

OFFERING MEMORANDUM

VITALITY

AT RANCHO BERNARDO

12396 WORLD TRADE DRIVE
SAN DIEGO, CA 92128

FOR SALE:

**OFFICE/MEDICAL
COMMERCIAL
CONDOS**

MARC POSTHUMUS

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RYAN KING

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License #01885401

BRET MORRISS

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License #02037074

CAST
CAPITAL PARTNERS



PROJECT HIGHLIGHTS



Ideal Office/Medical Office
Condominium Project with
Excellent Glass Line, Natural
Light, and Professional Feel



New Ownership Renovating the
Building with Luxury Finishes



San Diego's Largest
Concentration of Fortune 500
Companies & Medical/Hospital
System Nearby



Excellent Freeway Access
with Improved I-805
Construction Underway



SBA Financing Available with
10% Down to Offer a Unique
Space for Each User



PROPERTY DETAILS

TOTAL BLDG SF: 67,975 SF

LAND SF: 3.08 AC

YEAR BUILT: 1992

PARKING: 194 SPACES

ZONING: CO-3-3 (ALLOWS MEDICAL)

SF AVAILABLE: 608 SF - 3,021 SF

SALE PRICE: \$625/SF

SUITES AVAILABLE FOR SALE

FLOOR 1

Suite 101	1,015 SF	(contiguous to 2,153 SF)
Suite 102	1,138 SF	(contiguous to 2,153 SF)
Suite 103	1,615 SF	
Suite 106-108	3,013 SF	
Suite 110	1,240 SF	
Suite 113	1,804 SF	(contiguous to 3,021 SF)
Suite 114	609 SF	(contiguous to 3,021 SF)
Suite 115	608 SF	(contiguous to 3,021 SF)
Suite 118	1,595 SF	

FLOOR 2

Suite 202	1,138 SF
Suite 203	799 SF
Suite 210	1,237 SF
Suite 213	1,804 SF
Suite 215	1,181 SF
Suite 217	1,607 SF
Suite 219	1,135 SF

FLOOR 3

Suite 303	1,598 SF
Suite 315	608 SF





FLOOR PLAN

First Floor

SUITES AVAILABLE FOR SALE

Suite 101 & 102	2,153 SF	\$1,345,625 (\$625/SF)
Suite 101	1,015 SF	\$634,375 (\$625/SF)
Suite 102	1,138 SF	\$711,250 (\$625/SF)

