

For Sale Coastal Investment Property

South Oceanside
1512, 1520 & 1540 S. Coast Hwy
Oceanside, Ca 92054



- └ 94,960* SF of Land, 18,555* SF of Building Area- APN# 152-200-13
- └ Current Use- Auto/Motorcycle Sales, Service, Auto Body
- └ Current Zoning- C2 (allows Auto Service)
- └ Future Zoning (in review process)- "C-GC Coastal General Commercial" which will allow Mixed-Use Development
- └ Directly Across from Buccaneer Beach Access Path
- └ \$203,250 in Gross Income-Tenants Pay All Utilities + Trash and increases in the base year operating expenses to include property taxes.
- └ Asking Price- \$4,700,000

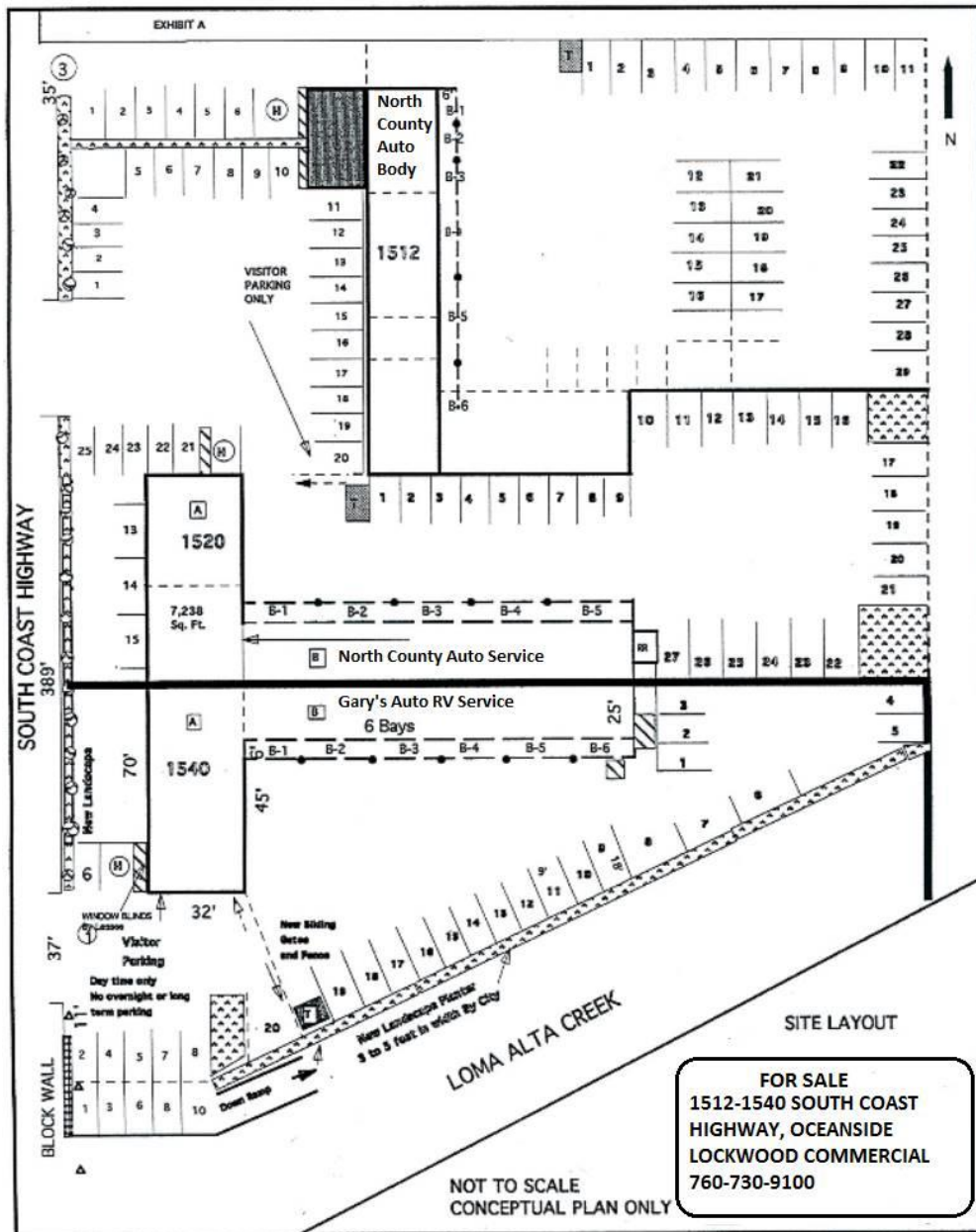
*All land and building areas are approximate. Buyer to verify all areas to their satisfaction prior to purchase.



