

FOR SALE

Recently Remodeled Flex Building
9605 Kearny Villa Road, San Diego, CA



For more information about this property, please contact:

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PROPERTY SUMMARY

Recently Remodeled Flex Building
9605 Kearny Villa Road, San Diego, CA

Highlights:

\$1.2m+ in Recent Improvements

26' Clear Height

Impressive Architecture

Single Tenant or Multi-Tenant Building Layout

Seller to vacate property

Property Information:

15,441 SF

10,608 SF Ground Floor and 4,833 SF Second Floor

1.33 Acres of Land

APN 341-230-28/29

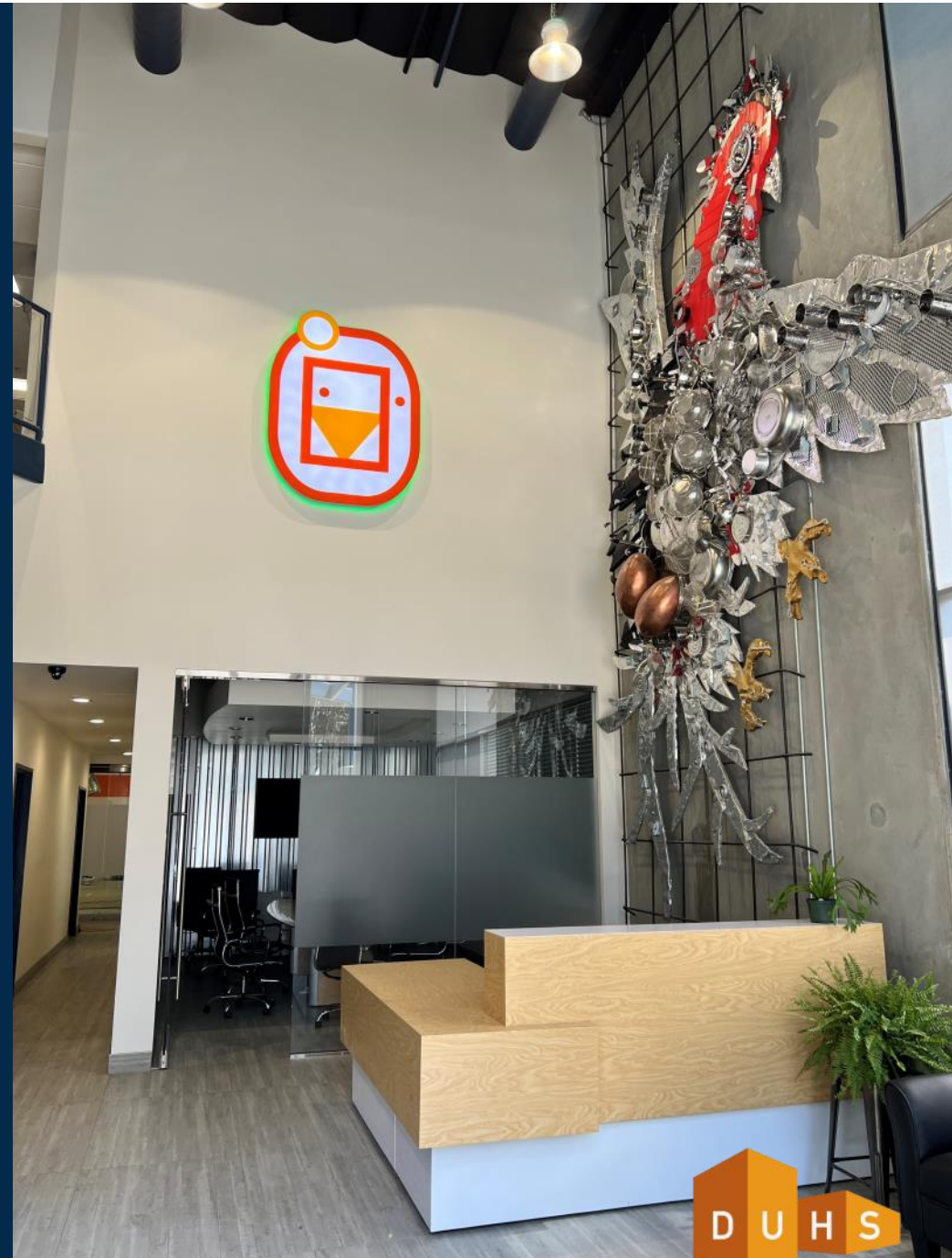
Zoning IL 2-1

Built in 1998

2 Grade Level Loading Doors

Heavy Power (1200 Amps)

