



SEAGATE
Corporate Center
a Rockefeller Group Development

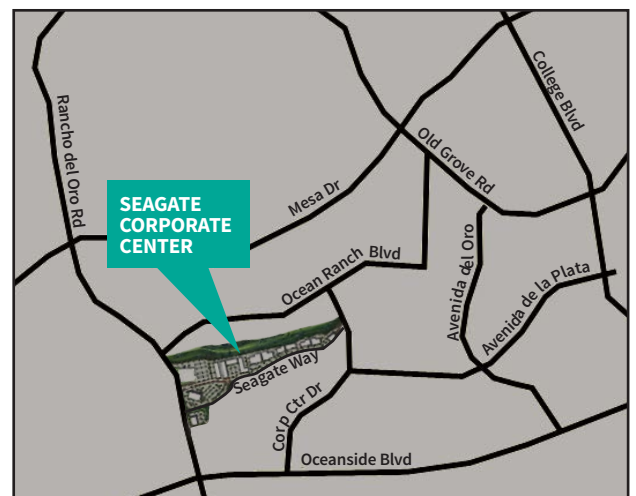


For Sale or Lease

Centrally located corporate center with a variety of office and flex spaces available

Property Features

- 2,225 - 5,504 SF available
- Lease rates from \$0.95 MG (\$0.10 CAM)
- 24' warehouse clear height
- Convenient access from Oceanside Blvd, Corporate Center Dr, Rancho Del Oro Rd; centrally located near I-5, Highways 78 & 76
- 200 amps; 120/208 volts per unit
- Excellent parking (3.0 spaces per 1,000 SF)
- Dock high & grade level loading
- No CFD fees or Mello Roos fees



Leasing Information

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Availabilities



3512 Seagate Way

Suite	Total SF	Office SF	2nd Floor SF	Lease Rate	Sales Price
180	2,417**	0	716*	N/A	\$290,040 (\$120/SF)
190	2,487**	1,473	771	\$0.95 MG	\$385,485 (\$155/SF)

3516 Seagate Way

100	2,769***	1,498	775	\$0.98 MG	\$429,195 (\$155/SF)
110	2,735***	1,451	755	\$0.95 MG	\$410,250 (\$150/SF)
130	2,735	1,451	755	\$0.95 MG	\$410,250 (\$150/SF)

3520 Seagate Way

130	2,223	1,238	660	Sale Pending	Sale Pending
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*Shell Condition

**Suite 180/190 can be combined for a contiguous 4,904 SF

***Suite 100/110 can be combined for a contiguous 5,504 SF

CAM charges of \$0.10 PSF/Mo. in addition to base rent

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Lease vs Own Analysis

2,735 SF Unit

\$410,250 Purchase Price vs \$0.95 Lease Rate Plus \$0.10 CAM

OWN ANALYSIS

DOWN PAYMENT LOAN ASSUMPTIONS		
Down Payment %	10%	\$41,025.00
Blended Amortization Period	25	
Blended Interest Rate	4.75%	
Closing costs (% of Loan Amt)	1.50%	\$5,538.38
Initial Out Of Pocket costs		\$46,563.38
Loan Amount		\$369,225.00

MONTHLY OPERATING COSTS		
Mortgage Payment (P&I)		\$2,105.02
Property Taxes	1.10%	\$376.06
Owners Association	\$0.17	\$464.95
Total Monthly Costs		\$2,946.03

TAX ASSUMPTIONS	
Tax Rate	40%
Building % of Total ^(a)	70%
Interest Deduction % ^(b)	66%

MONTHLY OWNERSHIP AFTER TAX BENEFITS	
Total Monthly Costs	\$2,946.03
Less Tax Benefits:	
Depreciation	(\$245.45)
Property Tax, Owners Association	(\$336.41)
Interest Deduction (5 year avg)	(\$552.11)
Net, Cost of Ownership	\$1,812.06
Net Cost Per Square Foot	\$0.66

LEASE ANALYSIS

OUT OF POCKET COSTS	
First Months Rent	\$2,598.25
Security Deposit	\$2,598.25
Total Out of Pocket Costs	\$5,196.50

MONTHLY OPERATING COSTS		
Monthly Lease Payment	\$0.95	\$2,598.25
CAM	\$0.10	\$273.50
Total Monthly Costs		\$2,871.75

TAX ASSUMPTIONS	
Tax Rate	40%
Building % of Total ^(a)	N/A
Interest Deduction % ^(b)	N/A

MONTHLY LEASE AFTER TAX BENEFITS	
Total Monthly Costs (see above)	\$2,871.75
Less Tax Benefits:	
Depreciation & Interest	N/A
CAM	(109.40)
Lease Deduction	(1039.30)
Total Monthly Lease Costs	\$1,723.05

Net Lease Cost Per Square Foot	\$0.63
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IMPACT OF INFLATION ON LEASE COSTS	
Rate of Assumed Inflation	3.00%
Monthly Lease Costs after 3 Years	\$1,882.82
Net Cost Per SF to Lease after 3 Years	\$0.69

Monthly Lease Costs after 5 Years	\$1,997.49
Net Cost Per SF to Lease after 5 Years	\$0.73

Foonotes:

^(a) Percent of total purchase price used to calculate depreciable basis, generally between 70-80%. Remainder represents land which is not depreciable.

^(b) Avg percent of mortgage payment which is interest (and tax deductible) in the first five years. Based on loan amortization schedule.