

Industrial Single Tenant Net Leased Investment
South Orange County



27241 BURBANK
FOOTHILL RANCH, CALIFORNIA

CBRE

27241 BURBANK

Foothill Ranch, California

Investment Summary

Purchase Price:	\$2,895,000
Approximate Building Size:	9,866 SF
Monthly Lease Rate:	\$1.10 NNN
NOI:	\$130,236.00
Cap Rate:	4.5%
Term:	4 Years

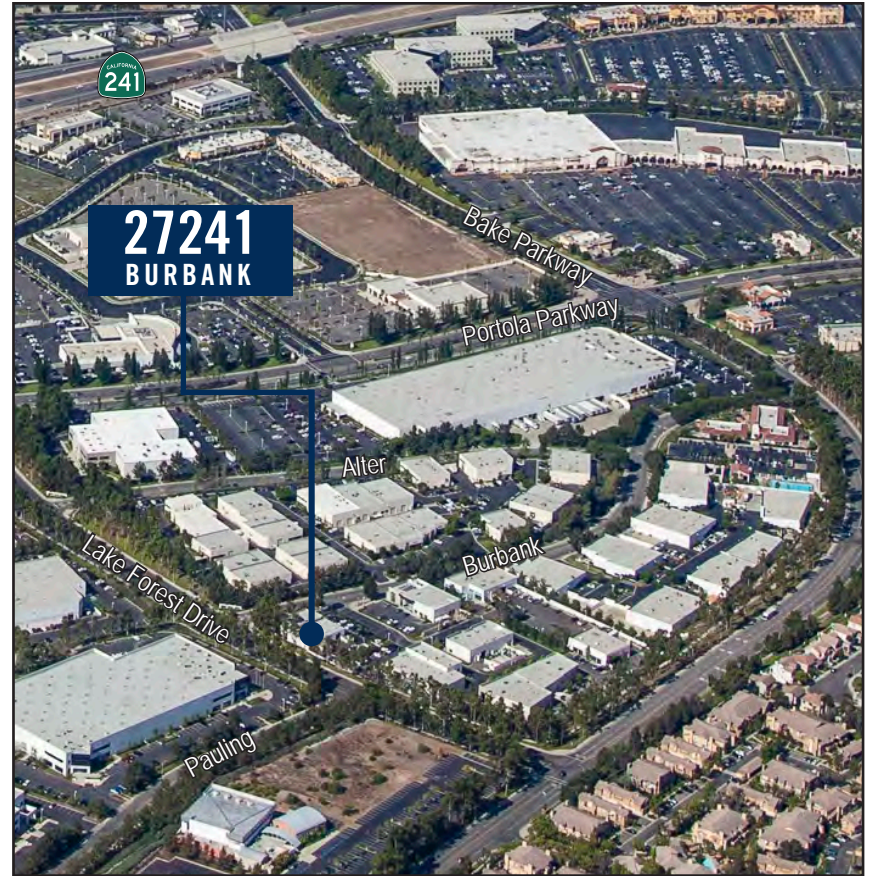
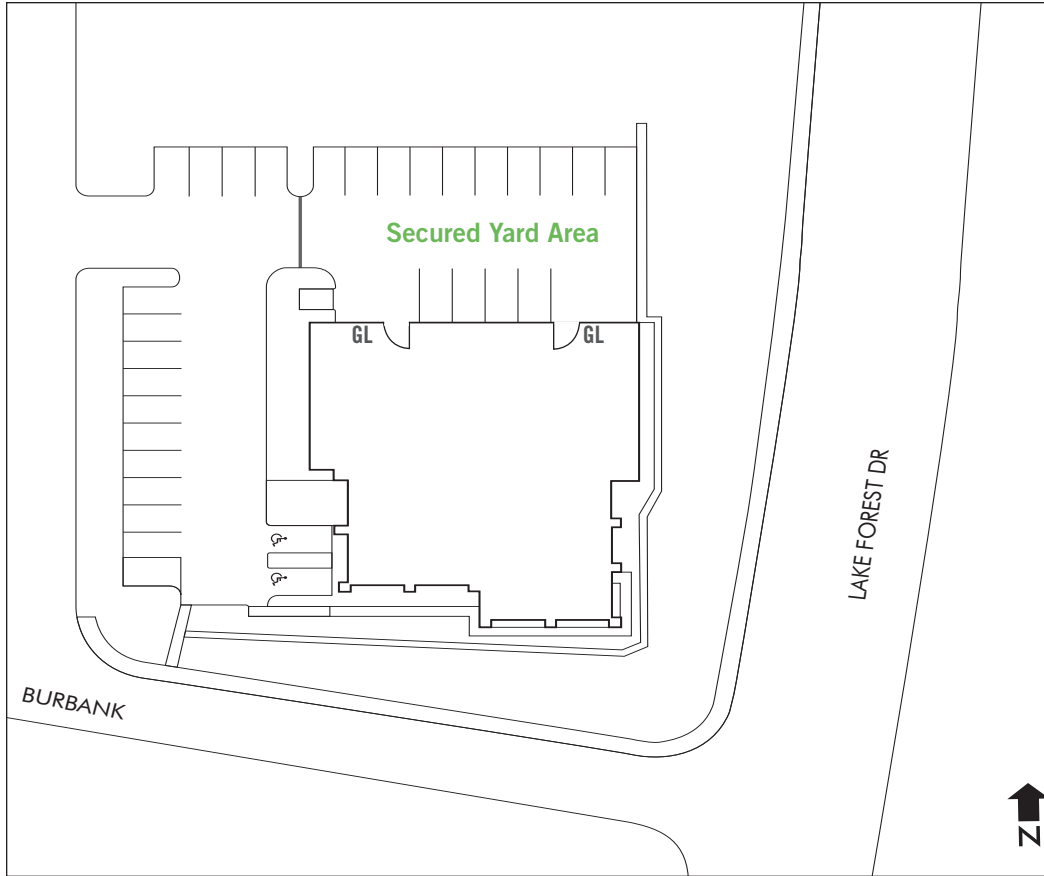


