

## 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 (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: 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; Partner Buyouts and or substituted with other partners by ye2025.

CAN ADD: 5 sites totaling \$11m in AZ mf or solar land; cash - Signature for loan on 1:1 basis. Or create note on NY c zone cabins.

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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