

2441 CADES WAY | VISTA, CA

FOR SALE OR LEASE



Shaping commercial real estate where you work and live

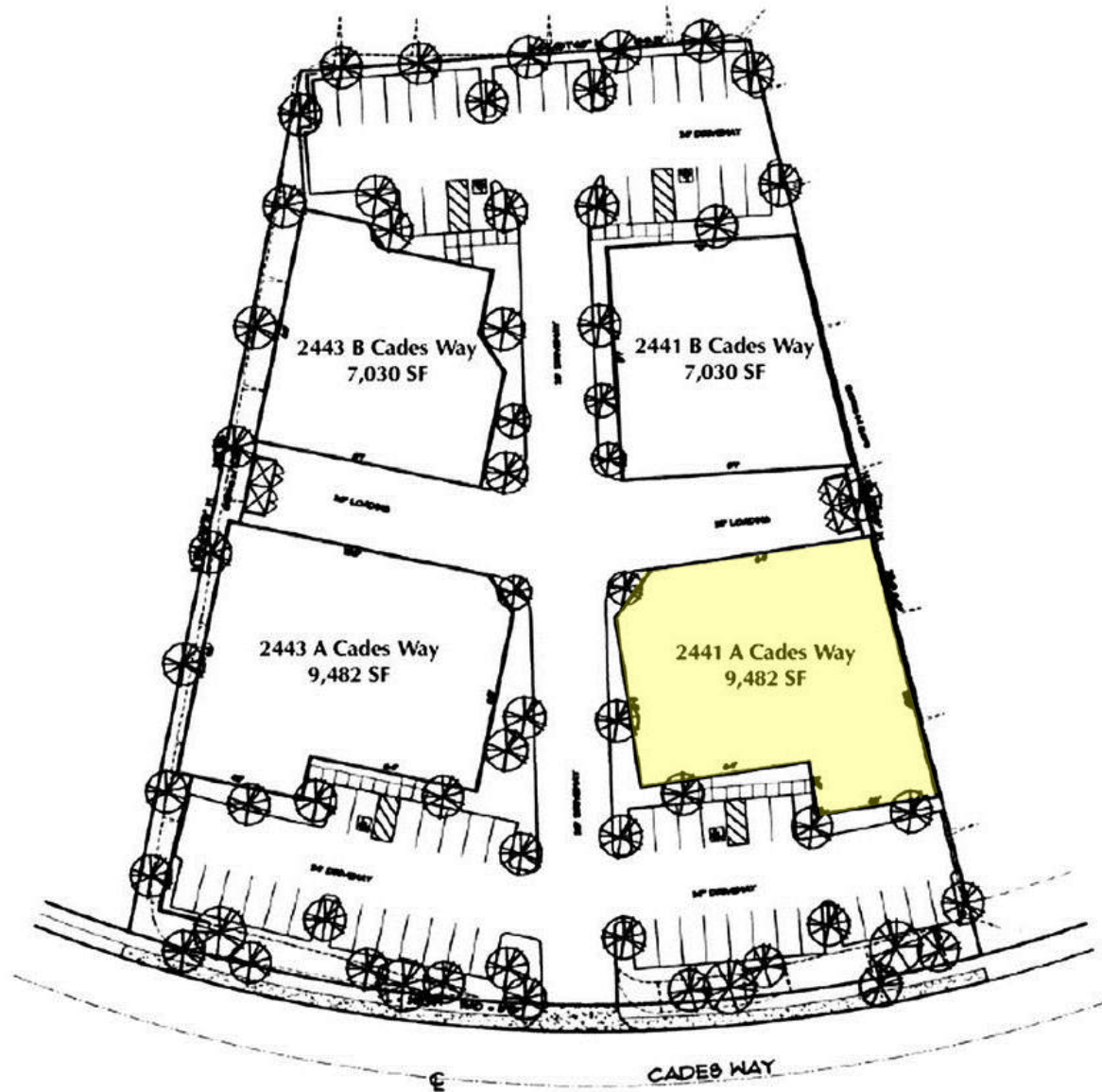


FOCUS
INDUSTRIAL CENTER

FOCUS INDUSTRIAL CENTER

The Heritage Group is pleased to present the opportunity to acquire this 9,482 square foot industrial building within the Focus Industrial Center in Vista, California.