PROPERTY DETAILS

ADDRESS	27241 Burbank
CITY	Foothill Ranch
STATE	California
ZIP	92610
BUILDING TYPE	Industrial
YEAR BUILT	1996
STORIES	Two
LAND SIZE	0.94 Acres
BUILDING SIZE	9,866 SF
FOUNDATION	Poured concrete slabs on grade
ROOF	Flat with rolled composition roofing
CLEAR HEIGHT	±20'
FLOORING	Largely carpet, some vinyl tile and ceramic tile
LIGHTING	Recessed florescent fixtures
RESTROOMS	Four
FIRE SPRINKLERS	Fully Sprinklered
ELECTRICAL SERVICE	600 AMP, 3-phase, 277/480 volt
PARKING	30 surface spaces

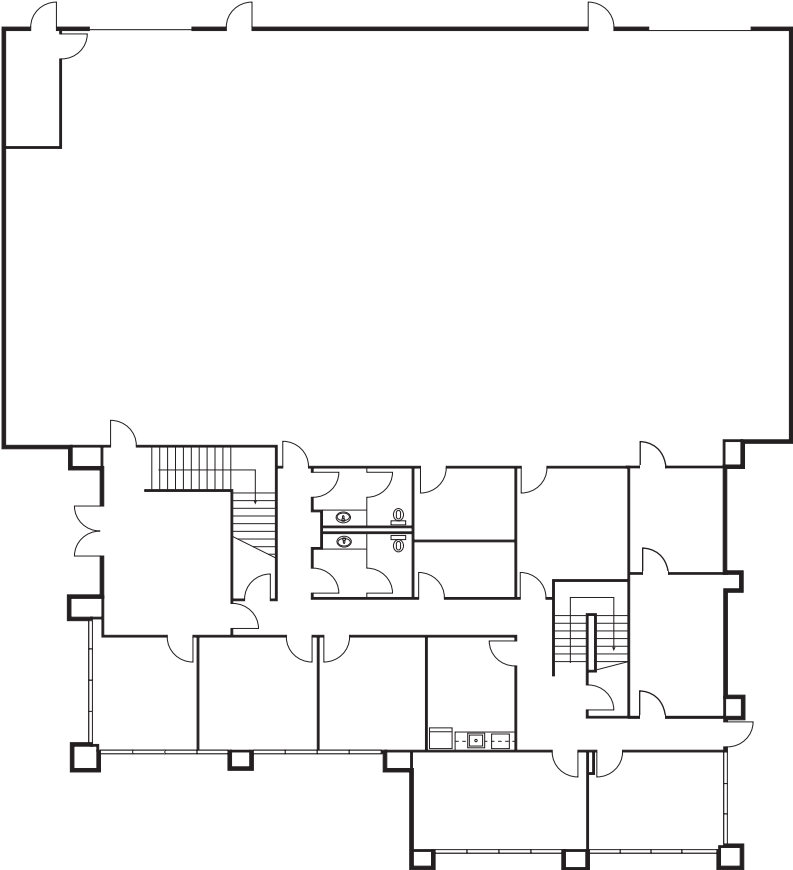


SITE PLAN

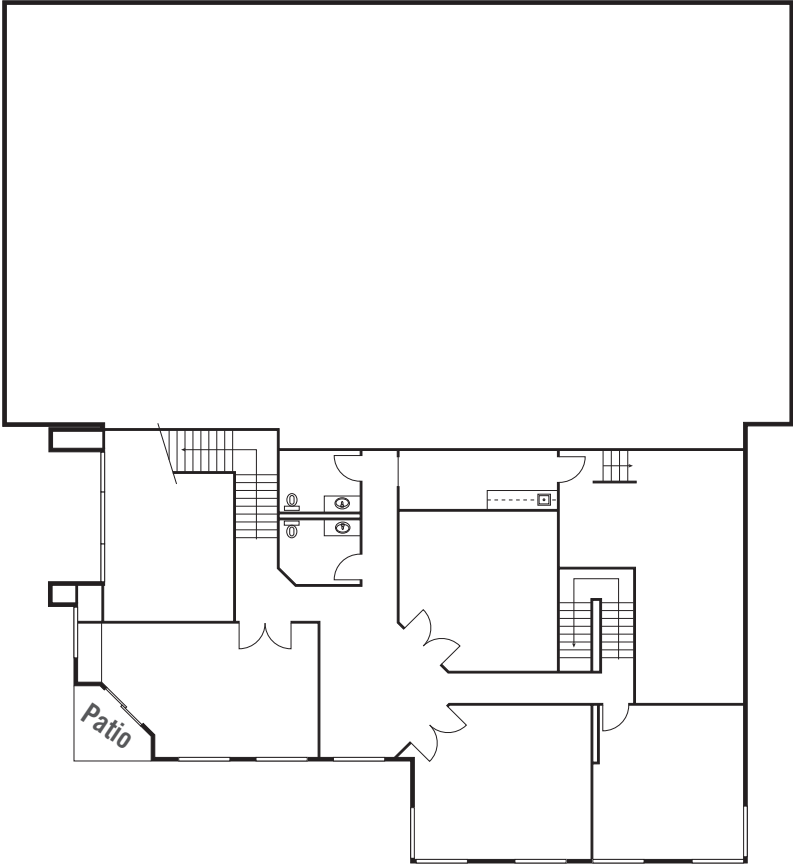


FLOOR PLANS

1ST FLOOR



2ND FLOOR

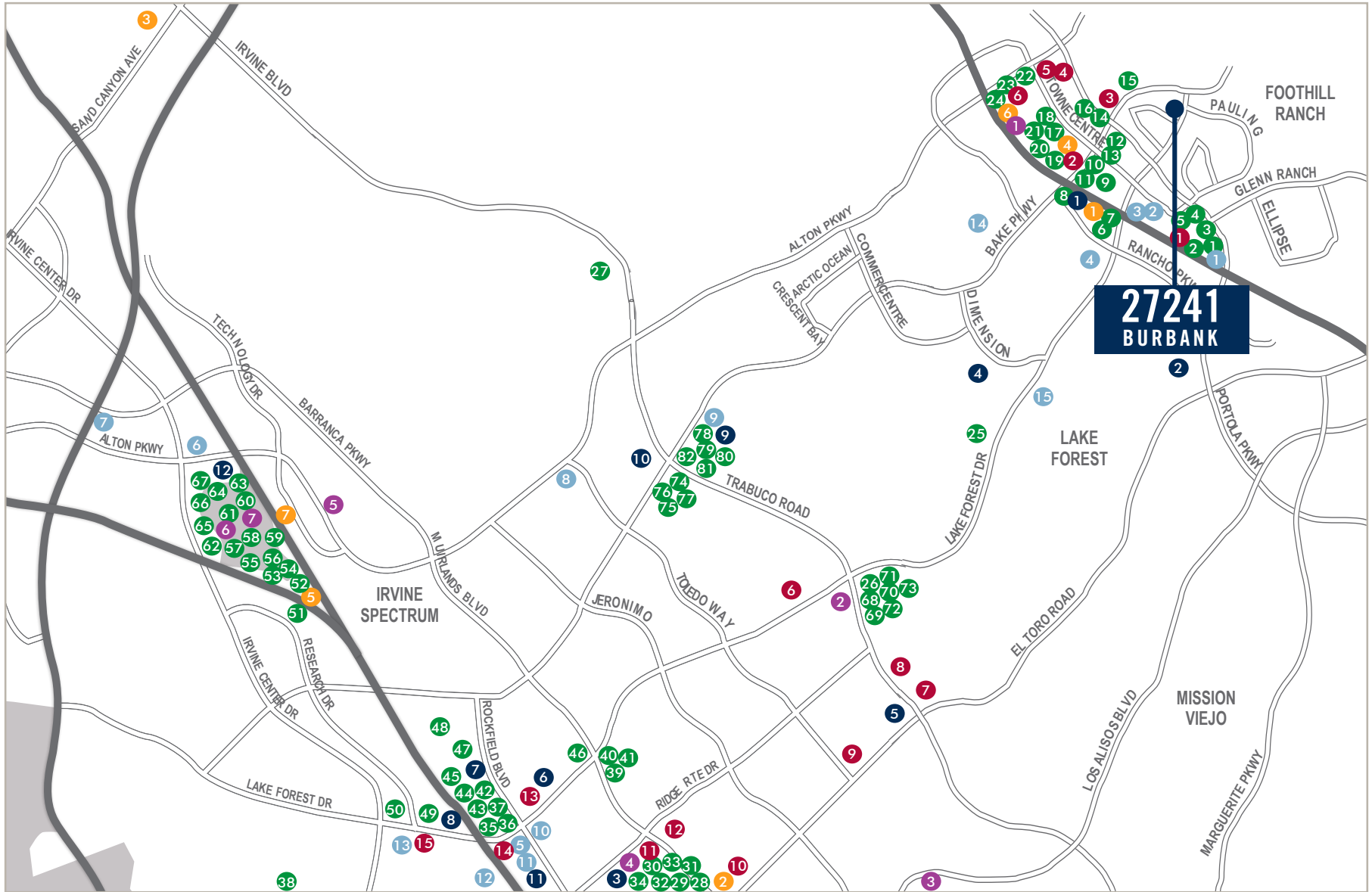


AERIAL





AREA AMENITIES



DINING

- | | |
|-----------------------------------|-------------------------|
