



"Marc did a great job and helped us navigate through a complex transaction. His understanding of financing and his creative approach to the challenges we encountered added tremendous value and we could not have got the deal done without him."

Darren Solomon, CEO
Kid Ventures

SUCCESS STORY

KID VENTURES CORPORATE HEADQUARTERS



10760 Thornmint Rd.

SAN DIEGO, CA 92108

TEAM LEADER

Marc Posthumus

STATISTICS

21,410 Square Feet

\$3,340,000 Sale Price

GIVING BACK



CHALLENGE

I was referred to Kid Ventures by their banker, and they wanted to capitalize on SBA financing to increase the Assets of their company, as well as secure a location in 4S Ranch submarket. Their goal was to combine their corporate office with a retail location and needed a unique zoning to accomplish their objective.

STRATEGY

- Determine ideal location that provided the correct zoning
- Research demographics and available product inventory for an available property that would achieve their objective
- Identify a property with existing income in place to help offset their occupancy costs.

RESULTS

We identified an ideal property that was slightly above their price range but were able to capitalize on Seller financing. Additionally, the income of a tenant in 40% of the building and a seller providing tenant improvements made the acquisition possible for Kid Ventures.