



THE WATERS AT CREEKSIDE

2900 BRISTOL, BUILDING H

Costa Mesa

COMPASS COMMERCIAL



THE WATERS AT CREEKSIDE

- Freestanding, ±12,500 SF multi-tenant office building
- 100% Occupied
- **Current CAP RATE of 5.71%**
- No set building hours
- All units separately metered
- Free surface parking near suite
- Ideally situated near 55, 405 and 73 Freeways as well as walkable to various dining and retail options

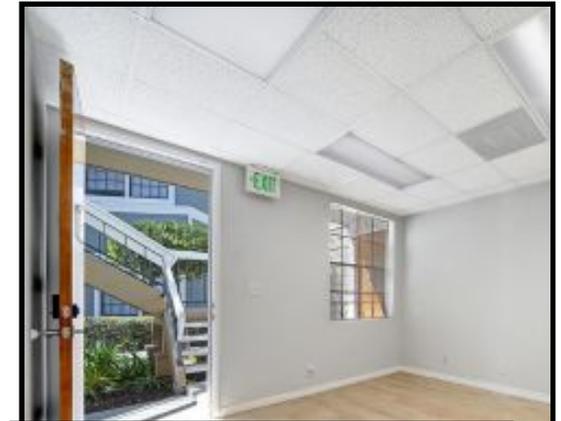
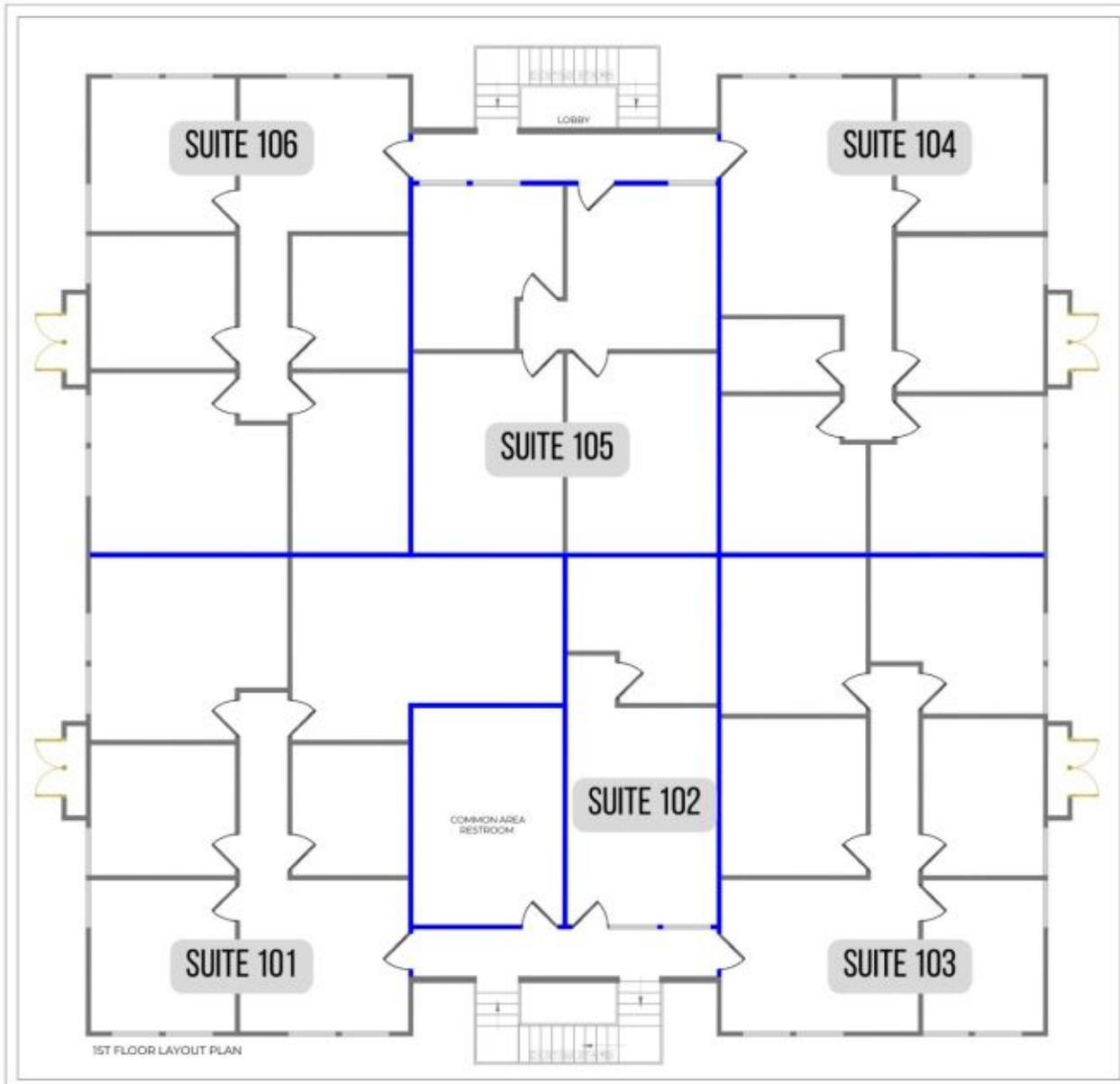
FOR ADDITIONAL DETAILS VISIT WWW.2900BRISTOL.COM