Price: \$5,950,000



GRADE LEVEL ROLL UP DOORS

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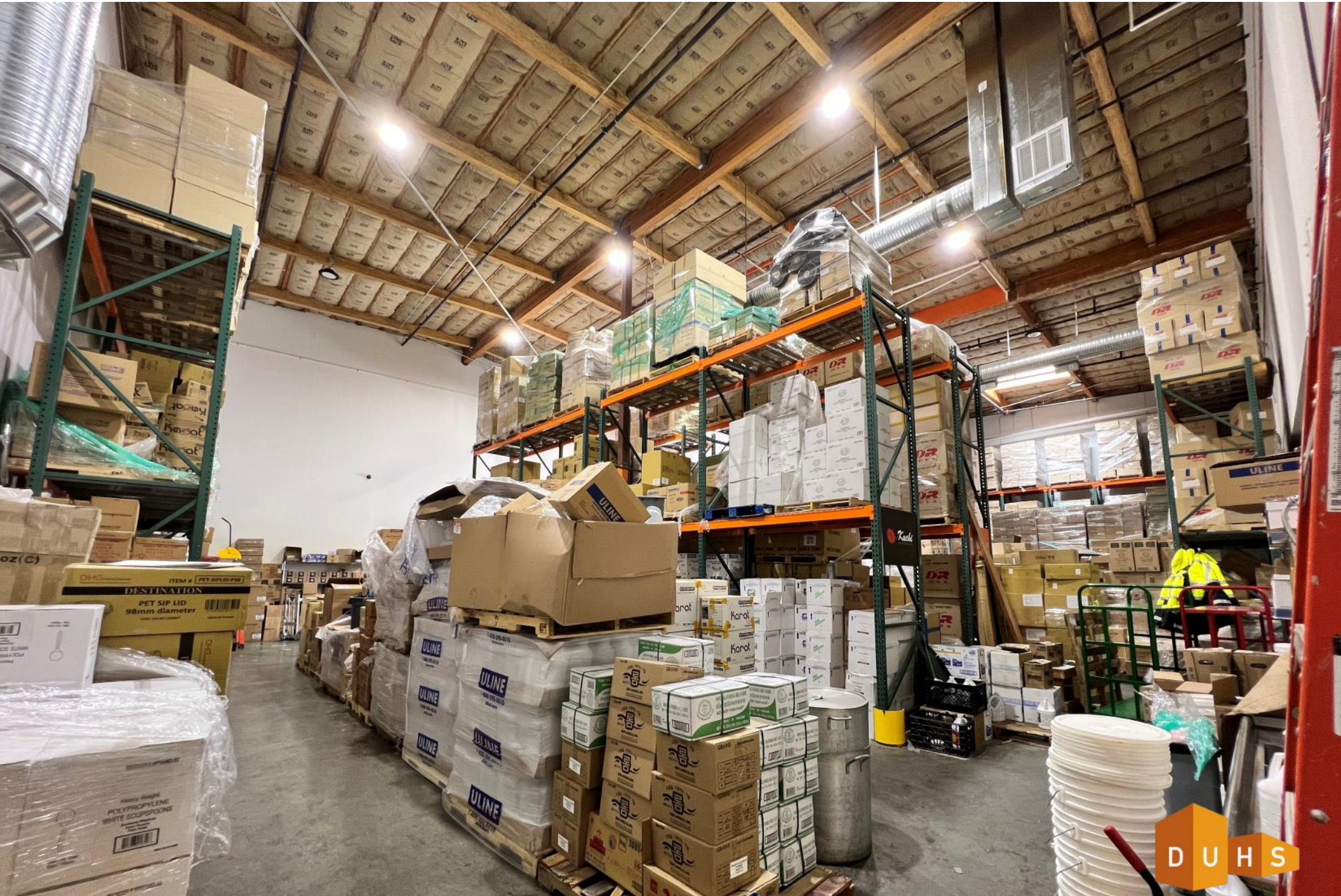


No warranty or representation is made to the accuracy of the foregoing information. Terms of sale and availability are subject to change or withdrawal without notice.



