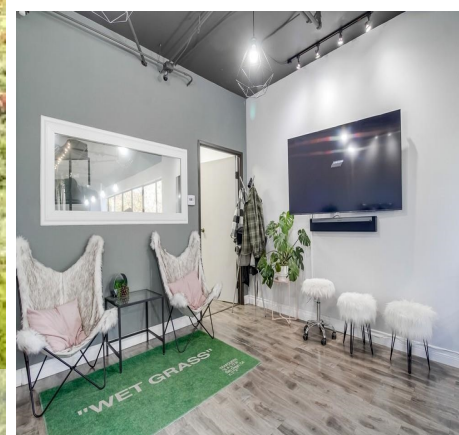
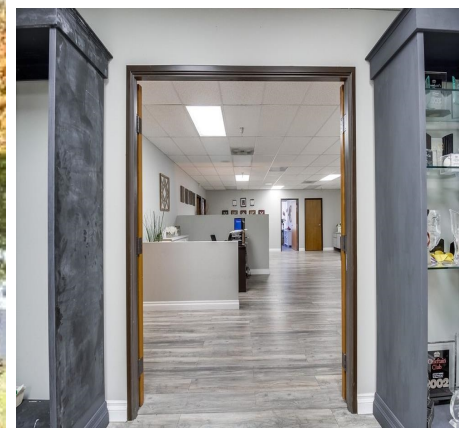
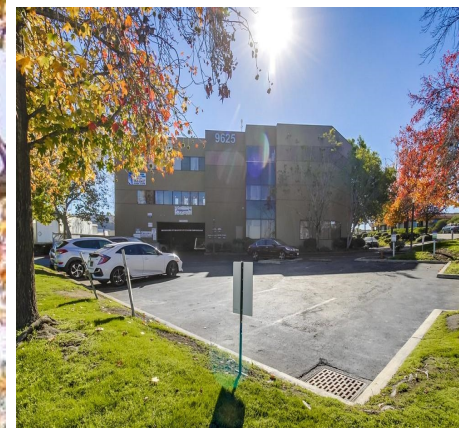
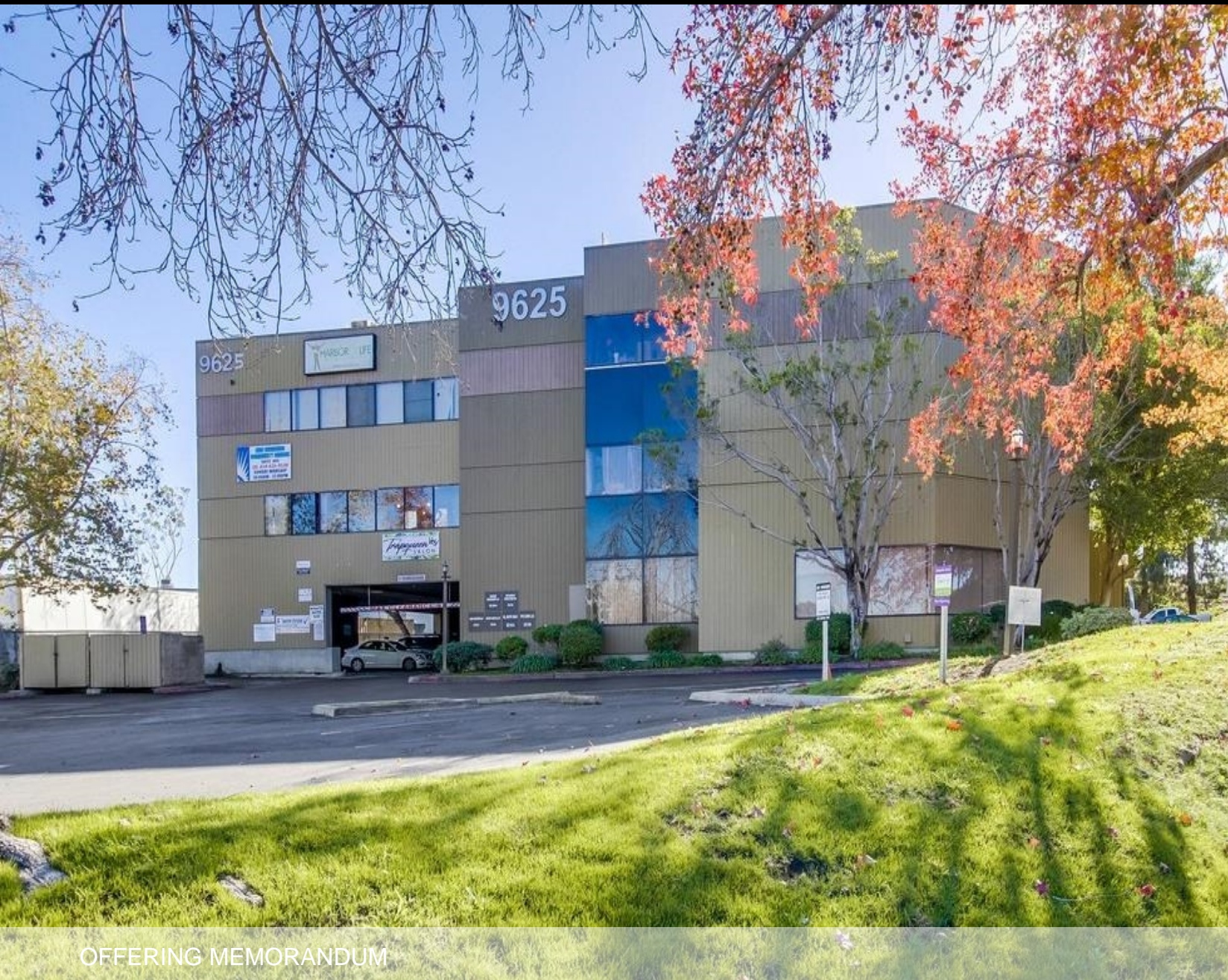


# Black Mountain Point



OFFERING MEMORANDUM

9625 Black Mountain Rd  
San Diego, CA 92126

# COMPASS



# Black Mountain Point

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*Exclusively Marketed by:*

**Leon Alchalel**

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The logo for COMPASS, featuring the word in a bold, sans-serif font. The letter 'O' is stylized as a circle with a diagonal line through it, resembling a compass needle.





01

**Executive Summary**

Investment Summary

Location Summary

# BLACK MOUNTAIN POINT

## OFFERING SUMMARY

ADDRESS	9625 Black Mountain Rd San Diego CA 92126
COUNTY	San Diego
MARKET	San Diego
SUBMARKET	Sacher Miramar Industrial
NET RENTABLE AREA (SF)	36,562 SF
LAND ACRES	1.09
LAND SF	47,571 SF
YEAR BUILT	1985
APN	341-231-08-00
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$7,300,000
PRICE PSF	\$199.66
OCCUPANCY	94.52 %
NOI (CURRENT)	\$454,537
CAP RATE (CURRENT)	6.23 %

## PROPOSED FINANCING

Loan	
LOAN TYPE	Amortized
DOWN PAYMENT	\$2,920,000
LOAN AMOUNT	\$4,380,000
INTEREST RATE	5.00 %
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$307,282
LOAN TO VALUE	60 %
AMORTIZATION PERIOD	25 Years

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	16,063	100,862	188,216
2021 Median HH Income	\$75,869	\$109,070	\$118,651
2021 Average HH Income	\$92,287	\$131,015	\$147,596

## Property Description

- Well located office building easy access from Interstate 15 and excellent visibility on the corner of Black Mountain Rd and Kearny Villa Rd. This is a desirable location for all kinds of services. This is a 3-story office building with a private underground parking lot and elevator. Good mix of tenants with beauty salons, medical services, auto dealers, insurance agency etcetera. 3 of the units are diversified tenant pools which add some extra cash flow. The property has a lot of upside with its ideal location, with some of the tenants paying below market rents that any buyer can quickly realize given the buildings strong historical occupancy. The building has a brand new roof with the common areas being recently remodeled in 2022.

