

UNIQUE 10 UNIT MULTI TENANT OFFICE PARK FOR SALE

627-685
S. MANCHESTER AVE
ANAHEIM, CALIFORNIA

Own and/or occupy your own multi-tenant leased investment for your office/ medical office practice!



RARE, OWNER USER AND INVESTMENT OPPORTUNITY TO ACQUIRE OFFICE / MEDICAL OFFICE SPACE

FOR SALE

RARE, OWNER USER AND INVESTMENT OPPORTUNITY

**To Acquire Office/Medical Office Space
Unique Ten (10) Unit, Multi Tenant Office Park**

627-685 S. Manchester Avenue, Anaheim, CA

This Multi-Tenant Office Park can be acquired substantially below replacement cost, and Ownership can generate significant income to offset ownership costs!

Exclusive Advisors:

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UNIQUE 10 UNIT
MULTI TENANT
OWNER USER

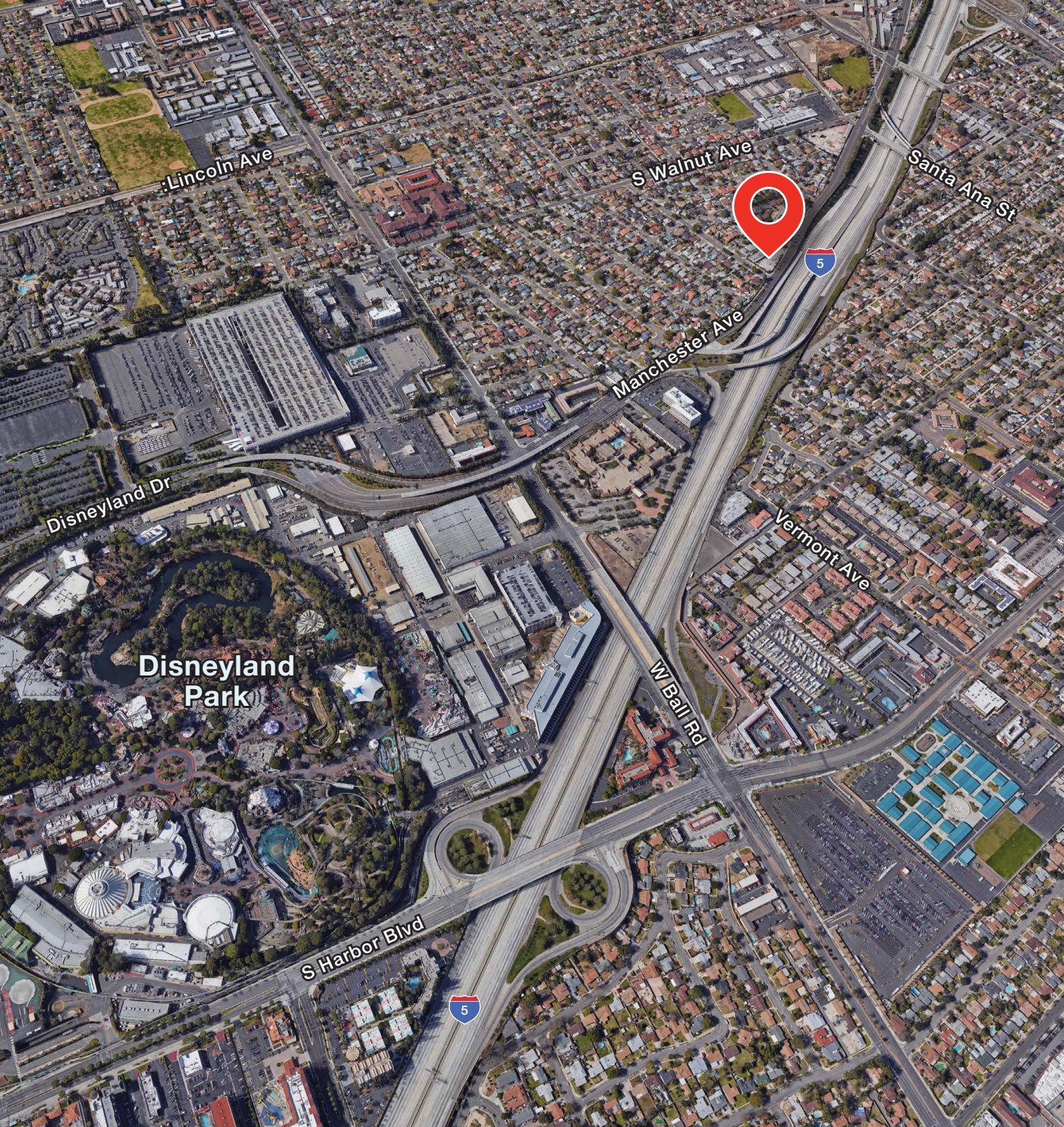
Investment Office /
Medical Office Opportunity
+/- 16,356 Rentable SF

SITE PLAN

4,096 RSF **Immediately Available for Occupancy**

- Ten (10) Units from 500 SF up to 4,096 RSF. Separately metered units
- 4:1000 SF parking ratio. Ideal diverse tenant mix includes Tool Supply Sales Office, Life Christian Church, Engineering office, and more.