26' CLEAR HEIGHT WAREHOUSE

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PRIVATE OFFICE

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COLD STORAGE

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CONFERENCE ROOMS

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TWO KITCHENS

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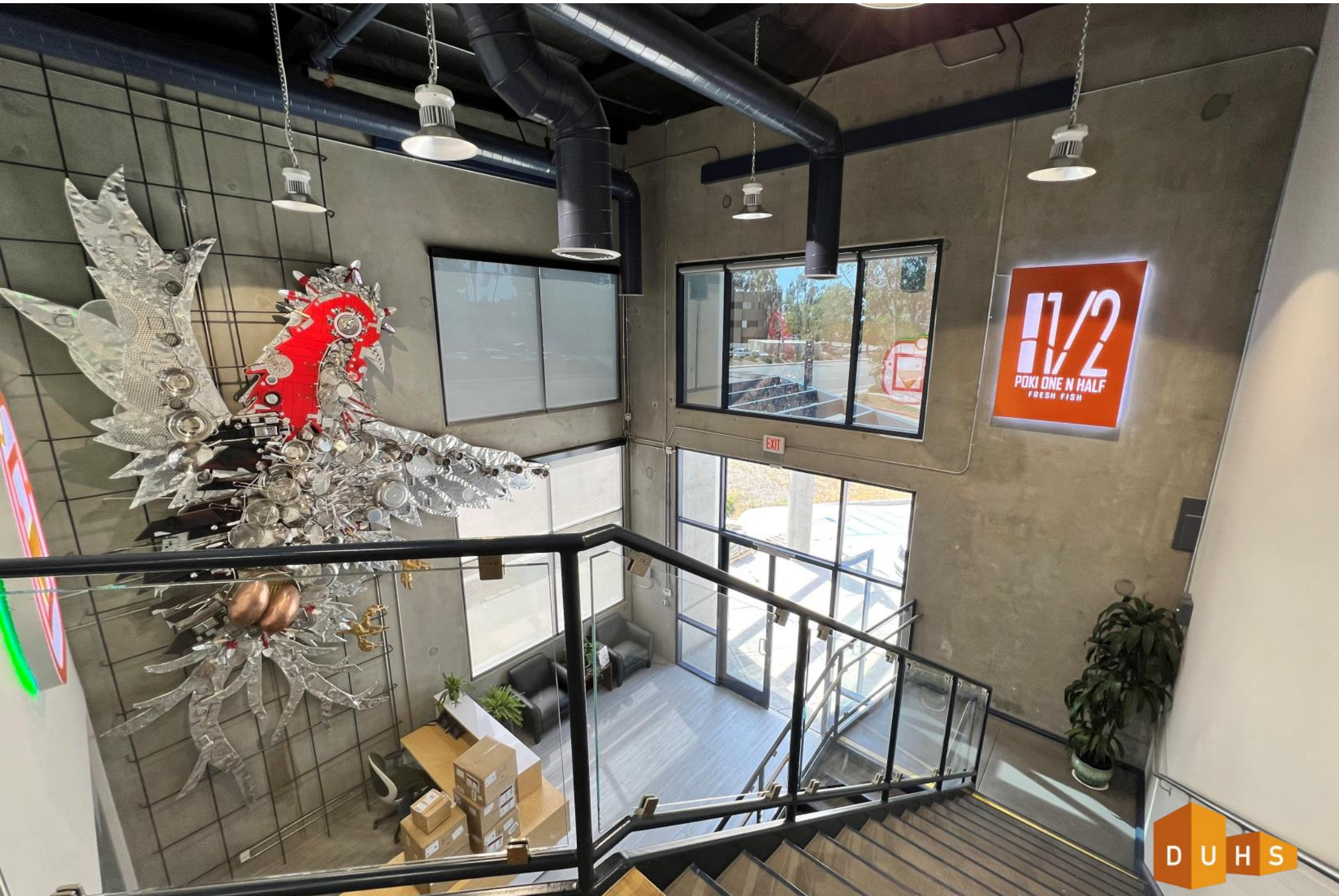