## Excellent Investment

- Cap Rate @ 6.20  
Great San Diego Market  
Some Tenants paying below market rents  
High historical occupancy  
Multiple tenants (Great ongoing cash flow)  
\$200 per sq feet



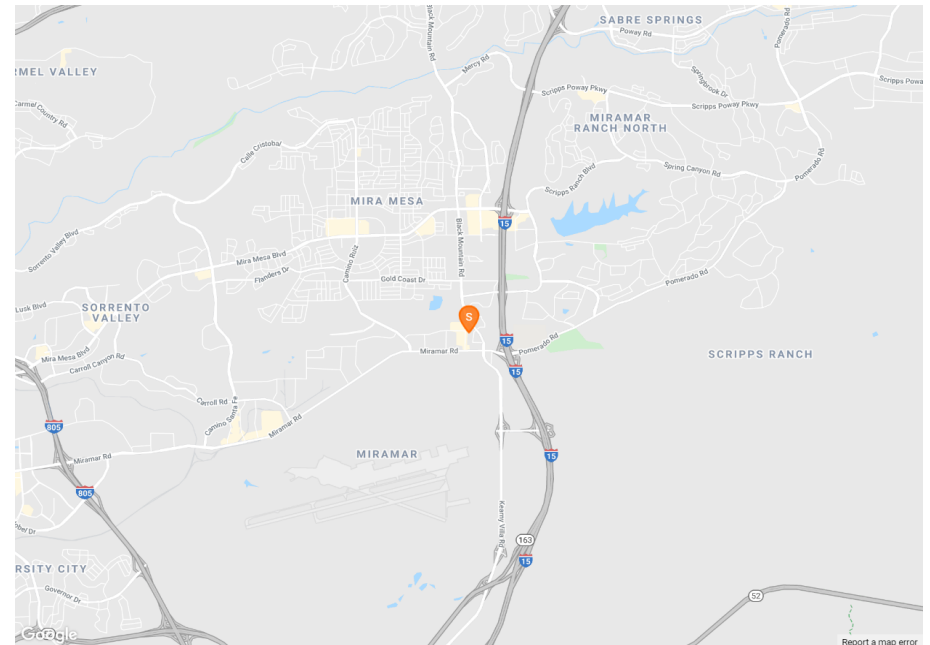
## Close to Miramar Station

- Marine Corps Air Station Miramar (MCAS Miramar) (IATA: NKX, ICAO: KNKX, FAA LID: NKX), formerly Naval Auxiliary Air Station (NAAS) Miramar and Naval Air Station (NAS) Miramar, is a United States Marine Corps installation that is home to the 3rd Marine Aircraft Wing, which is the aviation element of the 1st Marine Expeditionary Force. It is located in Miramar, San Diego, California, about 14 miles (23 km) north of Downtown San Diego. Source Wikipedia

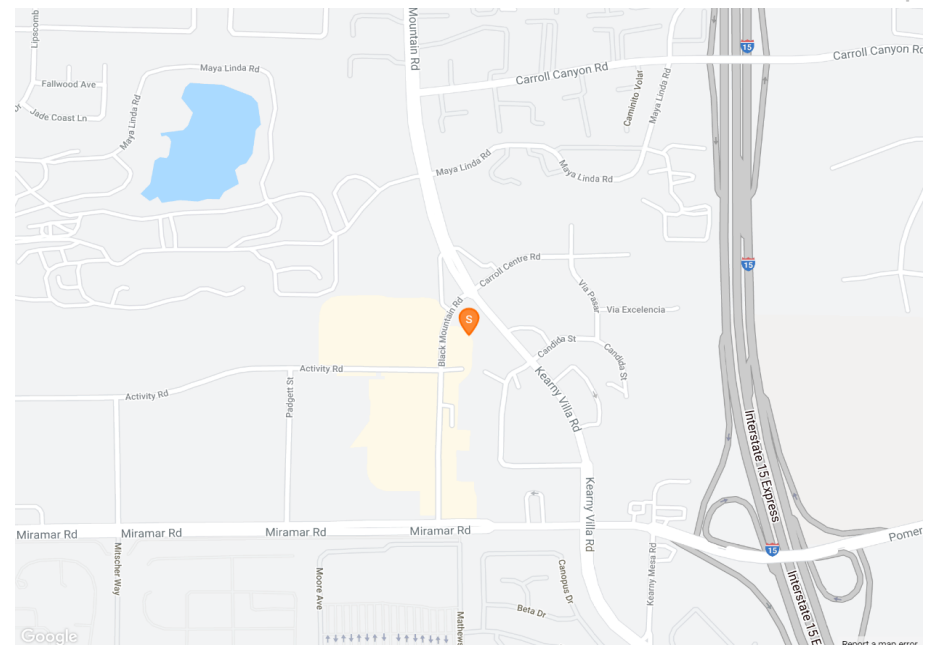
## Easy Access to Interstate 15

- Conveniently located with a easy access either through Miramar rd or Carroll Canyon exit

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

# BLACK MOUNTAIN POINT

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## PROPERTY FEATURES

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NET RENTABLE AREA (SF)	<b>36,562</b>
LAND SF	<b>47,571</b>
LAND ACRES	<b>1.09</b>
YEAR BUILT	<b>1985</b>
# OF PARCELS	<b>2</b>
ZONING TYPE	<b>Industrial</b>
BUILDING CLASS	<b>C</b>
NUMBER OF STORIES	<b>3</b>
NUMBER OF BUILDINGS	<b>1</b>
NUMBER OF PARKING SPACES	<b>77</b>
PARKING RATIO	<b>2.11</b>
TYPICAL FLOOR SF	<b>18,156</b>
BUILDING FAR	<b>.69</b>
NUMBER OF INGRESSES	<b>2</b>
NUMBER OF EGRESSES	<b>2</b>
ELEVATOR	<b>1</b>
SUBTERRANEAN PARKING	<b>Yes</b>

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## MECHANICAL

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HVAC	<b>Yes</b>
FIRE SPRINKLERS	<b>Yes</b>

