

# Investment Offering

## WESTLAKE CENTER OFFICE BUILDING



679 & 681 ENCINITAS BLVD  
ENCINITAS, CA 92024



**STROM** | COMMERCIAL

*Exclusively Offered by:*

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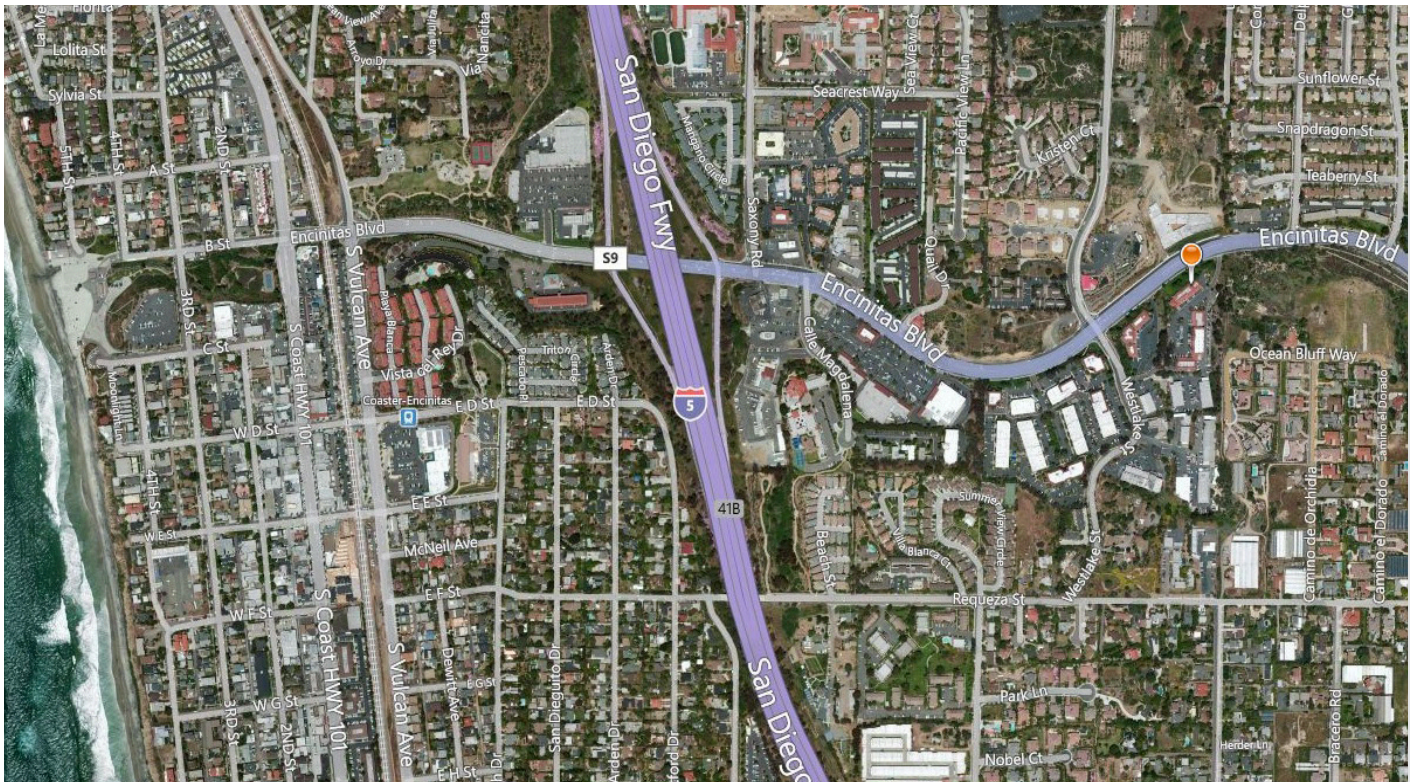
2010 Jimmy Durante Blvd #129

Del Mar, California 92104



**Valuation:**

Price:	\$7,445,000
\$/SF:	\$196.00
Cap Rate:	8.00%
Building SF:	37,450
	Partial 2 story
Land Area:	4.1 Acres
Year Built:	1982
% Leased:	100%
Parking:	118 spaces
Construction:	Wood Exterior
	Tile Roofing



