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REAL ESTATE SERVICES

**OFFERING MEMORANDUM**  
**DON LEE INDUSTRIAL PARK**

1991 DON LEE PLACE  
ESCONDIDO, CA 92029

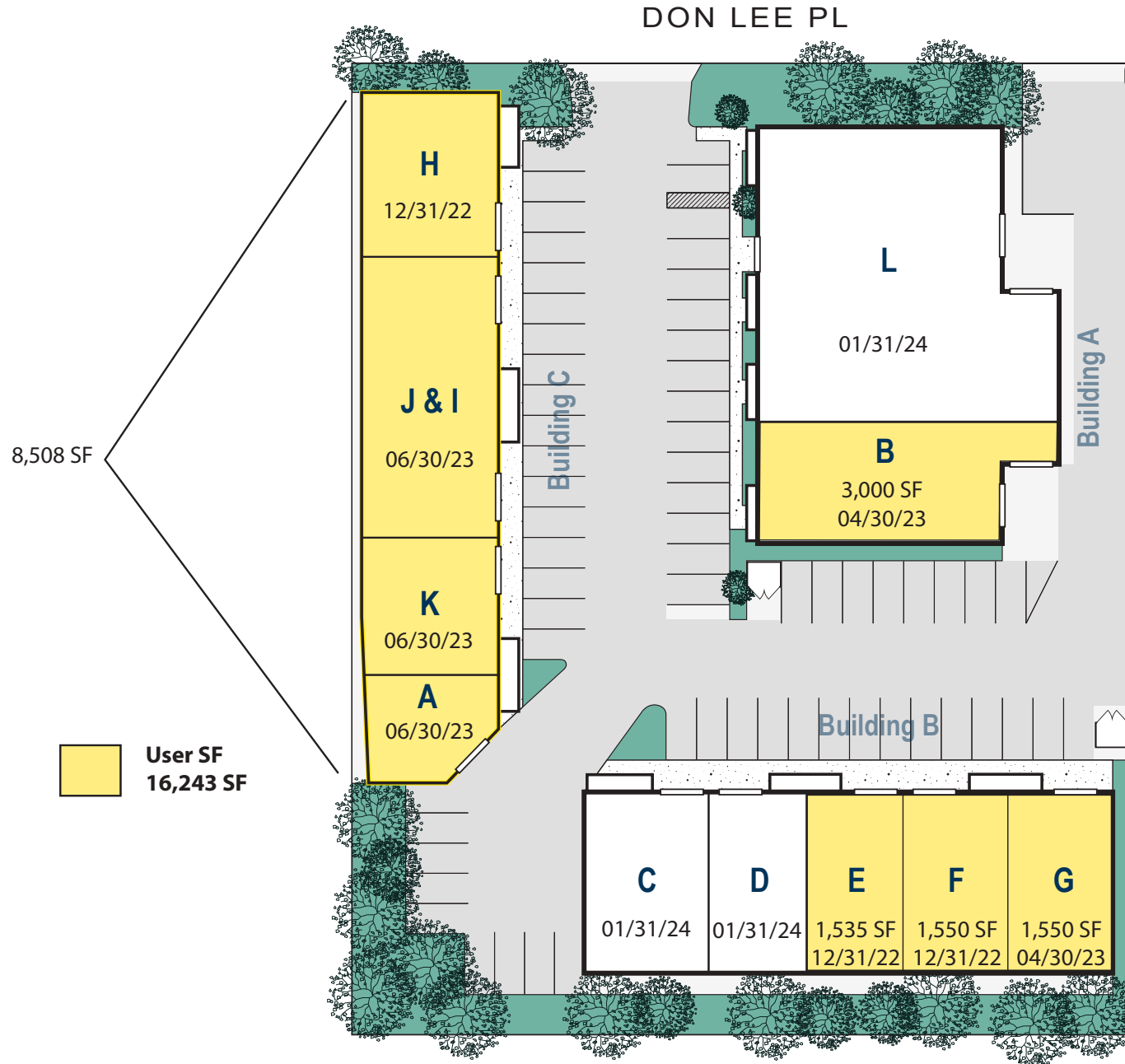
EXECUTE CONFIDENTIALITY  
AGREEMENT & DOWNLOAD  
OFFERING MEMORANDUM



# AERIAL



# SITE PLAN



# ROLLOVER PROFILE

Tenants	Suite	Expiration Date	Remaining Term	Expiring Area	Building Share %	Over/(Under) Market	Cumulative SF	Cumulative Share %
<b>FY 2023 Expirations</b>								
San Diego Auto Connection - (1 of 2)	A-B	4/30/2023	7 Months	3,000	11.6%	-31%	3,000	12%
Coastline Construction	B-E	12/31/2022	3 Months	1,535	6.0%	-29%	4,535	18%
Pedder Automotive	B-F	12/31/2022	3 Months	1,550	6.0%	-33%	6,085	23.6%
San Diego Auto Connection - (2 of 2)	B-G	4/30/2023	7 Months	1,650	6.4%	-44%	7,735	30.0%
Lavish Motoring	C-H	12/31/2022	3 Months	2,000	7.8%	-23%	9,735	37.8%
Dan Reed Automotive - (1 of 3)	C-I/J	6/30/2023	9 Months	3,457	13.4%	-31%	13,192	51.2%
Dan Reed Automotive - (2 of 3)	C-K	6/30/2023	9 Months	1,501	5.8%	-31%	14,693	57.0%
Dan Reed Automotive - (3 of 3)	C-A	6/30/2023	9 Months	1,550	6.0%	-31%	16,243	63.0%
<b>Total FY 2023 Expirations</b>				<b>16,243</b>	<b>63.0%</b>	<b>-31%</b>	<b>16,243</b>	<b>63.0%</b>
<b>FY 2024 Expirations</b>								
Zacatecas Produce	A-L	7/31/2024	1 Year 10 Months	6,205	24.1%	-38%	22,448	87.0%
UTV Distribution - (1 of 2)	B-C	1/31/2024	1 Year 3 Months	1,760	6.8%	-30%	24,208	93.9%
UTV Distribution - (2 of 2)	B-D	1/31/2024	1 Year 3 Months	1,580	6.1%	-30%	25,788	100.0%
<b>Total FY 2024 Expirations</b>				<b>9,545</b>	<b>37.0%</b>	<b>-35%</b>	<b>25,788</b>	<b>100.0%</b>
<b>Total Vacant Space</b>				<b>-</b>	<b>0.0%</b>		<b>25,788</b>	<b>100.0%</b>
<b>Total Project - 1991 Don Lee Place</b>							<b>25,788</b>	<b>100%</b>

# USER ANALYSIS

<b>PRICE:</b>	\$6,500,000
Building Square Footage:	25,788
Owner user square footage	16,243
Price/SF:	\$252.06
Down Payment	\$650,000

<b>SBA LOAN (40%):</b>	\$2,600,000.00
Interest Rate	5.44%
Amortization	300

<b>CONVENTIONAL (50%):</b>	\$3,250,000.00
Interest Rate:	5.75%
Amortization:	240