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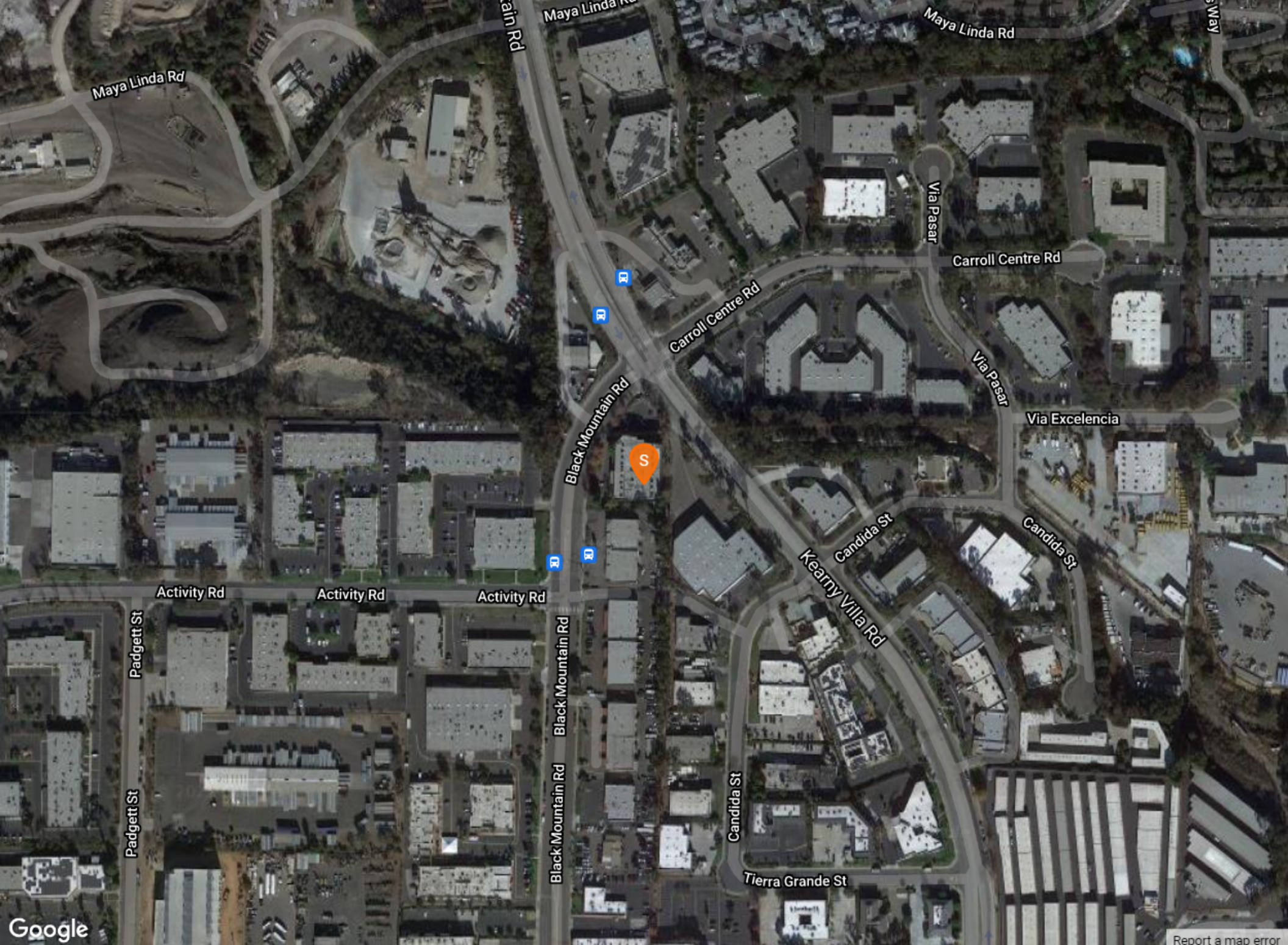
## CONSTRUCTION

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FOUNDATION	<b>Slab</b>
EXTERIOR	<b>Wood</b>
PARKING SURFACE	<b>Asphalt</b>
ROOF	<b>Flat</b>

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[Report a map error](#)





03

Rent Roll

Rent Roll

Lease Expiration



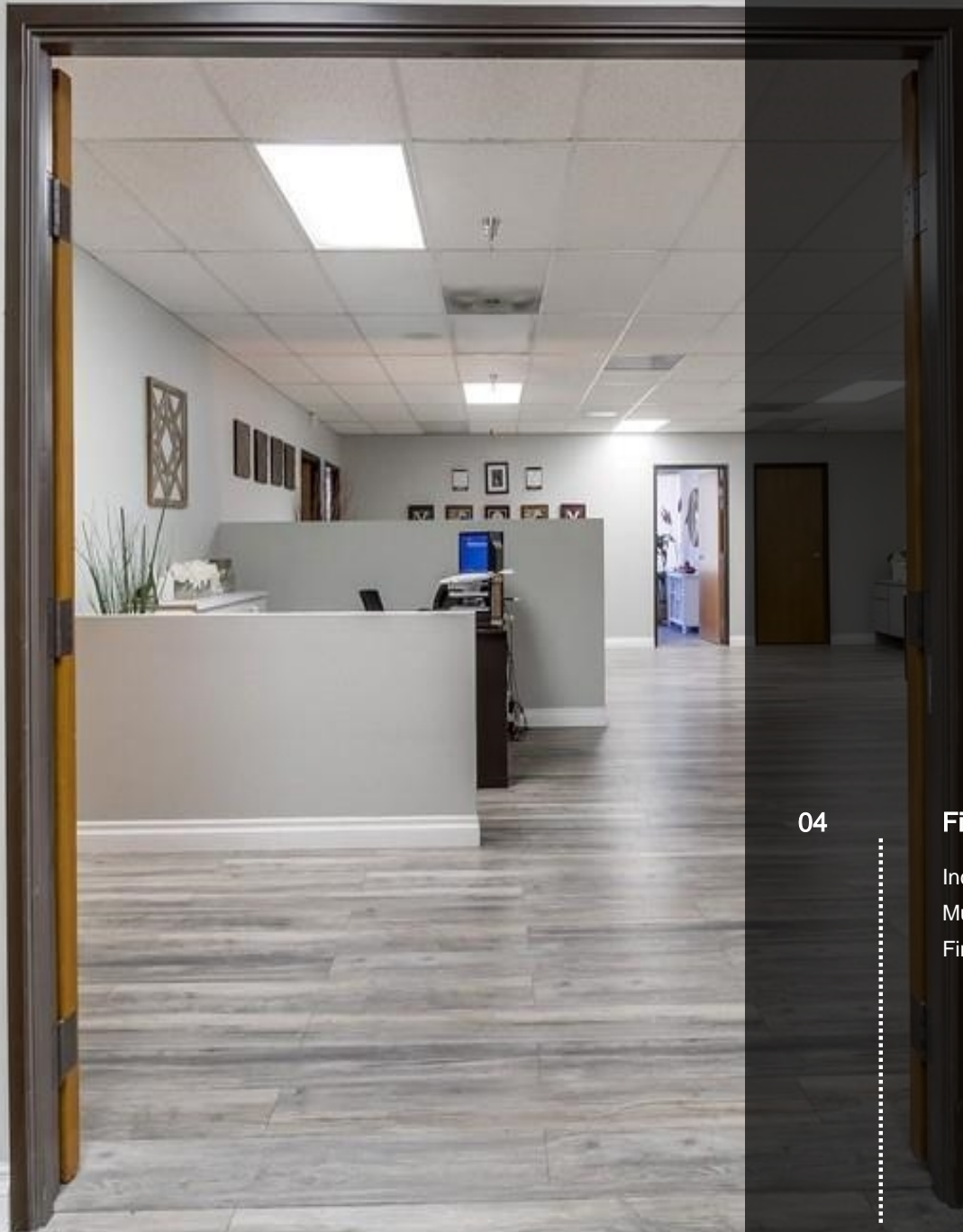
				Lease Term		Rental Rates						
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
100	Driven Motor	150	0.41 %	06/01/21	05/31/23	CURRENT	\$525	\$3.50	\$6,300	\$42.00		Diversified Tenant Pool
101	Hancock Auto	100	0.27 %	10/01/21	10/31/22	CURRENT	\$440	\$4.40	\$5,280	\$52.80		Diversified Tenant Pool
200	Phoung Tran	100	0.27 %	10/01/20	12/31/22	CURRENT	\$515	\$5.15	\$6,180	\$61.80		Diversified Tenant Pool
201	Queen Liwag	1,000	2.74 %	01/01/20	12/31/25	CURRENT	\$1,800	\$1.80	\$21,600	\$21.60		
						01/01/2023	\$1,872	\$1.87	\$22,464	\$22.44		
						01/01/2024	\$1,947	\$1.95	\$23,364	\$23.40		
201-1	Assembly Apostolic	1,495	4.09 %	08/01/21	07/31/22	CURRENT	\$2,093	\$1.40	\$25,116	\$16.80		
204	Momin Services	1,445	3.95 %	03/01/22	02/28/27	CURRENT	\$3,868	\$2.68	\$46,413	\$32.12		
						03/01/2023	\$4,022	\$2.78	\$48,269	\$33.36		
205		1,351	3.70 %									
206	Goid's New Wineskin Church	2,755	7.54 %	07/01/22	06/30/25	CURRENT	\$4,600	\$1.67	\$55,200	\$20.04		
						07/01/2023	\$4,807	\$1.74	\$57,684	\$20.88		
						07/01/2024	\$5,023	\$1.82	\$60,280	\$21.84		
207-209-211-216-218	Harbor Of Life	6,720	18.38 %	06/15/18	11/30/24	CURRENT	\$6,560	\$0.98	\$78,720	\$11.71		
208		1,037	2.84 %									See Unit 204
210	Bi Ultrasound	890	2.43 %	06/01/21	05/31/23	CURRENT	\$1,600	\$1.80	\$19,200	\$21.57		
214	Pentecostal Missionary	990	2.71 %	09/01/21	08/31/22	CURRENT	\$1,330	\$1.34	\$15,960	\$16.12		
300-1	Michael Nguyen	900	2.46 %		04/30/25		\$1,350	\$1.50	\$16,200	\$18.00		
						05/01/2023	\$1,418	\$1.58	\$17,016	\$18.96		
						05/01/2024	\$1,488	\$1.65	\$17,856	\$19.80		
300-2	Tracy Manh	700	1.91 %	08/01/21	07/31/24	CURRENT	\$980	\$1.40	\$11,760	\$16.80		
						08/01/2022	\$1,019	\$1.46	\$12,228	\$17.52		
						08/01/2023	\$1,060	\$1.51	\$12,720	\$18.12		
301	Liman Rachels	1,100	3.01 %	12/01/05	06/30/23	CURRENT	\$1,420	\$1.29	\$17,040	\$15.49		
303	Sande Wilson	3,121	8.54 %	01/01/22	12/31/22	CURRENT	\$3,751	\$1.20	\$45,012	\$14.42		
304	Kenneth Crowell	1,099	3.01 %		03/31/24		\$2,250	\$2.05	\$27,000	\$24.57		
						04/01/2023	\$2,340	\$2.13	\$28,080	\$25.56		
305	Whitney Carpenter	1,100	3.01 %	01/01/20	09/30/25	CURRENT	\$1,250	\$1.14	\$15,000	\$13.64		
						10/01/2023	\$1,300	\$1.18	\$15,600	\$14.16		
						10/01/2024	\$1,350	\$1.23	\$16,200	\$14.76		
306	Quang Tran	1,000	2.74 %	05/31/20	05/31/23	CURRENT	\$1,100	\$1.10	\$13,200	\$13.20		
307-1	Corsa Motorsports, LLC	220	0.60 %	02/01/22	01/31/23	CURRENT	\$500	\$2.27	\$6,000	\$27.27		
307-10												
307-2	Omni Motors	220	0.60 %	08/01/21	07/31/22	CURRENT	\$475	\$2.16	\$5,700	\$25.91		Diversified Tenant Pool