Potentially Expose YOUR business
Identity on the I-5 Freeway



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BUILDING FEATURES

627-685 S. Manchester Avenue

Own and/or Occupy your own multi-tenant leased Investment opportunity for your Office / Medical Office practice

Unique opportunity to own your own investment real Estate and generate positive cash flow. This property is ideal for owner users and investors alike.

Exceptional 1031 Exchange asset offering under market rents, and the ability to

Substantially increase net Operating Income over time.

First year pro-forma income over \$170,000 per year.

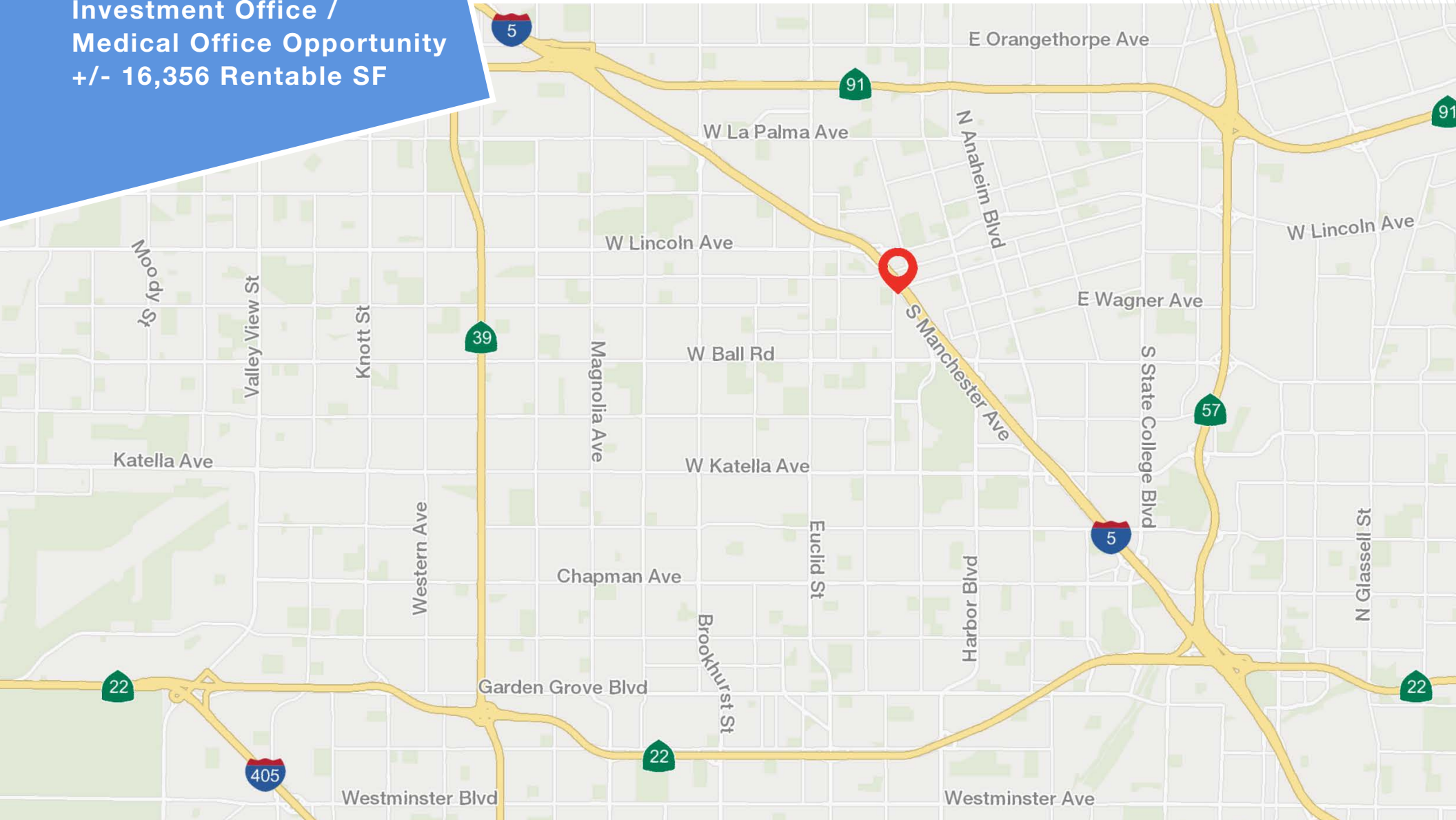
Fully leased grossed up revenue proforma over \$222,000 per year.

