

Property Details

CONTROL: Exclusive VALUE: \$2,000,000
LOAN: \$0
EQUITY: \$2,000,000

TITLE: Car Dealership Lot, Mechanic Shop, Tire Company - Almost 1 Acre - Great
Upside if Tenant Moves Out

TYPE: Retail/Commercial
Car Dealership with two subtenants (Tire Shop, Mechanic Shop) in 40,000
square foot lot in Escondido. Seller is motivated to sell. Appraisal value is
HAVE: \$2,450,000 (market) and \$2,150,000 (Actual Value taking into account
current lease).

ADDRESS: 859 Broadway, Escondido, California

BENEFITS TO NEW OWNER: Great upside at end of lease or if Tenant is vacated. Property is being sold
almost \$500,000 below the market value today. Actual Gross Income Today
is \$108,000 or a 4.2 Cap Rate. Proforma is 7.75.

GROSS SCHEDULED INCOME: \$180,000 Projected

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$25,000

NOI: \$155,000

DEBT SERVICE: \$0

CASH FLOW: \$155,000

CAP RATE: 7.75%

BENEFITS SOUGHT: Seller's are two brothers and want to split the funds.

MOTIVATION: High. Seller wants a quick close cash deal

CAN ADD: None

REMARKS: Looking for Quick Sale. Current Tenant has first right of refusal and will
pay 1.8 million. Sellers wants a cash offer higher than this. Property was
inherited

OWNER: 2 Older Guys

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