				Lease Term		Rental Rates						
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
307-3	Amanda Torre	220	0.60 %	07/01/21	06/30/22	CURRENT	\$510	\$2.32	\$6,120	\$27.82		
307-4	Premium Health OC Inc.	220	0.60 %	03/01/22	04/01/22	CURRENT	\$1,190	\$5.41	\$14,282	\$64.92		MTM
307-5	Hung Do	220	0.60 %	08/01/21	07/31/22	CURRENT	\$440	\$2.00	\$5,280	\$24.00		Diversified Tenant Pool
307-6	Justin Poynter	250	0.68 %	06/01/21	11/30/22	CURRENT						see unit 317
307-7		200	0.55 %									Diversified Tenant Pool
307-8	Amador Motorcars	200	0.55 %	05/01/21	04/30/22	CURRENT	\$500	\$2.50	\$6,000	\$30.00		Diversified Tenant Pool
307-9	Dokmo Properties	225	0.62 %	01/01/22	12/31/22	CURRENT	\$625	\$2.78	\$7,500	\$33.33		Diversified Tenant Pool
308	Agape Church	2,115	5.78 %	04/01/21	05/31/26	CURRENT	\$3,124	\$1.48	\$37,488	\$17.72		
							04/01/2023	\$3,218	\$1.52	\$38,613	\$18.24	
							04/01/2024	\$3,314	\$1.57	\$39,771	\$18.84	
							04/01/2025	\$3,414	\$1.61	\$40,965	\$19.32	
309	Lananh Nguyen	790	2.16 %	06/01/21	05/31/23	CURRENT	\$1,398	\$1.77	\$16,780	\$21.24		
							06/01/2023	\$1,447	\$1.83	\$17,367	\$21.96	
							06/01/2024	\$1,498	\$1.90	\$17,975	\$22.80	
311	Realm IT Services	1,050	2.87 %	01/01/15	01/31/23	CURRENT	\$1,400	\$1.33	\$16,800	\$16.00		
315-A	Gregory Clymer	194	0.53 %	02/01/22	01/31/23	CURRENT	\$550	\$2.84	\$6,600	\$34.02		Diversified Tenant Pool
315-B	Motor Cars LA	194	0.53 %	09/01/21	08/31/22	CURRENT	\$550	\$2.84	\$6,600	\$34.02		Diversified Tenant Pool
315-C	American Motorsports	194	0.53 %	06/01/22	05/31/23	CURRENT	\$620	\$3.20	\$7,440	\$38.35		Diversified Tenant Pool
315-D	OTM Vehicle consulting	194	0.53 %	06/01/21	05/31/22	CURRENT	\$525	\$2.71	\$6,300	\$32.47		Diversified Tenant Pool
315-E	Nisman Solutions	194	0.53 %	10/15/19	12/31/22	CURRENT	\$600	\$3.09	\$7,200	\$37.11		Diversified Tenant Pool
315-F	Emerging Vision	194	0.53 %	07/01/21	06/30/23	CURRENT	\$610	\$3.14	\$7,320	\$37.73		Diversified Tenant Pool
315-G	Bonita Auto	194	0.53 %				\$8,083	\$41.67	\$97,000	\$500.00		Diversified Tenant Pool
315-H	Pfs Cars	194	0.53 %	12/01/21	11/30/22	CURRENT	\$500	\$2.58	\$6,000	\$30.93		Diversified Tenant Pool
315-I		194	0.53 %									Diversified Tenant Pool
315-J	Zaeem	194	0.53 %	06/01/21	11/30/22	CURRENT	\$600	\$3.09	\$7,200	\$37.11		Diversified Tenant Pool
315-K	Americar USA	194	0.53 %	07/01/21	06/30/22	CURRENT	\$392	\$2.02	\$4,704	\$24.25		Diversified Tenant Pool
317	Justin Poynter	100	0.27 %	06/01/21	11/30/22	CURRENT	\$1,210	\$12.10	\$14,520	\$145.20		
Storage	Xiang Wen Ma	125	0.34 %	12/01/21	11/30/22	CURRENT	\$350	\$2.80	\$4,200	\$33.60		
<b>Totals</b>		<b>35,342</b>					<b>\$52,101</b>		<b>\$625,408</b>			







