

## Property Details

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

TITLE: Old Town San Diego  
TYPE: Retail/Commercial

HAVE: Three Unit Three Building Mixed Use Old Town (perhaps most visited state park in CA). Below market rents for a Candy Shop (mo-mo), Food to Go Kiosk (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: Rent guarantee, leaseback, financing, exchange

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: Liquidity for other endeavor.

MOTIVATION: Have eyes on another property.

CAN ADD: Signature for loan; Ask

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  
P.O. Box 2030 Cell: 760-688-8000  
Del Mar, California, 92014 Fax: 866-220-7695  
Email: spartanrealty@live.com