Property Details

CONTROL: Exclusive VALUE: \$1,850,000

LOAN: \$0

EQUITY: \$1,850,000

TITLE: Value Add Owner User Mixed Use

TYPE: Retail/Commercial

Three Building Mixed Use Old Town (perhaps most visited state park in

HAVE: 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 carry 1st or 2nd note, Rent guarantee, leaseback, exchange (area

OWNER: 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.

Cash - Signature for loan on 1:1 basis equity+cash/debt. \$11m f/c AZ land

CAN ADD: 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

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

Email: spartanrealty@live.com