04

**Financial Analysis**

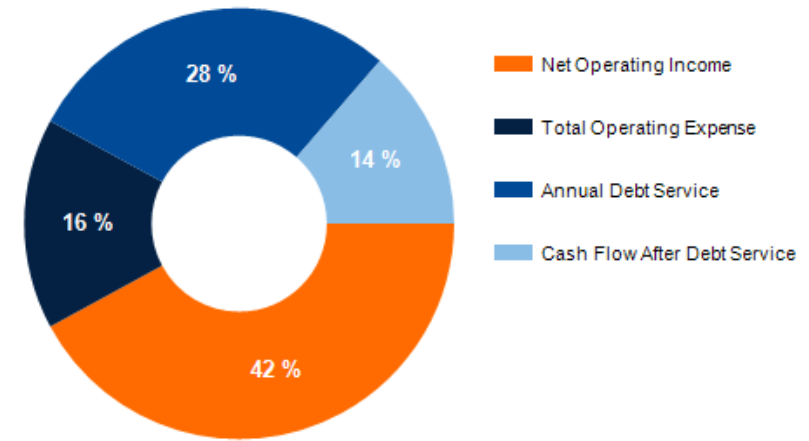
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Financial Metrics



## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		2023	
Gross Potential Rent	\$625,408	100.0 %	\$632,228	100.0 %
<b>Effective Gross Income</b>	<b>\$625,408</b>		<b>\$632,228</b>	
Less Expenses	\$170,871	27.32 %	\$170,871	27.03 %
<b>Net Operating Income</b>	<b>\$454,537</b>	<b>72.68 %</b>	<b>\$461,357</b>	<b>72.97 %</b>
Annual Debt Service	\$307,282		\$307,282	
<b>Cash flow</b>	<b>\$147,255</b>		<b>\$154,075</b>	
Debt Coverage Ratio	1.48		1.50	

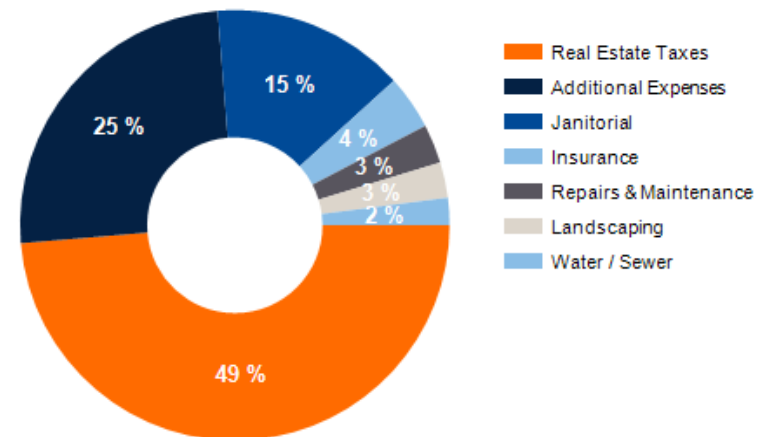
\* vacancy amount factored into gross revenue



EXPENSES	CURRENT	2023
Real Estate Taxes	\$83,168	\$83,168
Insurance	\$6,972	\$6,972
Repairs & Maintenance	\$5,000	\$5,000
Water / Sewer	\$3,500	\$3,500
Landscaping	\$4,560	\$4,560
Janitorial	\$24,880	\$24,880
Additional Expenses	\$42,791	\$32,000
<b>Total Operating Expense</b>	<b>\$170,871</b>	<b>\$170,871</b>
Annual Debt Service	\$307,282	\$307,282
Expense / SF	\$4.67	\$4.67
% of EGI	27.32 %	27.03 %

**Expense Notes:** Churches will help decrease Property taxes by 7.5% aprox

## DISTRIBUTION OF EXPENSES CURRENT



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## GLOBAL

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Offering Price	\$7,300,000
Analysis Period	10 year(s)

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## INCOME - Growth Rates

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Gross Potential Rent	4.00 %
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## PROPOSED FINANCING

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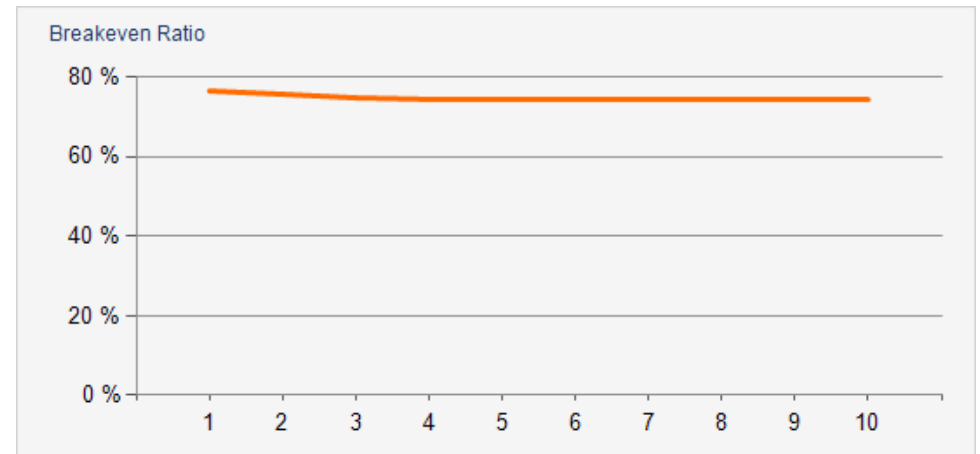
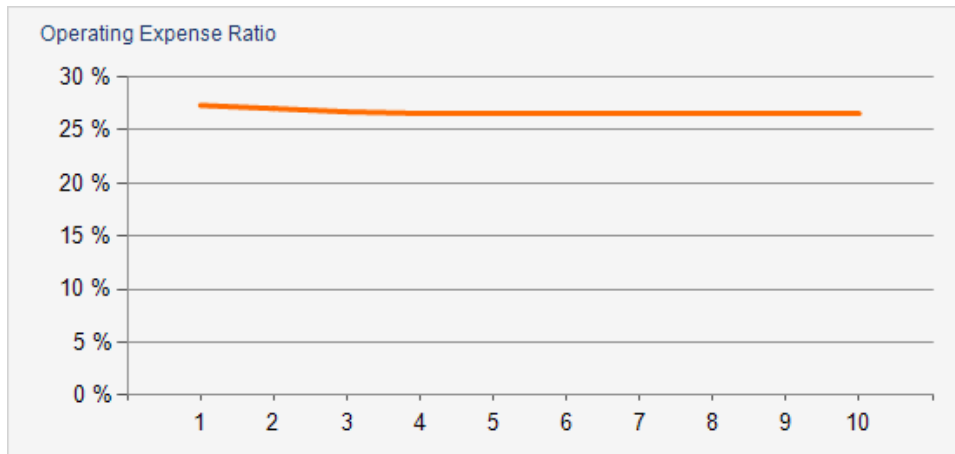
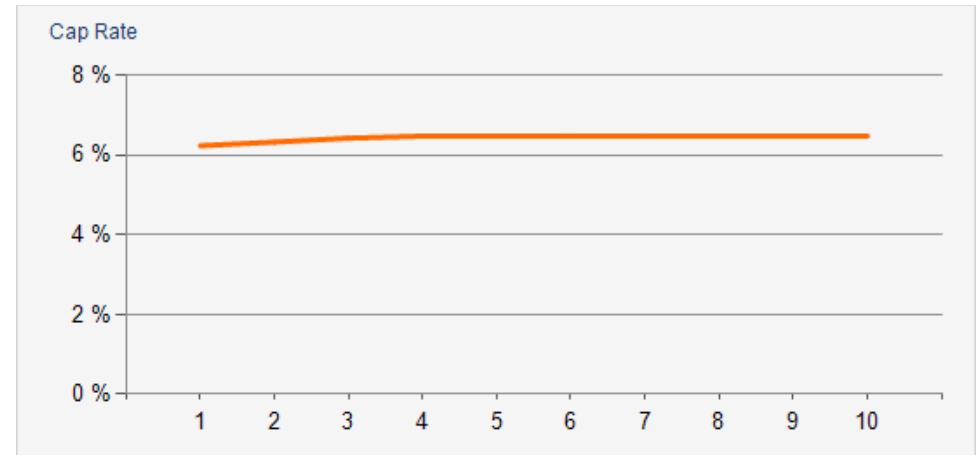
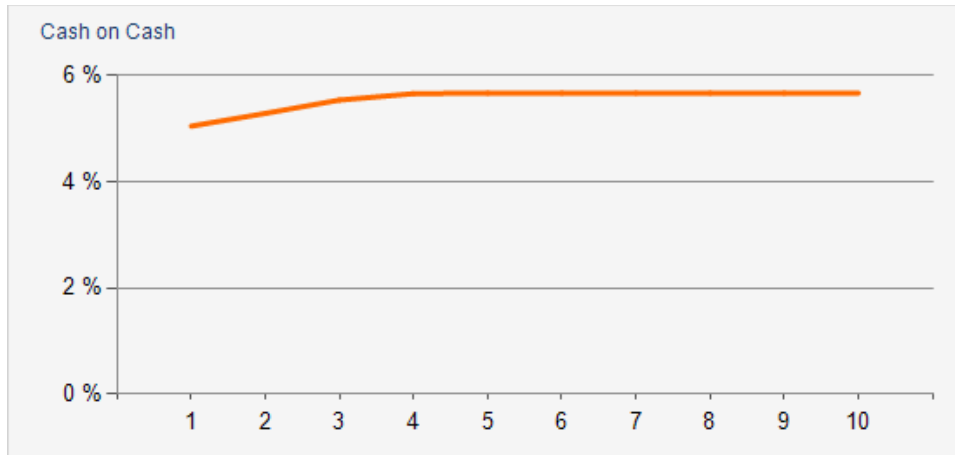
### Loan