| 1. Starbucks | 38. Olive Garden |
| 2. Wahoo's Fish Tacos | 39. Avila's El Ranchito |
| 3. Urban Grill & Wine Bar | 40. Biagio's Italian |
| 4. Round Table Pizza | 41. Spice Thai Cuisine |
| 5. Thai Garden | 42. Bhan Baitong Thai |
| 6. El Pollo Loco | 43. Tutto Famiglia |
| 7. Quiznos | 44. Nory's Restaurant |
| 8. Los Primos Mexican Food | 45. Aqua Restaurant |
| 9. Mustard Cafe | 46. Tasty Thai |
| 10. The Flame Broiler | 47. Peppino's Italian |
| 11. California Fish Grill | 48. Wow Bento |
| 12. Jersey Mike's | 49. Baja Fish Tacos |
| 13. Coffee Bean & Tea Leaf | 50. Pita Pita |
| 14. Chili's | 60. Cucina Enoteca |
| 15. Subway | 61. Wood Ranch BBQ |
| 16. Chick-fil-A | 62. Luna Grill |
| 17. Islands Fine Burgers & Drinks | 63. Umami Burger |
| 18. Souplantation | 64. Kabuki Japanese |
| 19. Rubio's Baja Grill | 65. Specialty's Cafe |
| 20. Togo's | 66. Spectrum Grill Cafe |
| 21. Daphne's California Greek | 67. All The Perks |
| 22. Outback Steakhouse | 68. McDonalds |
| 23. In-N-Out Burger | 69. KFC |
| 24. Chipotle | 70. Jimmy Johns |
| 25. Baja Fresh | 71. Starbucks |
| 26. Thai Corner | 72. Hikari Poki |
| 27. Rachel's Cocina | 73. Cicero's Pizzeria |
| 28. La Cocina de Ricardo | 74. Jin Japanese |
| 29. The Rush Bar & Grill | 75. Subway |
| 30. Luna Grill | 76. Sushi |
| 31. The Habit Burger | 77. El Polo Loco |
| 32. Daphne's California Greek | 78. Starbucks |
| 33. Bru Grill | 79. Skewers |
| 34. Scarantino's Sports Bar/Grill | 80. Jimmy Johns |
| 35. Kings Fish House | 81. Cileros Pizzeria |
| 36. Kula Sushi | 82. Hikari |
| 37. Rubio's | |