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LOBBY

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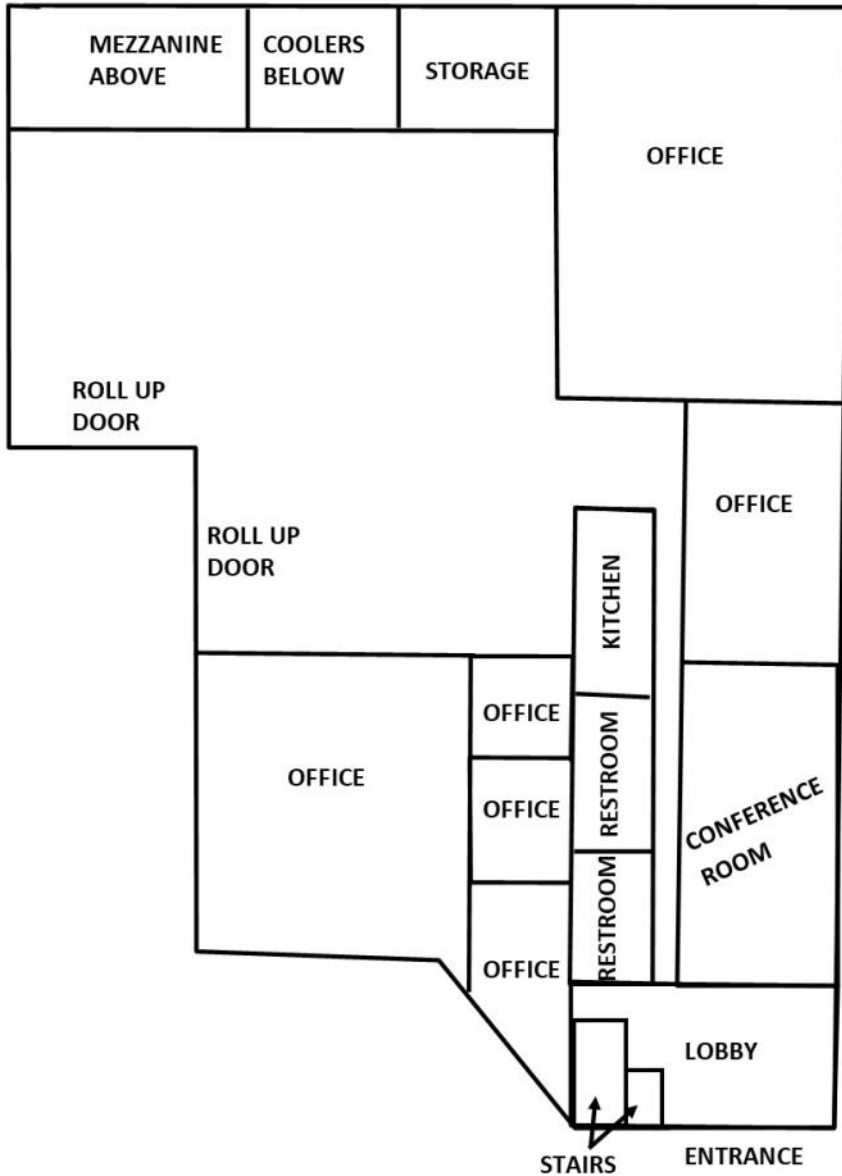