Loan Type	Amortized
Down Payment	\$2,920,000
Loan Amount	\$4,380,000
Interest Rate	5.00 %
Loan Terms	10
Annual Debt Service	\$307,282
Loan to Value	60 %
Amortization Period	25 Years

---



Calendar Year	Current	2023	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	5.04 %	5.28 %	5.53 %	5.65 %	5.66 %	5.66 %	5.66 %	5.66 %	5.66 %	5.66 %	5.66 %
CAP Rate	6.23 %	6.32 %	6.42 %	6.47 %	6.47 %	6.47 %	6.47 %	6.47 %	6.47 %	6.47 %	6.47 %
Debt Coverage Ratio	1.48	1.50	1.53	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54
Operating Expense Ratio	27.32 %	27.02 %	26.71 %	26.56 %	26.55 %	26.55 %	26.55 %	26.55 %	26.55 %	26.55 %	26.55 %
Loan to Value	60.03 %	58.77 %	57.45 %	56.12 %	54.65 %	53.15 %	51.57 %	49.91 %	48.16 %	46.32 %	44.39 %
Breakeven Ratio	76.45 %	75.63 %	74.74 %	74.34 %	74.31 %	74.31 %	74.31 %	74.31 %	74.31 %	74.31 %	74.31 %
Price / SF	\$199.66	\$199.66	\$199.66	\$199.66	\$199.66	\$199.66	\$199.66	\$199.66	\$199.66	\$199.66	\$199.66
Income / SF	\$17.10	\$17.29	\$17.49	\$17.59	\$17.59	\$17.59	\$17.59	\$17.59	\$17.59	\$17.59	\$17.59
Expense / SF	\$4.67	\$4.67	\$4.67	\$4.67	\$4.67	\$4.67	\$4.67	\$4.67	\$4.67	\$4.67	\$4.67





05

**Demographics**

Demographics

Demographic Charts



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	16,476	90,945	162,775
2010 Population	15,755	93,904	176,730
2021 Population	16,063	100,862	188,216
2026 Population	16,222	105,480	195,506
2021 African American	1,177	4,119	6,209
2021 American Indian	104	357	597
2021 Asian	4,672	42,170	71,052
2021 Hispanic	3,414	14,075	23,486
2021 Other Race	1,417	5,315	7,778
2021 White	7,399	41,512	89,377
2021 Multiracial	1,187	6,818	12,417
2021-2026: Population: Growth Rate	1.00 %	4.50 %	3.80 %
<b>2021 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	242	1,081	2,179
\$15,000-\$24,999	216	978	1,704
\$25,000-\$34,999	341	1,184	1,805
\$35,000-\$49,999	534	2,331	3,782
\$50,000-\$74,999	958	4,193	6,882
\$75,000-\$99,999	761	4,244	7,880
\$100,000-\$149,999	917	8,961	16,143
\$150,000-\$199,999	401	5,068	10,705
\$200,000 or greater	285	4,844	13,059
Median HH Income	\$75,869	\$109,070	\$118,651
Average HH Income	\$92,287	\$131,015	\$147,596

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	4,494	29,608	55,050
2010 Total Households	4,593	30,625	59,936
2021 Total Households	4,655	32,884	64,139
2026 Total Households	4,703	34,386	66,576
2021 Average Household Size	2.76	2.96	2.88
2000 Owner Occupied Housing	1,713	18,917	38,318
2000 Renter Occupied Housing	2,718	10,177	15,613
2021 Owner Occupied Housing	1,790	19,806	40,601
2021 Renter Occupied Housing	2,864	13,077	23,538
2021 Vacant Housing	230	1,074	2,150
2021 Total Housing	4,885	33,958	66,289
2026 Owner Occupied Housing	1,829	20,237	41,405
2026 Renter Occupied Housing	2,874	14,150	25,170
2026 Vacant Housing	233	1,114	2,219
2026 Total Housing	4,936	35,500	68,795
2021-2026: Households: Growth Rate	1.05 %	4.50 %	3.75 %

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,422	8,324	15,101
2021 Population Age 35-39	1,184	8,069	14,666
2021 Population Age 40-44	956	7,136	13,779
2021 Population Age 45-49	747	6,434	13,002
2021 Population Age 50-54	636	6,072	12,380
2021 Population Age 55-59	593	6,166	12,425
2021 Population Age 60-64	495	5,672	11,044
2021 Population Age 65-69	455	4,706	8,769
2021 Population Age 70-74	403	3,984	6,936
2021 Population Age 75-79	230	2,354	4,142
2021 Population Age 80-84	137	1,429	2,456
2021 Population Age 85+	126	1,140	2,002
2021 Population Age 18+	13,128	79,511	146,391
2021 Median Age	28	37	38