Payment (Monthly / Annual):	\$15,873.25	\$190,478.96	\$22,817.71	\$273,812.57
Year 1 Principal Reduction		\$50,280.33		\$89,265.73

<b>EXPENSES:</b>	<u>MONTHLY</u>	<u>ANNUAL</u>
Loan Payments	\$38,690.96	\$464,291.53
Taxes	\$7,041.67	\$84,500.00
Repair & Maintenance	\$500.00	\$6,000.00
Trash	\$420.00	\$5,040.00
Utility Charges	\$300.00	\$3,600.00
Management Fee	\$850.00	\$10,200.00
Insurance	<u>\$546.00</u>	<u>\$6,552.00</u>
Total Payment:	<b>(\$48,348.63)</b>	<b>(\$580,185.53)</b>

<b>PLUS ADDITIONAL INCOME</b>	\$8,147.00	\$8,147.00
Net Additional Income	\$8,147.00	\$97,764.00

	<u>MONTHLY</u>	<u>ANNUAL</u>	
Total Ownership Costs:	(\$40,201.63)	(\$482,419.53)	\$1.56 per square foot
Year 1 Loan Principal Reduction	<u>\$11,628.84</u>	<u>\$139,546.06</u>	
<b>EFFECTIVE OWNERSHIP COST:*</b>	<b>(\$28,572.79)</b>	<b>(\$342,873.47)</b>	

Effective Ownership Cost Per Square Foot	\$1.76 Per Square Foot
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	<u>MONTHLY</u>	<u>ANNUAL</u>
<b>Payment/Square Foot plus Electricity:</b>	\$2.48	\$29.70
<b>Payment/SF after Principle Reduction:</b>	\$1.76	\$21.11

\* Considers actual costs after deducting Loan Principal Reduction and Lease Income



PROJECT SIZE	25,788 SF
LOT SIZE	1.50 Acres
NUMBER OF BUILDINGS	Three (3)
ASSESSORS PARCEL NUMBER	228-381-06-00
YEAR BUILT	Bldg. A - 1961 Bldg. B - 2001 Bldg. C - 2005
CONSTRUCTION TYPE	Bldg. A - Metal Bldg. B & C - Concrete
FAR	0.39
LOADING DOORS	1 Dock High Door 12 Grade Level Doors
ZONING	M1 - Light Industrial
POWER	1,800 amps/240V 3P Heavy Power
MIN' WAREHOUSE CLEARANCE	14' Metal / 19' Concrete
PARKING	62 parking stalls (2.38:1,000)



# BUILDING INFORMATION



Building	Size	# of Units	Size Range	# of Tenants	Loading	Clear Height	Construction
A	9,205 SF	2	3,000 - 6,205 SF	2	1 DH 2 GL	14'	Metal
B	8,075 SF	5	1,535 - 1,760 SF	4	5 GL	19'	Concrete
C	8,508 SF	5	1,550 - 3,457 SF	2	5 GL	19'	Concrete
<b>Total:</b>	<b>25,788 SF</b>						

# AMENITIES AERIAL







# DON LEE INDUSTRIAL PARK

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ESCONDIDO, CA 92029

**ALEX JIZE**

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