## Located In Beautiful Encinitas, California

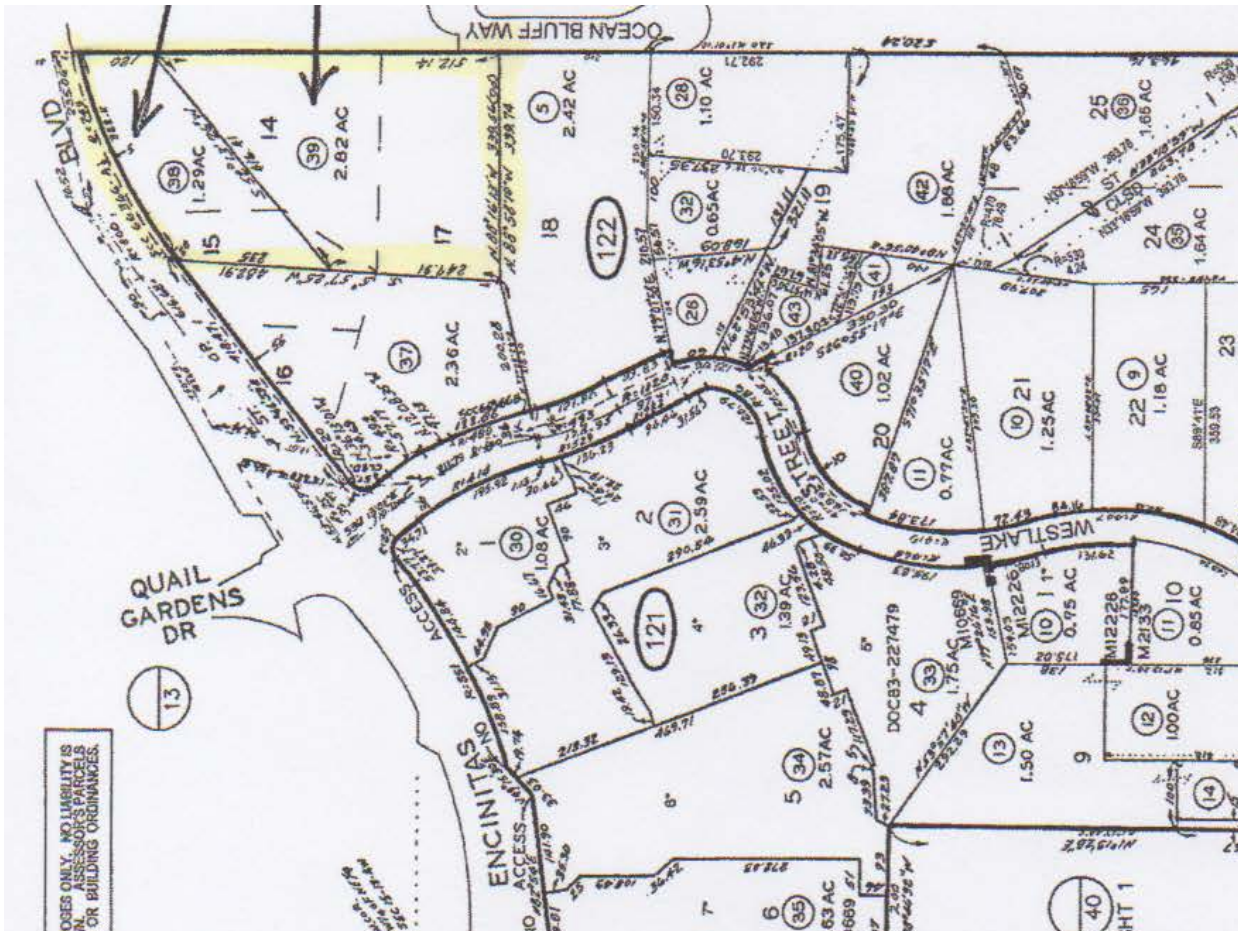
Project is 100% leased

- Tenants include:
  - Scripps Clinic
  - Farmer's Insurance
  - St. Katherine's College
  - Pacific Academy

Mature landscaped grounds

Only 1/4 mile from Interstate 5 and

only 1/2 mile from Pacific Coast Hwy



**GROSS INCOME:**

(Based on Actual Jan. 1, 2012 Rent Roll figures)	\$838,060
Vacancy (@ 5%)	<41,903>
Effective Gross Income	\$796,157

**ESTIMATED EXPENSES FOR 2012:**

Accounting/Admin	\$12,000
Utility Bill	8,000
Insurance	10,500
Landscape	10,000
Misc.	5,000
Office Supplies/Exp.	4,000
Pest Control	1,500
Property Management (@4%)	33,500
Property Taxes	84,000
Repairs	15,000
Telephone	2,500
Trash Removal	6,000
Water/Sewer	8,500
<b>TOTAL EXPENSES</b>	<b>\$200,500</b>
	<b>&lt;\$200,500&gt;</b>

**NET OPERATING INCOME FOR 2012** **\$595,657**

**PROPERTY VALUE @ 8% CAP** **\$7,445,000**

**PRICE PER SQUARE FOOT** **\$ 196**

**NOTE:** The figures contained here are based upon financial data supplied by the owner, and while considered reliable, should be verified by the buyer through independent analysis before purchasing this property. Strom Commercial makes no representations as to the actual accuracy of these estimates.

# WESTLAKE CENTER OFFICE BUILDING

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FOR SALE



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