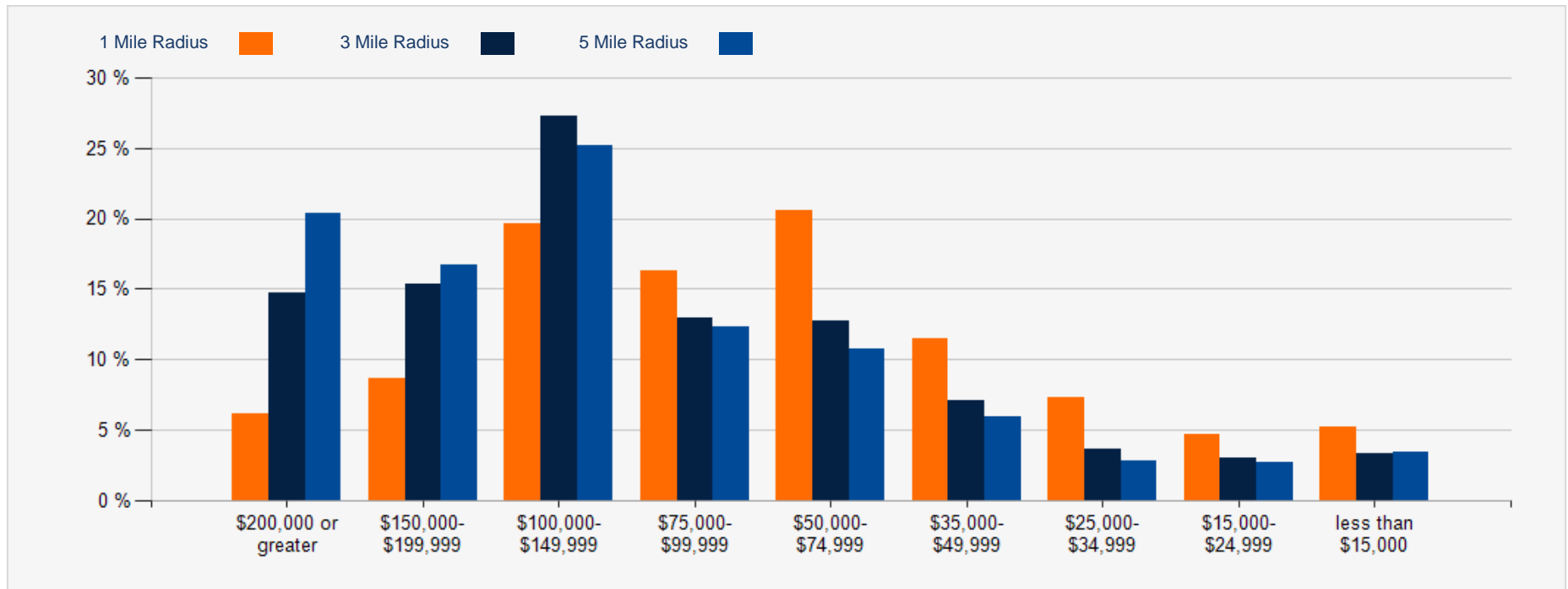
2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,082	\$104,645	\$108,224
Average Household Income 25-34	\$90,723	\$118,398	\$126,670
Median Household Income 35-44	\$85,394	\$119,247	\$131,886
Average Household Income 35-44	\$101,522	\$142,490	\$158,970
Median Household Income 45-54	\$91,332	\$130,354	\$149,780
Average Household Income 45-54	\$110,314	\$158,973	\$182,763
Median Household Income 55-64	\$80,290	\$118,099	\$134,313
Average Household Income 55-64	\$102,497	\$145,138	\$165,195
Median Household Income 65-74	\$60,713	\$88,105	\$95,707
Average Household Income 65-74	\$83,073	\$110,544	\$119,352
Average Household Income 75+	\$56,042	\$78,397	\$83,508

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,467	8,437	14,900
2026 Population Age 35-39	1,218	8,548	16,213
2026 Population Age 40-44	959	7,850	14,633
2026 Population Age 45-49	849	7,012	13,631
2026 Population Age 50-54	644	6,375	12,606
2026 Population Age 55-59	610	6,002	11,668
2026 Population Age 60-64	504	5,711	11,137
2026 Population Age 65-69	403	5,132	9,758
2026 Population Age 70-74	384	4,160	7,599
2026 Population Age 75-79	327	3,437	5,939
2026 Population Age 80-84	162	1,853	3,176
2026 Population Age 85+	143	1,448	2,485
2026 Population Age 18+	13,243	83,671	153,490
2026 Median Age	29	38	38

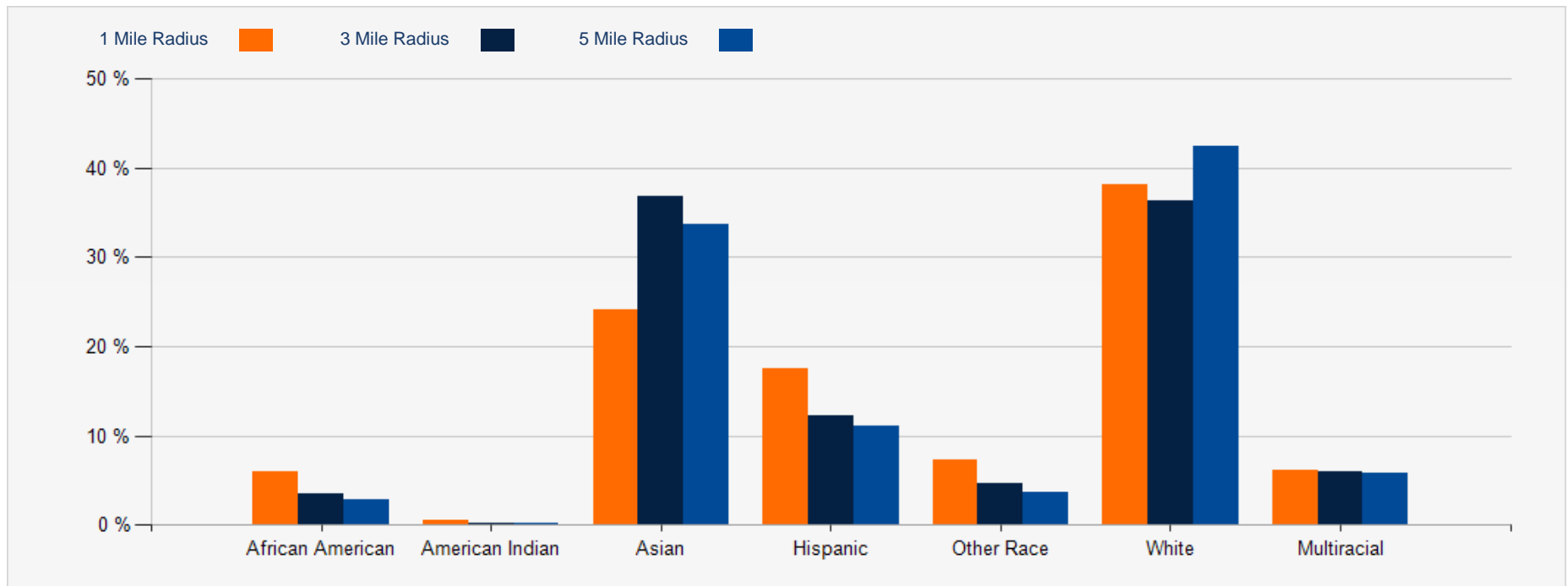
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,199	\$112,627	\$117,760
Average Household Income 25-34	\$102,641	\$133,484	\$143,530
Median Household Income 35-44	\$96,433	\$128,951	\$148,121
Average Household Income 35-44	\$114,736	\$159,037	\$179,135
Median Household Income 45-54	\$100,894	\$140,010	\$157,319
Average Household Income 45-54	\$124,068	\$174,281	\$198,963
Median Household Income 55-64	\$91,427	\$128,188	\$148,922
Average Household Income 55-64	\$116,875	\$162,158	\$184,532
Median Household Income 65-74	\$66,704	\$103,509	\$109,156
Average Household Income 65-74	\$94,873	\$129,238	\$140,335
Average Household Income 75+	\$66,161	\$95,974	\$102,594