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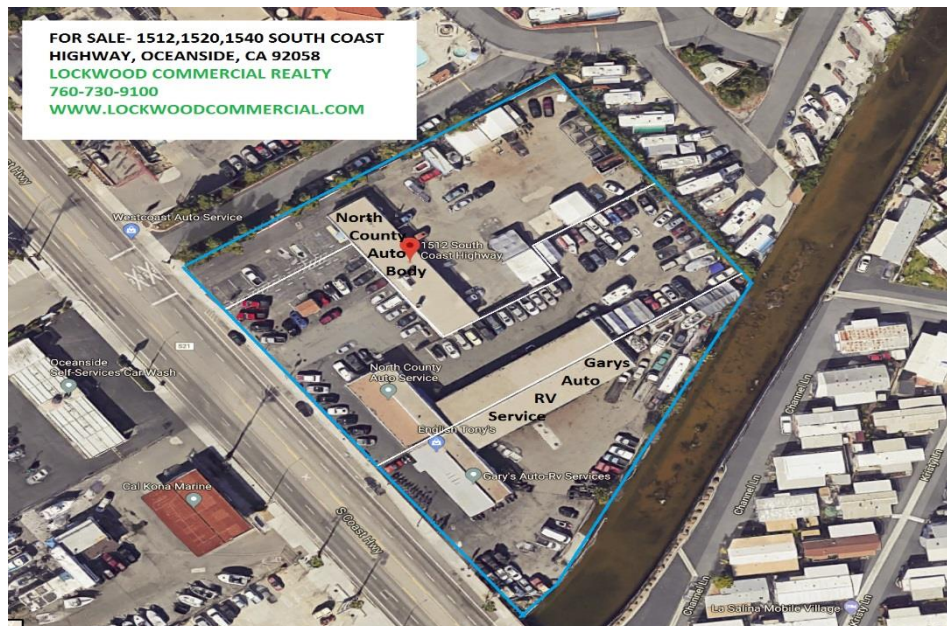


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Information herein is deemed reliable and we have no reason to doubt its accuracy, but it is not guaranteed.

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COAST HIGHWAY AUTO CENTER- FINANCIAL ANALYSIS

Gross Scheduled Income (As of 3/1/19) \$209,508

Less 3% Vacancy \$6,258

Adjusted Gross Income \$203,250

Less Expenses:

Property Taxes (2018 Tax Bill) * \$9,865

Property Insurance (Casualty & Flood) \$4,307

Repairs and Maintenance \$4,831

Total Expenses \$19,003

Net Operating Income \$184,247

Asking Price \$4,700,000

Cap Rate 3.9%

*The Leases provide for the tenants to pay all increases over the base year in all operating expenses to include property taxes, property insurance and property maintenance.

Tenants pay all utilities to include water, trash, electric, natural gas, telephone and cable.

LOCKWOOD COMMERCIAL REALTY, INC 760-730-9100

www.lockwoodcommercial.com

While all information has been obtained from sources to be reliable Lockwood Commercial Realty, Inc. does not guarantee the accuracy of the information. All interested parties shall verify the financial information to their satisfaction before it is relied upon to make a purchase decision.



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