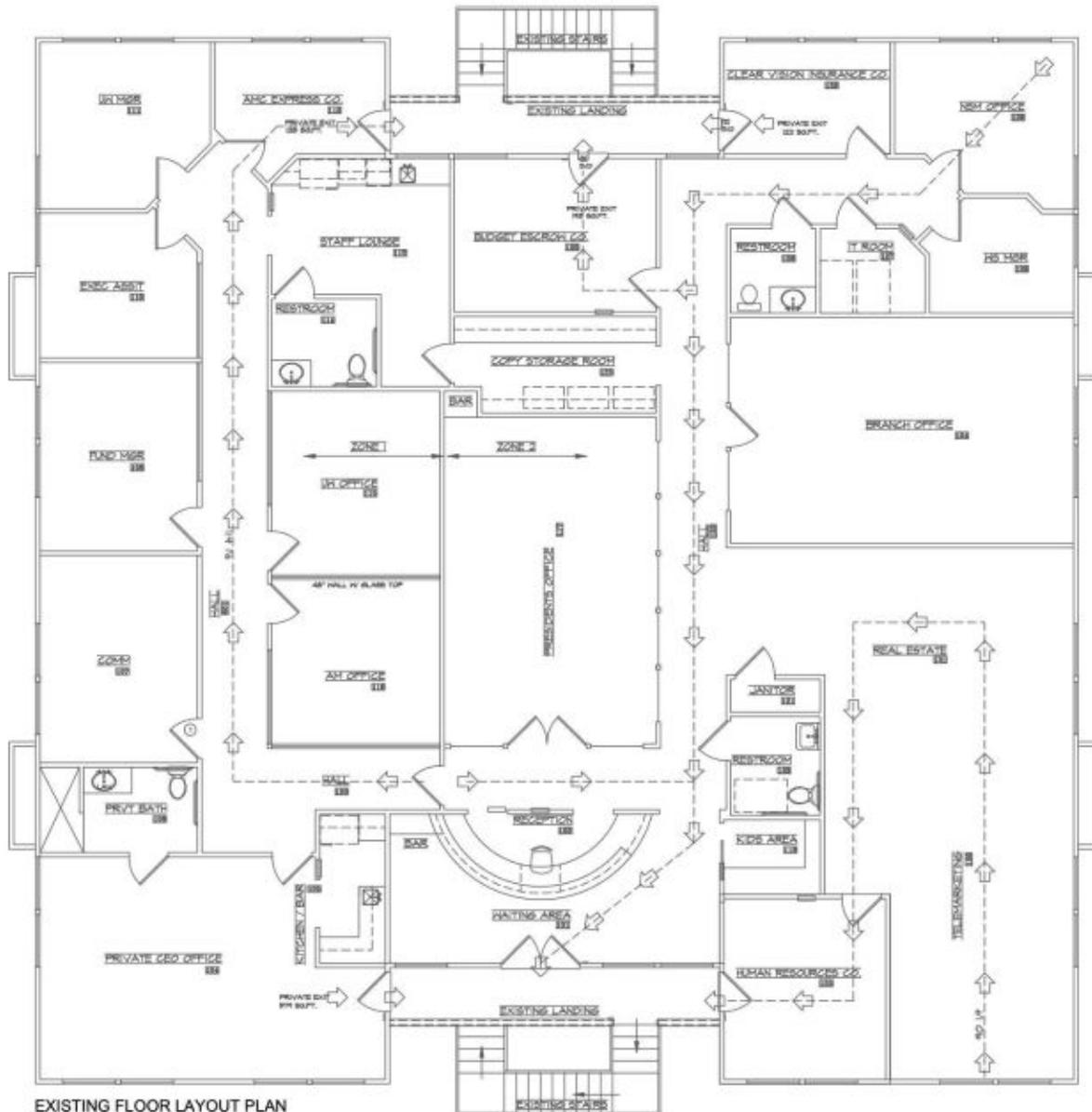
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1ST FLOOR PLAN - EXISTING