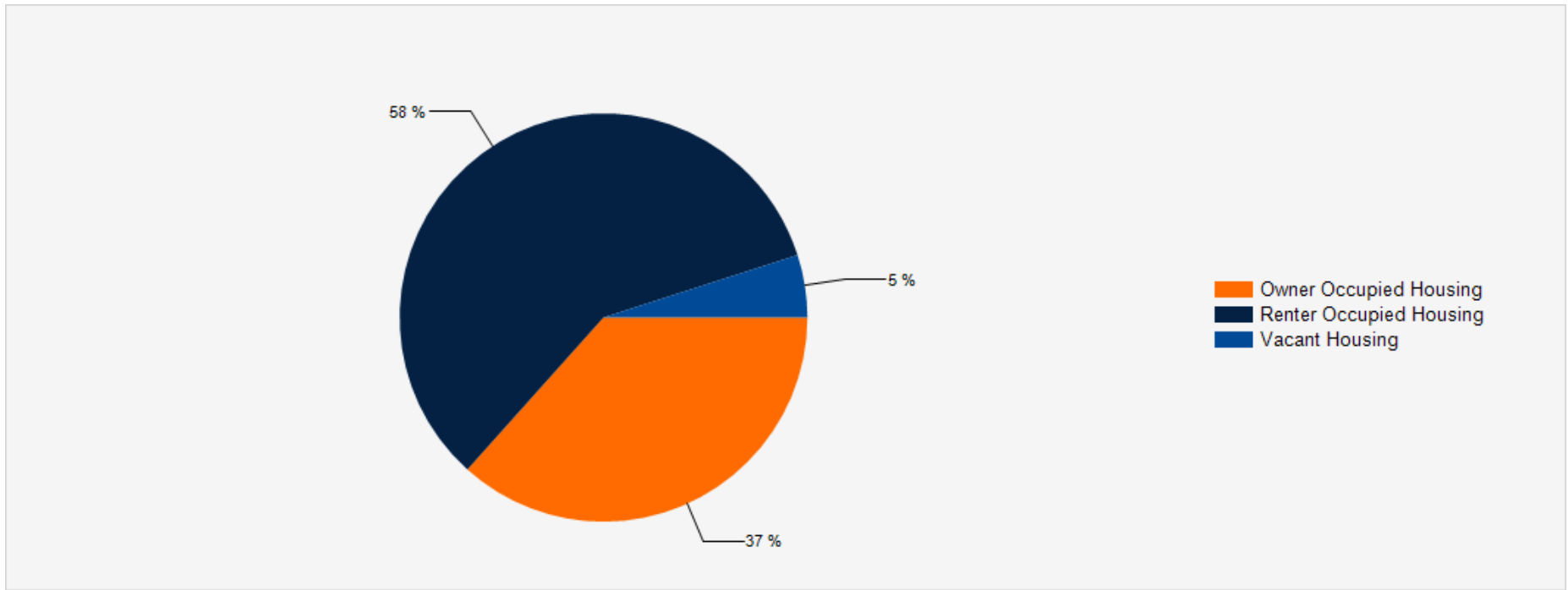
## 2021 Household Income



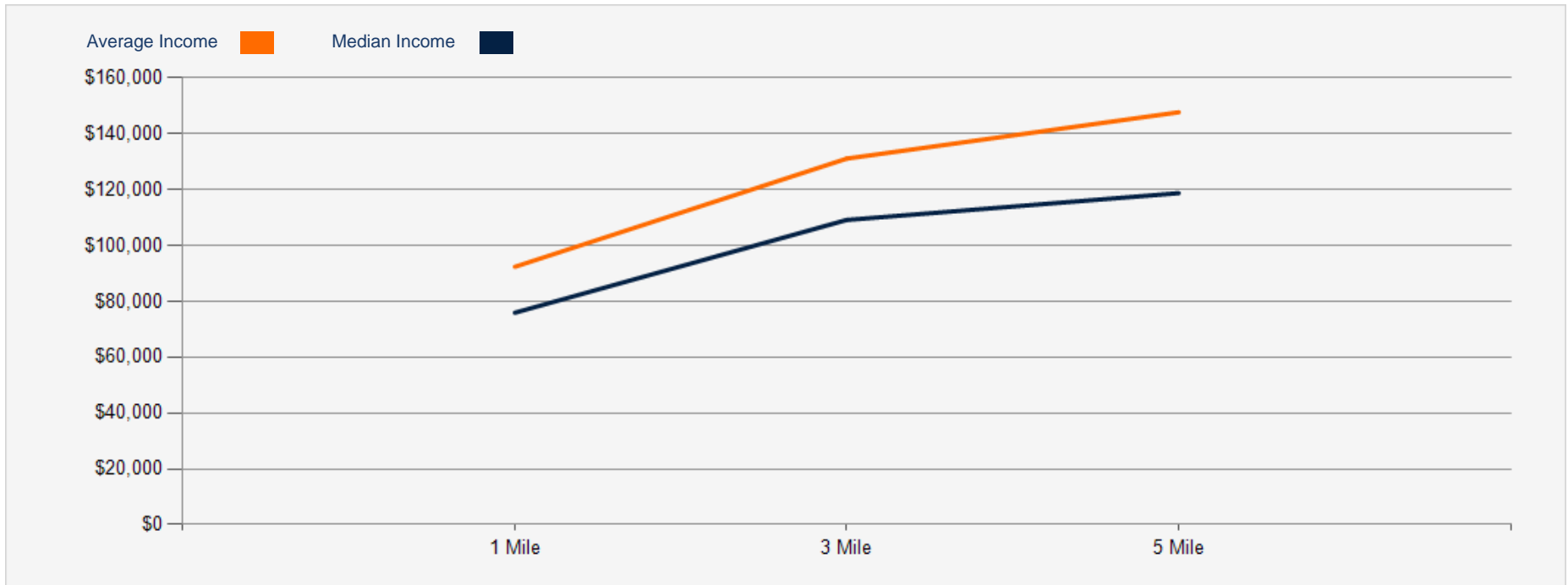
## 2021 Population by Race



## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



# BLACK MOUNTAIN POINT

Company Profile

Advisor Profile

06





Leon Alchalel

Through his highly extensive knowledge, expertise, and comprehensive understanding of the trends within the San Diego Metro and SoCal real estate market, Leon Alchalel serves each client with sophisticated, first-class service and full-service resources that markedly result in an extremely impressive and heightened real estate experience. As co-principal of THE ALCHALEL and RAMOS GROUP at Compass, his goal is to deliberately cultivate a team of highly qualified real estate professionals who can positively impact and serve the community with the highest degree of expertise, genuine care, and dedication. Highly skilled in the Acquisition and Marketing of Residential, Luxury and Commercial

Properties together with Relocation Services, Leon exhibits his proficient counsel, keen insights and the highest level of integrity and resourcefulness when advising his clients on all real estate matters. Leon elevates the real estate experience by offering his clients a smart, solution-oriented, consultative approach. Recognized for his astute and commanding perspective and extensive knowledge, skill, and resourcefulness; he is extremely meticulous in monitoring the specific micro and macro subtleties of the real estate market and delivers a more complete and in-depth evaluation of the regional trends. He carefully and accurately addresses each important issue of the transaction and offers valuable, real time

analytical information that ensures each client receives truly extraordinary results.

In every interaction, Leon's trusted counsel, insightful perspective, and highly personal and diligent approach is exhibited. In addressing all aspects of the transaction with professional competence, his immediate accessibility, answers to timely questions and tenacious resolve makes him invaluable. When met with a tough challenge, he is highly skilled in negotiating the critical, contractual components of the transaction and is masterful at finding creative and equitable solutions. Having been raised in Mexico, and as a multilingual agent, he is fluent in English, Spanish, and Hebrew. Delivering responsive, confident results with a strategic, impactful approach are all part of Leon's distinguished style in providing an unprecedented depth of real estate expertise.

Contact Leon to serve you and your personal real estate interests.

# Black Mountain Point

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Compass has not verified, and will not verify, any of the information contained herein, nor has Compass conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

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