

## 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:

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