

437 9TH AVE.

RETAIL/OFFICE FOR SALE

2,169 SF – STEPS FROM PETCO PARK

NEW REDUCED PRICE

\$995,000

YOUR NAME HERE

YOUR NAME HERE

YOUR NAME HERE

SEE PAGE 4 FOR
REAL OWNERSHIP COSTS



437 9TH AVE.

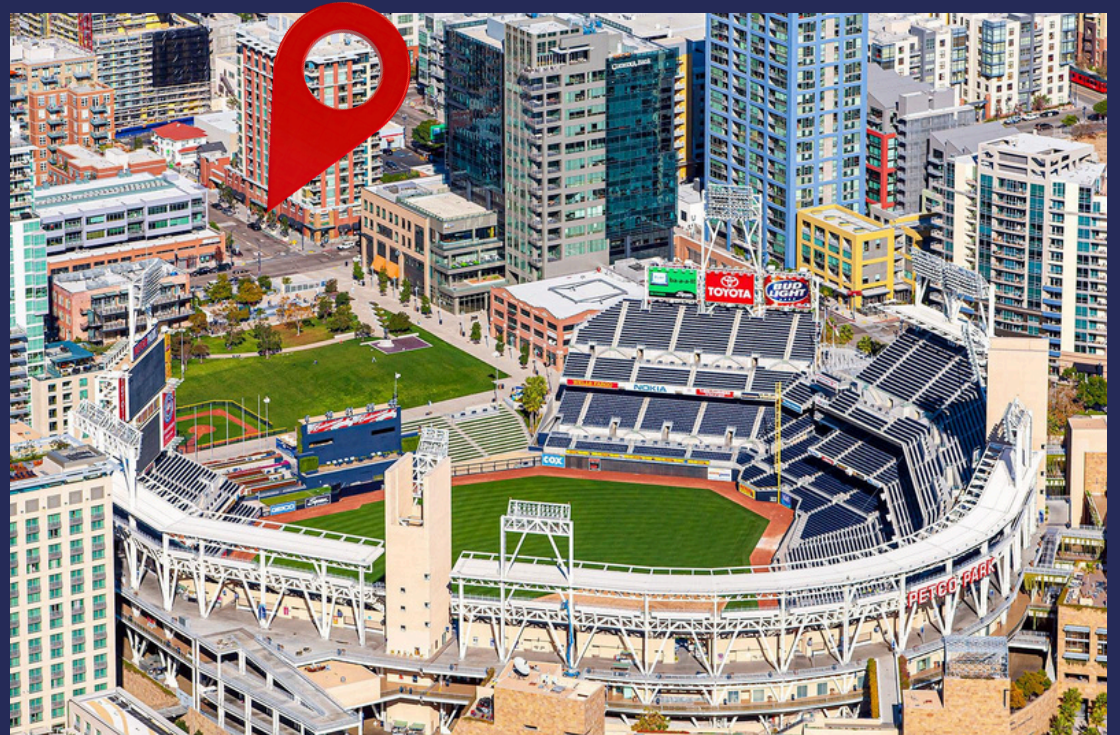
SIZE: 2,169 SF

PRICE: \$995,000

JUST A SWING AWAY FROM PETCO PARK!

CAPITALIZE ON ENDLESS BALLPARK
FOOT TRAFFIC FROM THE FRIAR
FAITHFUL + CONCERTGOERS

- 1 SECURED PARKING SPACE IS INCLUDED IN PRICE
- HOA'S = \$525 PER MONTH
- PRIME RETAIL OWNER-USER
- SIGNAGE EXPOSURE WITH THREE AWNINGS AND GLASS LOGOS
- 1 RESTROOM, MULTIPLE OFFICES
- PETCO PARK HAS 82+ BASEBALL GAMES, CONCERTS PER YEAR - TOTALLING 4.5 MILLION VISITORS





750 SF OPEN-SPACE WITH PRIVATE ENTRANCE



4 OFFICE / STORAGE ROOMS + RESTROOM



GROUND-FLOOR OF 113 RESIDENTIAL UNITS
& CO-TENANT WITH 7/11 + RESTAURANTS

OWNER/USER SBA LOAN ANALYSIS

RENTABLE SF:	2,269
SALES PRICE:	\$995,000
DOWN PAYMENT %:	10%
DOWN PAYMENT \$:	\$99,500
LOAN AMOUNT:	\$895,500
INTEREST RATE:	6.9%
AMORTIZATION:	25 years
PAYMENT AMOUNT:	\$6,272.20

1. Assumes 90% LTV financing based at an average rate of 6.9%
2. Assumes a 39 year depreciation schedule - with the commercial building at 65% of sales price
3. Principal reduction is based on a 5 year average
4. Assumes applicable 35% effective tax rate (combined state and federal)

Note: Consult with your tax advisor. This scenario does not include operating expenses such as real estate taxes, maintenance, and insurance. *Cost PSF is calculated on a net basis*

Strom Commercial makes no representations, recommendations or warranties as to the validity of this information or the impact of the sale. **Buyer should not rely on this information**

LOAN AMOUNT	\$895,500
ANNUAL DEBT SERVICE EXPENSE (1)	\$75,266
ANNUAL DEPRECIATION EXPENSE (2)	\$16,583
AVG. ANNUAL PRINCIPAL PAYDOWN	\$16,039
NET PRE-TAX EXPENSE	\$59,227
APPLICABLE ANNUAL TAX SAVINGS	\$26,534
EFFECTIVE ANNUAL CASH EXPENSE	\$48,733
EFFECTIVE MONTHLY EXPENSE (COST)	\$4,061
EFFECTIVE MONTHLY NET COST PSF	\$1.87 PSF