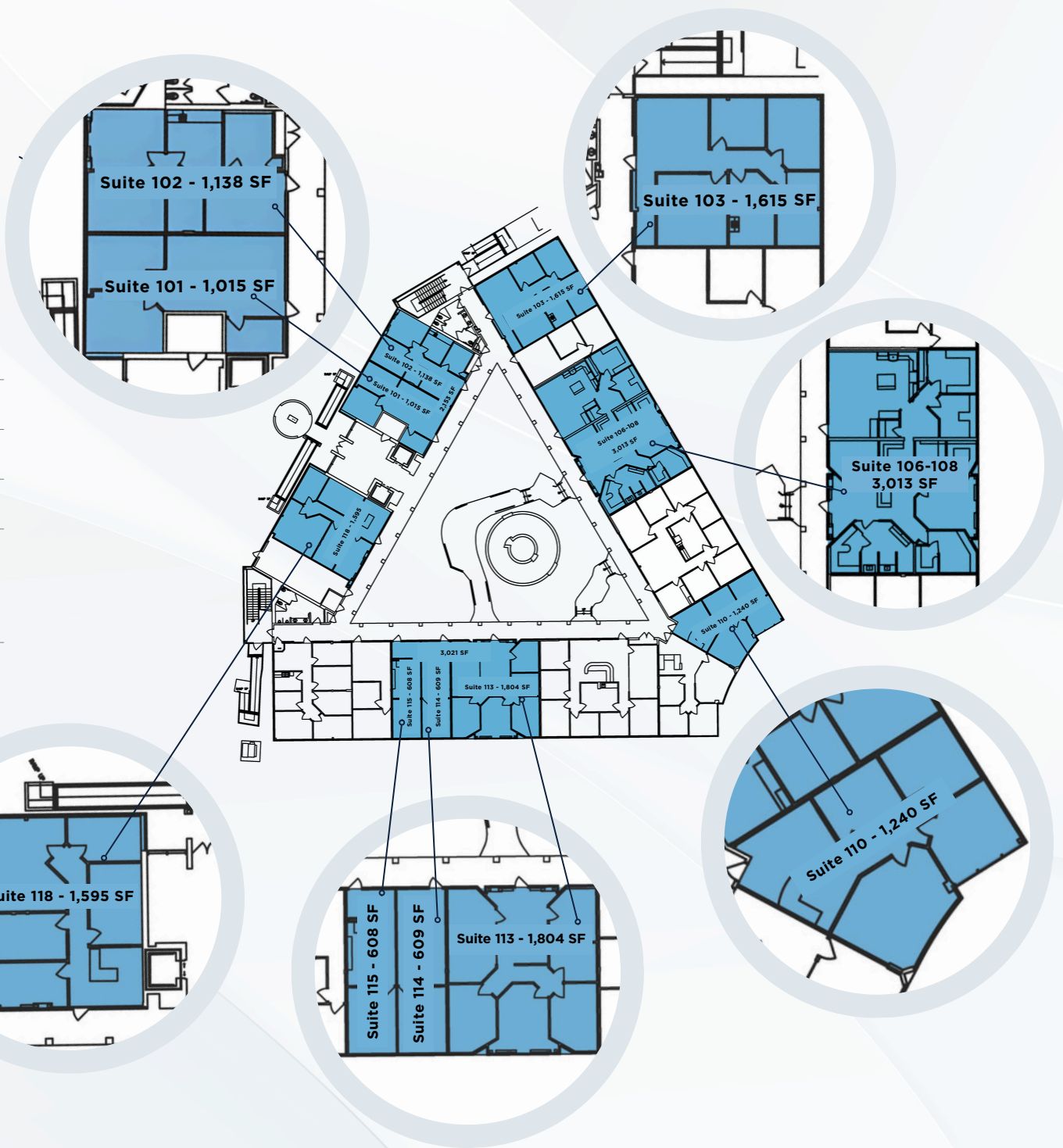
Suite 103	1,615 SF	\$1,009,375 (\$625/SF)
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Suite 106 - 108	3,013 SF	\$1,883,125 (\$625/SF)
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Suite 110	1,240 SF	\$775,000 (\$625/SF)
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Suite 113 - 115	3,021 SF	\$1,888,125 (\$625/SF)
Suite 113	1,804 SF	\$1,127,500 (\$625/SF)
Suite 114	609 SF	\$380,625 (\$625/SF)
Suite 115	608 SF	\$380,000 (\$625/SF)

Suite 118	1,595 SF	\$996,875 (\$625/SF)
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FLOOR PLAN

Second Floor

SUITES AVAILABLE FOR SALE

Suite 202	1,138 SF	\$711,250 (\$625/SF)
Suite 203	799 SF	\$499,375 (\$625/SF)
Suite 210	1,237 SF	\$773,125 (\$625/SF)
Suite 213	1,804 SF	\$1,127,500 (\$625/SF)
Suite 215	1,181 SF	\$738,125 (\$625/SF)
Suite 217	1,607 SF	\$1,004,375 (\$625/SF)
Suite 219	1,135 SF	\$709,375 (\$625/SF)

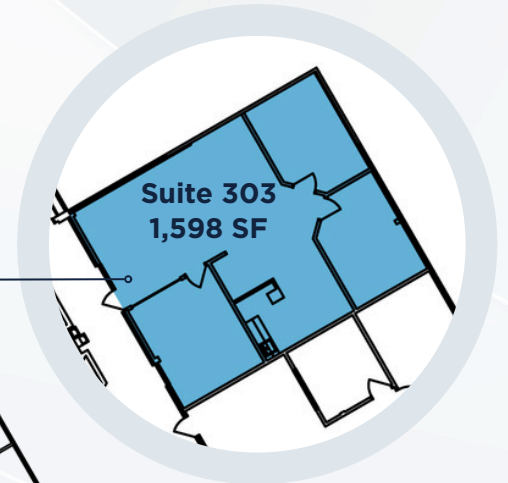
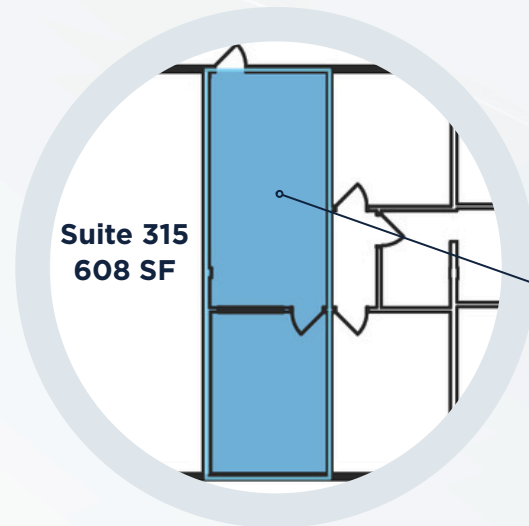