Purchase Price	\$1,750,000
Lease Rate	\$1.20/SF (NNN)
Building Size	9,482 SF
Land Area	1.96 Ac. (85,378 SF)
Property Mix	8,857 SF Warehouse (93.4%) 625 SF Office (6.6%)
Year Built	2003
APN	217-252-33
Power	400-800a/277v 3p Heavy
Clear Height	18'
Grade Level Roll-Up Doors	Two (2) 10'w x 14'h
Zoning	M
Parking	2.00/1,000 34 Surface Spaces



USE OF PROCEEDS

Land & Buildings		\$1,750,000
Building Square Footage	9,482	
Cost Per Square Foot	\$184.56	
Building Improvements		\$0
Estimated Costs (paid up front):		
Appraisal & Environmental	\$5,500	
Bank Fees & Doc Fees	\$11,800	
Third Party / Escrow & Title	\$3,500	
Total Estimated Costs		\$20,800
Total Project Cost		<u>\$1,770,800</u>

ESTIMATED MONTHLY PAYMENTS

Bank First Trust Deed	\$5,125
SBA Second Trust Deed	\$4,891
Combined Monthly Payment	\$10,016

BANK LOAN AMOUNT AND TERMS

Bank Loan Amount	\$875,000
Interest Rate (10 Year Fixed)	4.950% ²
Months Amortized (25 Yr.)	300

² Bank's interest rate and fee are negotiated between the borrower and the Bank. The information contained herein is for discussion purposes only and is not binding.

FINANCE STRUCTURE

Source of Funds		
Bank First Trust Deed Loan	50%	\$875,000
Net Debenture Proceeds	40%	\$700,000
Borrower	10%	\$175,000
Total Financed Project Cost	<u>100%</u>	<u>\$1,750,000</u>

504 ESTIMATED FEES

Bank Interim Loan	\$700,000
CDC Processing Fee (1.5%)	\$10,500
SBA Guaranty Fee (0.5%)	\$0
Funding Fee (0.25%)	\$1,750
Legal Closing Fee	\$2,500
Underwriting Fee (0.40%)	\$2,872
Subtotal	<u>\$717,622</u>
Balance to Borrower	<u>\$378</u>
Gross Debenture	<u>\$718,000</u>
Summary Debenture loan fees paid	\$17,622

504 TERMS & ESTIMATED PAYMENTS

Term (Years)	20
Note Rate (Fixed)	3.2530% ³
Statutory Fees	1.357%
Effective Rate	4.92%

Payment includes statutory fees as described below.

Years	Total Payment
1-5	\$4,891
6-10	\$4,734
11-15	\$4,548
16-20	\$4,330

³The 504 Note Rate does not represent the borrower's actual interest rate, but is merely an example based on current interest rates, which are subject to change. The information contained herein is for discussion purposes only and is not binding.

¹The financing options presented are for illustrative purposes only. The displayed rates are based on index and margin, and the index varies by loan program. This is not a guarantee of rate or a commitment to lend. Financing is subject to credit and collateral approval by Citizens Business Bank. SBA loans require approval by the SBA. A due diligence fee may be required upon approval. Other restrictions apply. Rates, fees, terms, and conditions subject to change. Financing available to business and collateral located in CA.

San Clemente

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Fallbrook

Pala

Pala Mesa

Palomar Mountain

Holcomb Village

Agra

Camp Pendleton North

Bonsall

Pauma Valley

La Jolla Amago

PROPERTY / LOCATION FEATURES

■ +/- 9,482 SF Warehouse with 625 SF Office

■ HVAC in Office

■ On-Site Parking Available (34 Spaces)

■ Two (2) Grade Level Roll Up Doors

■ 18' Clear Height in Warehouse

■ Heavy Power 400-800a/277v (Expandable)

■ Sprinklered

■ Centrally Located Between I-5 and I-15

■ Easy Access to CA-78, Less Than 1-Mile Away

■ Various Area Amenities Restaurant, Retail and Entertainment Amenities Nearby

DRIVE TIMES

Palomar Airport (4.6 Miles)
9 Minutes

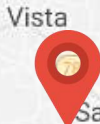
Camp Pendleton (14 Miles)
17 Minutes

Downtown San Diego (37 Miles)
49 Minutes

San Diego Int. Airport (38 Miles)
50 Minutes

Orange County Airport (61 Miles)
58 Minutes

US/Mexico Border (51 Miles)
59 Minutes



Vista

Escondido

San Marcos

Valley Center

Mesa Grande

San Marcos

Ballena

Ramona

Encinitas

Rancho Santa Fe

Solana Beach

Del Mar

Poway

MIRA MESA

Lakeside

Santee

Alpine

LA JOLLA

PACIFIC BEACH

El Cajon

La Mesa

San Diego

National City

Bonita

Chula Vista

Dulzura

Barrett Junction

SAN YSIDRO OTAY MESA

ZONA NORTE

Tijuana

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Kyle Clark

Senior Director

Direct 619.577.4558
kclark@theheritagegroup.com

BRE # 00867784

Dan McCarthy

Senior Director

Direct 619.577.4557
dmccarthy@theheritagegroup.com

BRE # 00928868



Shaping commercial real estate where you work and live

110 West A Street, Ste. 1125, San Diego, CA 92101

www.TheHeritageGroup.com

BRE # 01971891

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