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LOCATION MAP

627-685 S. Manchester Avenue



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RENT ROLL

627-685 S. Manchester Avenue

10 Units Totaling 16,355 RSF

Unit	RSF	Tenant	Commencement Date	Termination Date	Current Base Rent PSF*	Total Rent	Annualized Rent	Security Deposit
627	3,019	Now Available						
629	1,097	Now Available						
631	4,049	Life Christian Church	6/1/2016	5/31/2023	\$1.06	\$4,277.08	\$51,324.96	\$1,337
651	1,153	A Scooter 4U	6/1/2017	5/31/2022	\$1.22	\$1,405.46	\$16,865.53	\$2,631
655	1,062	A Scooter 4U	6/1/2017	5/31/2022	\$1.22	\$1,294.54	\$15,534.43	-
661	905	I.A.T.S.E	1/1/2017	1/31/2019	\$1.12	\$1,012.50	\$12,150.00	\$4,123
665	649	I.A.T.S.E	10/1/2014	1/31/2019	\$0.97	\$629.13	\$7,549.56	-
671	831	I.A.T.S.E	2/1/2003	1/31/2019	\$1.24	\$1,028.53	\$12,342.34	-
675	613	I.A.T.S.E	2/1/2003	1/31/2019	\$1.24	\$758.71	\$9,104.52	-
685	2,978	S&D Tool Supply	5/1/2001	10/31/2019	\$1.05	\$3,117.42	\$37,409.04	\$2,760
Total	16,356				\$1.10	\$13,523.37	\$162,280.38	\$10,851

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OWNER-USER SCENARIO



Loan Terms

Purchase Price	\$3,189,000
Loan Amount	\$1,900,000
Interest Rate	4.75%
Amortization	Fully Amortized over 25 Years (300 Months)
Minimum Debt Coverage Ratio	1.30 (NOI / Annual Debt Service)
Monthly Payment	\$ 3,384 - Principal \$ 7,448 - Interest \$10,832 - Total
Annual Debt Service	\$129,987

Financial Proforma

Potential Gross Income	\$237,500
Less Vacancy Factor (5%)	\$11,875
Property Taxes	\$34,341
Property Insurance	\$1,557
General OpEx	\$20,831
Total Operating Expenses	\$56,729
Net Operating Income	\$168,896

Owner User Benefits - Capitalize on the opportunity to own a cashflowing asset and home for your business.

- Buyer leases Unit 627-629 back to itself at a market rental rate of \$1.52 PSF Gross or \$6,268 per month/ \$75,216 per year to increase the investment cash flow of the asset.
- Buyer generates an additional \$162,280 per year rental income from the additional units in the property, for a total of \$237,500 in gross annual income.
- The gross income is used to pay down the debt service and the operating expenses, leaving the Buyer with an additional \$50,784 in cash flow which contributes towards the rent payments the Owner's business is servicing for Unit 627-629.
- Buyer now owns a fully leased multi tenant office complex with a minimal \$24,432 per year cost of occupancy for Buyer's business and capitalizes on the opportunity to build equity in a fully leased performing asset.
- Buyer is advised to contact its independent financial consultant / tax advisor for the tax ramifications of this scenario. Seller and Seller's agents make no representations or warranties as to the legal or tax consequences above.

Investment and Owner user Financing provided by:

Peter Yacoub

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LEASED INVESTMENT PRO FORMA

Disclaimer: Income projections are hypothetical in nature and in no way guaranteed or implied.

This income pro forma assumes tax reimbursements and a 3% gross income growth rate and a 2% expenses growth rate. Vacant units are leased at market rate of \$1.40 psf MG.

Purchase Price	\$3,189,000				
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Income	End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5
Gross Income	\$231,431	\$238,374	\$245,525	\$252,891	\$260,478
Tax Expense Reimbursement	\$5,100	\$3,896	\$4,173	\$4,456	\$4,745
Total Annual Income	\$236,531	\$242,270	\$249,699	\$257,347	\$265,222

Expenses	End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5
Property Tax (1.04%)	\$33,165	\$33,829	\$34,505	\$35,196	\$35,900
Property Insurance	\$1,557	\$1,588	\$1,620	\$1,652	\$1,685
Trash	\$2,791	\$2,847	\$2,904	\$2,962	\$3,021
Water	\$1,087	\$1,109	\$1,131	\$1,154	\$1,177
Electricity	\$783	\$799	\$815	\$831	\$848
Landscaping	\$5,400	\$5,508	\$5,618	\$5,731	\$5,845
Pest Control	\$700	\$714	\$728	\$743	\$758
General Maintenance	\$4,405	\$4,493	\$4,583	\$4,675	\$4,768
Property Management	\$5,665	\$5,778	\$5,894	\$6,012	\$6,132
Total Operating Expenses	\$55,553	\$56,664	\$57,798	\$58,954	\$60,133

Net Operating Income	End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5
Net Operating Income	\$180,978	\$185,606	\$191,901	\$198,393	\$205,089
Rate of Return	5.68%	5.82%	6.02%	6.22%	6.43%

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