FLOOR PLAN

Third Floor

SUITES AVAILABLE FOR SALE

Suite 303	1,598 SF	\$998,750 (\$625/SF)
Suite 315	608 SF	\$380,000 (\$625/SF)



OWN VS LEASE

1,000 SF EXAMPLE

OWN				LEASE			
Purchase Assumptions				Lease Assumptions			
Size (Square Feet)			1,000 SF	Size (Square Feet)			1,000 SF
Purchase Price	\$625 PSF	\$	625,000	Lease Rate			\$3.25 PSF/Mo.
Tenant Improvements	TBD	\$	-				
Loan Amount	5.90% Int. Rate	90% LTV	\$ 562,500				
Total Cost		\$	625,000	Monthly Rent			\$3,250.00
Start-up Costs				Start-up Costs			
Downpayment	10%	\$	62,500	Prepaid Rent/Security Deposit	\$		6,500
Closing Costs (Environmental, Appraisal, Escrow)		\$	8,000	Improvements	\$		-
Total Cost (out of pocket)		\$	70,500	Total Cost (out of pocket)	\$		6,500
Monthly Costs				Monthly Costs			
	PSF/Mo.		\$ Amount/Mo.		PSF/Mo.		\$ Amount/Mo.
Mortgage Payment	\$ (3.59)	\$	(3,590)	Lease Rate	\$ (3.25)	\$	(3,250)
Operating Expenses/CAM's/HOA	\$ (0.45)	\$	(450)	Operating Expenses/CAM's	\$ (0.20)	\$	(200)
Property Taxes	\$ (0.65)	\$	(650)	Property Taxes	\$ -	\$	-
Amortized TI Payment	\$ -	\$	-	Amortized TI Payment	\$ -	\$	-
Insurance	\$ (0.07)	\$	(70)	Insurance	\$ -	\$	-
Utilities	\$ (0.20)	\$	(200)	Utilities	\$ (0.20)	\$	(200)
Total Monthly Costs	\$ (4.96)	\$	(4,960)	Total Monthly Costs	\$ (3.65)	\$	(3,650)
Ownership Benefits (Estimated Yr. 1)				Lease Benefits (Estimated Yr. 1)			
	PSF/Mo.		\$ Amount/Mo.		PSF/Mo.		\$ Amount/Mo.
Monthly Debt Repayment (principal - 15 yr avg)	\$ 0.11	\$	1,320				
Monthly Expense Tax Writeoff Benefit	\$ 0.04	\$	507				
Monthly Depreciation Tax Benefit	37% \$ 0.03	\$	395	+Income Taxes Benefit	\$ 1.35	\$	1,351
Monthly Interest Tax Benefit (15 yr avg)	\$ 0.07	\$	840	+Improvements Depreciat	\$ -	\$	-
Cost After Tax and Principal Paydown	\$ (1.90)	\$	(1,898)	After Tax Cost	\$ (2.30)	\$	(2,300)
Other Benefits							
Avg. Monthly Appreciation Over 15-Years	3.00%	\$	1,965				
Other Rental Income		\$	-				
Effective Monthly Gain / (Cost)	\$ 0.07	\$	68	Effective Monthly Gain / (Cost)	\$ (2.30)	\$	(2,300)

Additional Benefits of Ownership	
Average Annual Effective Cost Savings	\$28,408
Average Annual Principal Paydown	\$15,845
Annual Wealth Creation	\$44,253
15 Year Wealth Creation	\$663,794

*Financial Information Disclaimer: Buyer responsible for independently verifying the information in the Memorandum. Any reliance on it is solely at your own risk.

DENSE FORTUNE 500 TECH AND DEFENSE COMPANIES



Logos for: Apple, Amazon, Sony, Google, HP, Intel, Labcorp, Microtek, Restech, Genasys, Broadcom, and ViaCyte.

Logos for: Northrop Grumman, General Atomics Aeronautical, Ascential Technologies, ASI Aeronautical Systems Inc., BAE Systems, Crown Bioscience, Nextivity, 3D Systems, Cymer, Teradata, Memjet, and Genesis Logistics Inc.

45 RANCH

Logos for: SHARP Health Plan, Scripps, Genesis Healthcare, Millennium Health, Fitbit, Swinerton, State Farm, Regus, and Petco.

BERNARDO VILLAGE

Logos for: Raytheon Technologies, Argomedtech, Peraton, ŌURA, Coretex, ViaCyte, NIV5, and Lifeproof.