2ND FLOOR PLAN - EXISTING



EXISTING FLOOR LAYOUT PLAN



RENT ROLL

UNIT #	ESTIMATED UNIT SF	RENT/SF *	CAM	CURRENT RENT		TENANT
				CURRENT MONTHLY	CURRENT ANNUAL	
101	1,310	\$ 1.37		\$ 1,800.00	\$ 21,600	Cyrl Financial Group
102	500	\$ 2.25		\$ 1,125.00	\$ 13,500	Leatherman BioConsulting Inc.
103	1,139	\$ 2.03	\$ 0.25	\$ 2,596.92	\$ 31,163	Kerry K Delk PhD (Therapist)
104 (1,123 ft) (combined with 2nd floor)	1,123					D'Amore Healthcare
105	1,173	\$ 2.06	\$ 0.25	\$ 2,709.63	\$ 32,516	Orange County Therapy Inc
106	912	\$ 2.37	\$ 0.15	\$ 2,298.24	\$ 27,579	Cope and Associates LLC (Insurance)
Suite 104 + 2nd floor	7,423	\$ 1.86	\$ 0.15	\$ 14,920.23	\$ 179,043	D'Amore Healthcare
	13,580	\$1.99		\$ 25,450.02	\$ 305,400	



SCAN QR CODE FOR ADDITIONAL PHOTOS

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OPERATING STATEMENT

INCOME	MONTHLY	ANNUAL
Gross Rental Income (Base Rent + CAM)	\$25,450.02	\$305,400.24
Additional Income	\$0.00	\$0.00
Vacancy (0%)	\$0.00	\$0.00
Adjusted Gross Income	\$25,450.02	\$305,400.24
OPERATING EXPENSES	MONTHLY	ANNUAL
General Maintenance	\$165.00	\$1,980.00
Property Management	\$700.00	\$8,400.00
Water	\$62.50	\$750.00
Electricity (Common Area) (All units separately metered)	\$87.50	\$1,050.00
Insurance - General Liability	\$156.25	\$1,875.00
Association Dues	\$1,767.00	\$21,204.00
Trash (Included in Association)	\$0.00	\$0.00
Landscape Maintenance (Included in Association)	\$0.00	\$0.00
Less New Property Taxes	\$3,498.95	\$41,987.45
Total Operating Expenses	\$6,437.20	\$77,246.45
NET OPERATING INCOME	\$19,012.82	\$228,153.79
ASKING PRICE	\$3,995,000.00	
NET OPERATING INCOME	\$228,153.79	
CURRENT CAP RATE	5.71%	



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We do not guarantee accuracy of all data, including all measurements and calculations of area. Information is obtained from various sources and has not been, and will not be, verified by Broker or Agent of MLS. All information should be independently reviewed and verified for accuracy.