

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 Phone: 866-305-1031
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