Apple logo with text: \$445M CAMPUS

Logos for: Scripps, Palomar Health, Northrop Grumman, Companion Medical, Phamatech, and U-Haul.

RANCHO PENASQUITOS

CARMEL MOUNTAIN RANCH

Logos for: Intuit, Neurocrine Biosciences, Allstate, and Farmers Insurance.

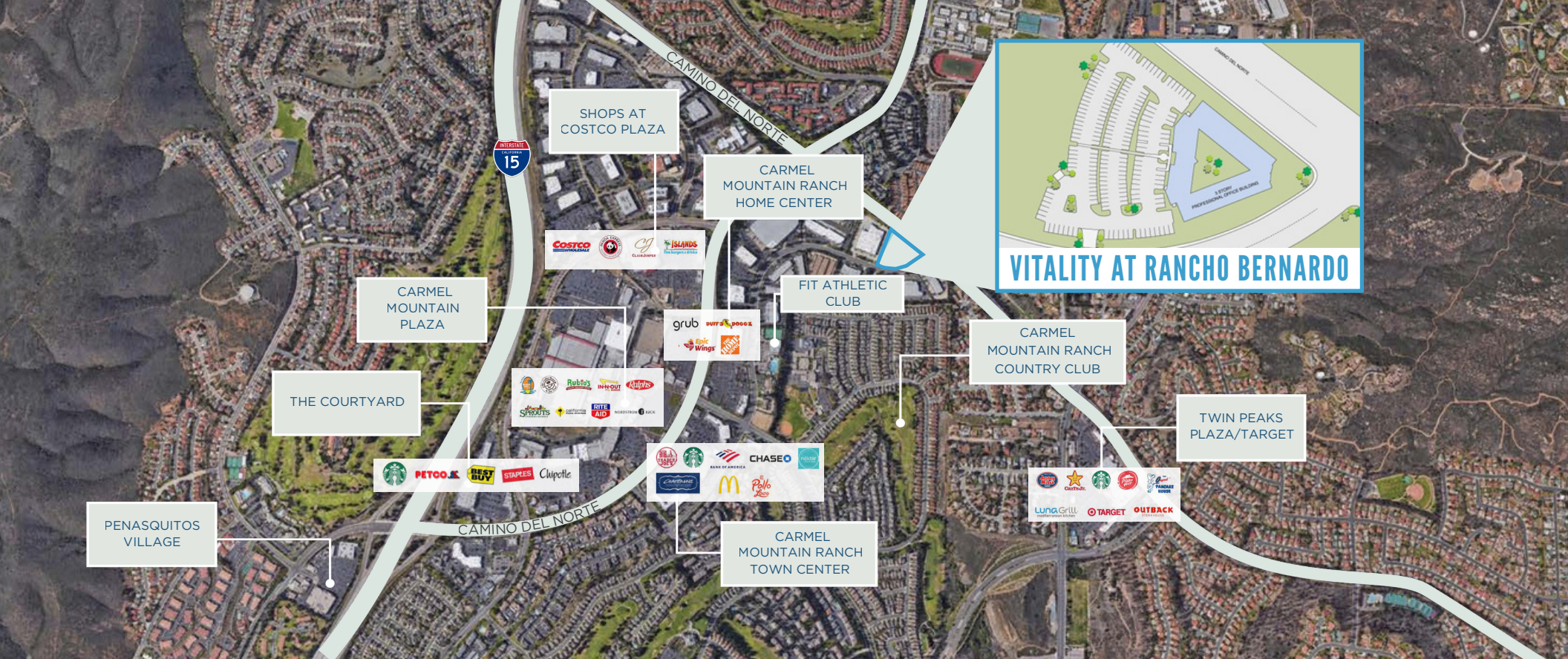
CRESTMONT

Logos for: Decision Logic, Raymond James, Labcorp, General Atomics Aeronautical, Statrad, and Mitac.

POWAY

SABRE SPRINGS

Logos for: Intel, TrellisWare Technologies, Fcfe Therapeutics, State Farm, Sharp Health Plan, Farmers Insurance, Biotix, and Sysco.



TWIN PEAKS PLAZA 2 MINUTE DRIVE



THE COURTYARD 7 MINUTE DRIVE



CARMEL MOUNTAIN PLAZA 4 MINUTE DRIVE



CARMEL MOUNTAIN RANCH HOME CENTER 3 MINUTE DRIVE



SHOPS AT COSTCO PLAZA 4 MINUTE DRIVE



CARMEL MOUNTAIN RANCH TOWN CENTER 3 MINUTE DRIVE



FOR MORE
INFORMATION,
PLEASE CONTACT

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