HOTELS

1. Courtyard Marriott
2. Hampton Inn
3. Hilton Garden Inn
4. Extended Stay America
5. Best Western Spectrum
6. Courtyard Spectrum
7. Double Tree Hilton
8. Residence Inn Irvine
9. Candlewood Suites
10. Quality Inn
11. Holiday Inn Spectrum
12. Courtyard Laguna Hills
13. Comfort Inn Spectrum
14. Staybridge Suites Irvine
15. The Prominence

ENTERTAINMENT

1. Regal Cinemas
2. Modjeska Playhouse
3. Creative Kids Playhouse
4. Laguna Hills Cinemas
5. Musical Theater Village
6. Edwards Cinemas Spectrum
7. Improv Comedy Club

SERVICE/RETAIL

1. Home Depot
2. Home Depot
3. Home Depot
4. Target
5. Target
6. WalMart
7. WalMart

BANKS

1. Comerica Bank
2. Wells Fargo Bank
3. Chase Bank
4. Bank of the West
4. Bank of America
5. Union Bank
6. Orange County Credit Union
7. Wells Fargo
8. Chase Bank
9. RoboBank
10. Citibank
11. Wells Fargo
12. Bank of America
13. US Bank
14. Farmers & Merchants
15. NuVision Credit Union

FITNESS

1. 24 Hour Fitness
2. LA Fitness
3. Crunch Lake Forest
4. Cross Fit Forest
5. Trim Fitness
6. New Wave Fitness
7. Hard Core Fitness
8. California Home Fitness
9. Cross Fit Arc
10. Curves
11. Fitness Comes First
12. 24 Hour Fitness

INVESTMENT ANALYSIS

INVESTMENT VALUATION

Building SF	±9,866
Monthly Income	\$10,853
Rate PSF	\$1.10 NNN
NOI	\$130,236

CAP RATE	4.50%
NOI	\$130,236
Purchase Price	\$2,894,133
Price PSF	\$293.34

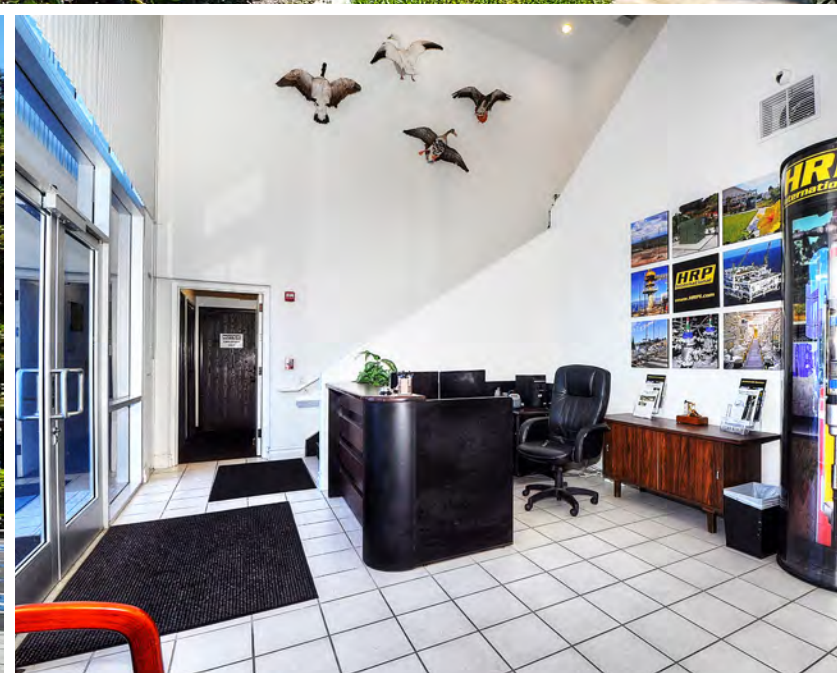
Assumption:

This analysis assumes lease in place at \$1.10/SF NNN.

The lease term shall commence at the close of escrow and terminate four (4) years later, with 3% annual increases and a three (3) year option to extend at the then Fair Market Value.







27241

B U R B A N K

FOOTHILL RANCH • CALIFORNIA

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