Property Details

CONTROL:	Exclusive	VALUE:	$1,850,000
		LOAN:	$0
		EQUITY:	$1,850,000

TITLE:	Value Add Owner User Mixed Use
TYPE:	Retail/Commercial
HAVE:	Three Building Mixed Use Old Town (perhaps most visited state park in CA). Below market rents for a Candy Shop (mo-mo) for Owner-User, Food Kiosk (non assumable 4 yrs.Buyout?), Vacation Rental. Tenants want new leases. Ask about recent rent quotes.
WEBSITE URL:	3974-76 Harney St.
ADDRESS:	3974-76 Harney St., San Diego, California
BENEFITS TO NEW OWNER:	Owner carry 1st or 2nd note, Rent guarantee, leaseback, exchange (area bound)

GROSS SCHEDULED INCOME:	$108,000 Projected
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$0
NOI:	$108,000
DEBT SERVICE:	$0
CASH FLOW:	$108,000
CAP RATE:	5.84%

BENEFITS SOUGHT:	Other endeavors.
MOTIVATION:	Have eyes on other property; Partner Buyouts and or substituted with other partners by 2Q26.
CAN ADD:	Cash - Signature for loan on 1:1 basis equity+cash/debt. $11m f/c AZ land not affected by new water regulations, or create note on commercial property Finger Lakes Region.
REMARKS:	Will look at exchanges on an in lieu basis if not exactly what owners want to close on.

OWNER:

COUNSELOR: Dan Sanders
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