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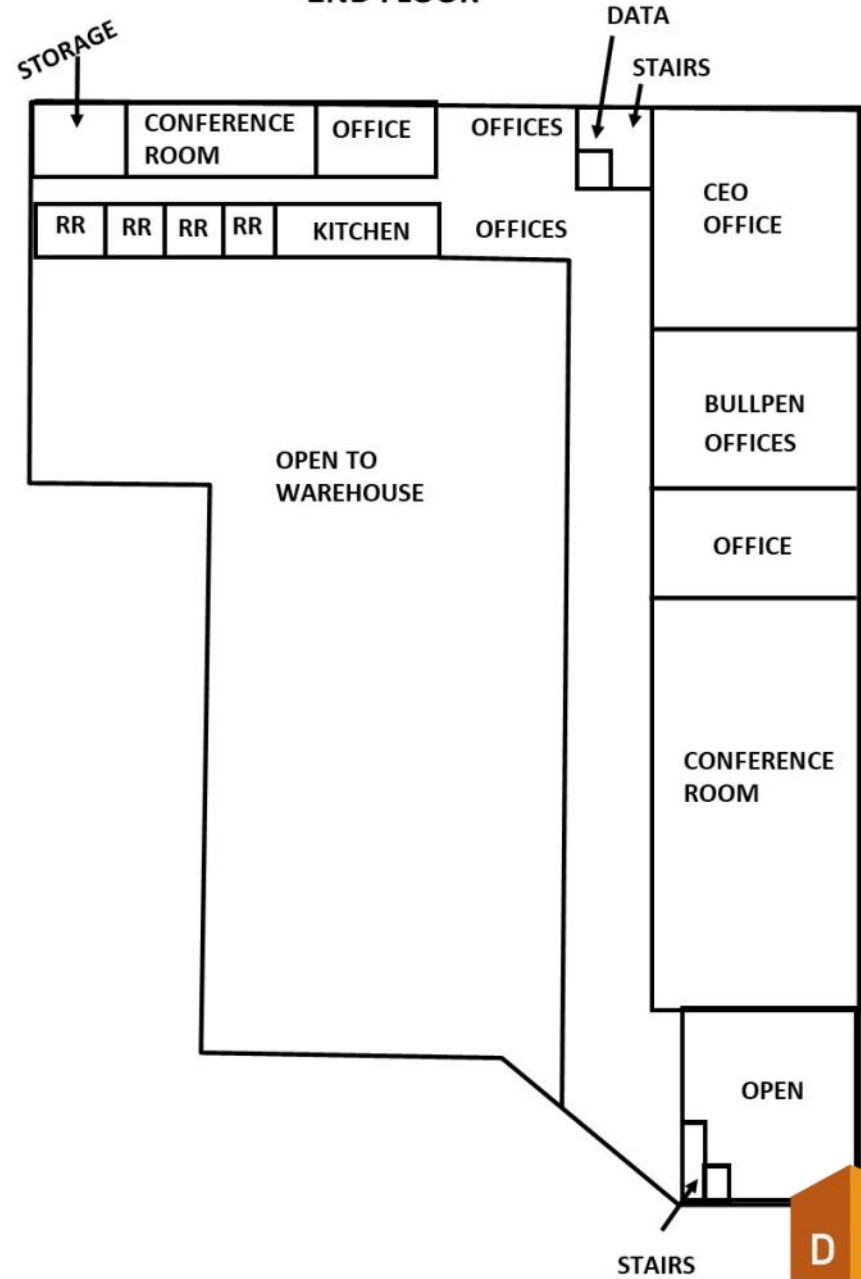
FLOOR PLANS

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1ST FLOOR



2ND FLOOR



POTENTIAL OWNER USER FINANCING EXAMPLE

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92126

SBA 7(a)

Total Project	\$5,950,000.00
Lender Portion	\$5,000,000.00
Down Payment	\$950,000.00
Lender Loan (net)	\$5,000,000.00
Interest Rate	4.75%
Loan Term (years)	20
Guaranty Fee (est.)	\$138,180.55
Bank Fee	\$2,500.00
Lender Loan (gross)	\$5,140,680.55

SBA 504

Total Project	\$5,950,000.00
Lender Portion	\$2,975,000.00
SBA Portion	\$2,380,000.00
Down Payment	\$595,000.00
Lender Loan	\$2,975,000.00
Interest Rate	5.11%
Loan Term (years)	25
Bank Fee	\$29,750.00
SBA Loan (net)	\$2,380,000.00
SBA Fees (est.)	\$11,308.00
SBA Loan (gross)	\$2,392,000.00
Effective Interest Rate (Full Term)	5.11%
Loan Term (years)	25

Debt Service

Option	(Mo.)	Fees	Down Payment
SBA 7(a)	\$33,220.29	\$140,680.55	\$950,000.00
SBA 504	\$33,777.22	\$41,058.00	\$595,000.00

Jeff Glover
(858) 753-5753
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EXTERIOR

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