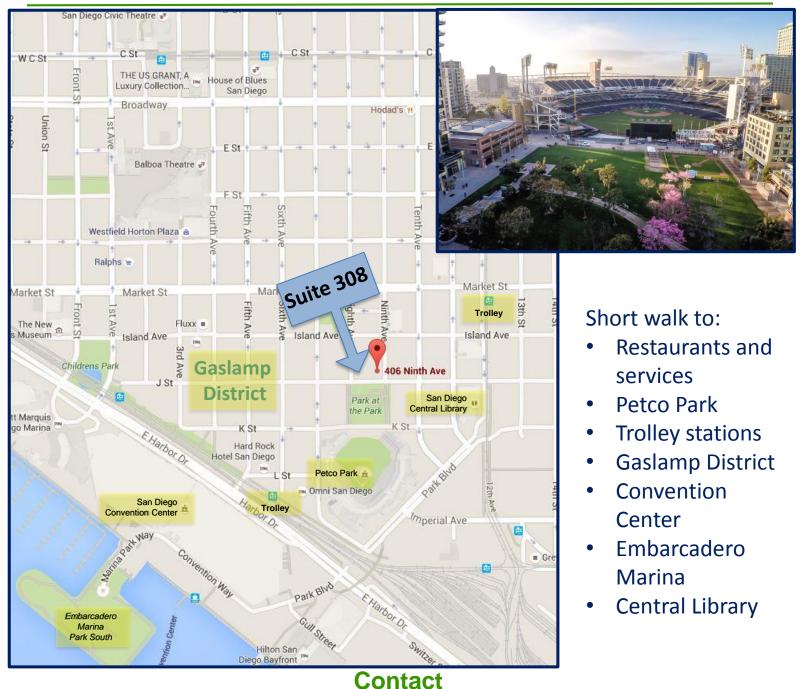
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Kyle Clark - Senior Director 619.577.4558 kclark@theheritagegroup.com BRE # 00867784

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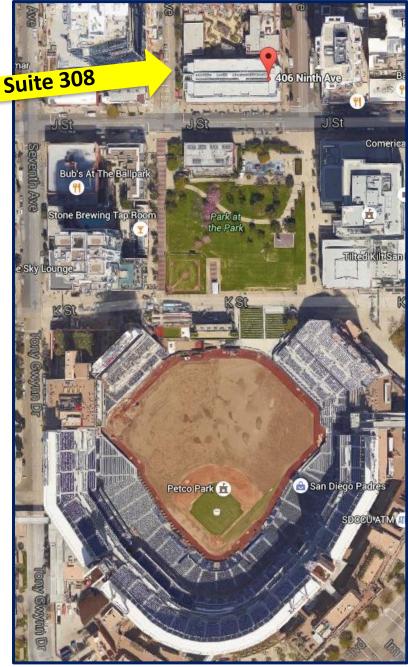
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Panoramic Petco Park and Downtown views





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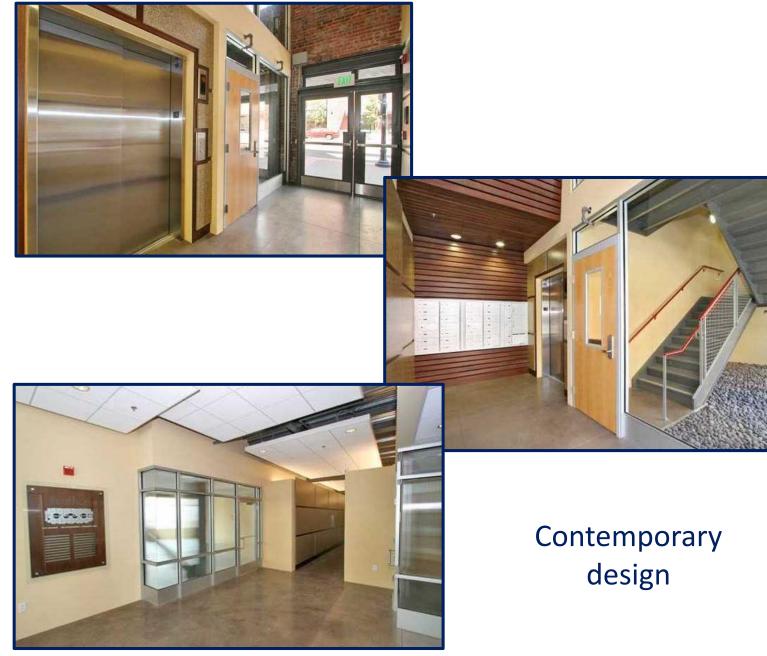
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TR OFFICE BUILDING-SUITE 308 FOR SALE

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

Annual Operating Income	
Tenant Lease Summary	11/15 10/10 **
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	
Gross Operating Income	47,393
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	1
Pest Control	
Accounting and Legal	
Operating Expenses	12,054
Net Operating Income (NOI)	
Total Annual Operating Income	47,393
Total Annual Operating Expense	12,054
Net Operating Income	35,339
Capitalization Rate and Valuation	
Market Cap Rate	6.02%
Market Value	\$587,027
Per Square Foot Valu	e \$461