



HIGH-IMAGE OFFICE BUILDING FOR SALE

5284 ADOLFO ROAD

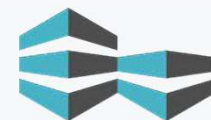
CAMARILLO, CA 93012

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PACIFIC PARTNERS
COMMERCIAL, INC.



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DISCLAIMER TO ALL BUYERS: The intent of this sale brochure is to provide conceptual information on the property for sale at 5284 Adolfo Road. The information contained within this brochure has been obtained from unverified outside sources and/or estimated and is not to be relied upon. The property will be sold on an “as-is”, “where-is” basis, accepting any conditions and/or faults as one may find at the property, and subject to the confirmation of the terms of sale from a receivership court. Pacific Partners Commercial, Inc., and its agents, have not verified nor confirmed the details and information contained within this brochure and assume no responsibility for the details and information contained within as it is solely meant to be conceptual in nature. It is the sole responsibility of the user of this information to conduct their own investigations and due diligence on all aspects of the property, including physical specifications, zoning, use, environmental, etc., upon which to base its decisions prior to taking any action towards buying the property and closing escrow.

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Pacific Partners Commercial, Inc. has been exclusively retained to present the sale of this rare high-image Camarillo office building consisting of approximately 36,222 square feet on 2.34 acres of land located at 5284 Adolfo Road.

This free-standing two story office building is nestled in the highly desirable Mission Oaks Business Park. In Camarillo. The quiet and natural setting provides views across the valley and up the Santa Monica mountains. The private parking lot currently has 110 spaces and is surrounded by green trees, local flowers and plants.

The building is currently built out to accommodate multiple suites varying in size from approximately 5,000 rentable square feet to 11,000 rentable square feet. The building was completed in 2000 with concrete tilt-up construction, and interior improvements consist of windowed perimeter offices and a mix of high and floating ceiling open areas.

The property is being sold as-is, There is a current tenant occupying a portion of the first floor along with the entire warehouse. The remaining space of 17,578 square feet located on a portion of the first and entire second floor makes it ideal for an owner-use. This Property will qualify for an SBA loan as over 50% of the space can be delivered vacant.

Major Price Reduction
\$7,000,000

PURCHASE PRICE:
\$8,000,000

PRICE PSF:
\$220

TYPE:
Owner-User/Investment Opportunity

PROPERTY HIGHLIGHTS



36,222 SF SINGLE OR MULTI-TENANT

Office/warehouse building on 2.34 acres of land



RARE HIGH-IMAGE CAMARILLO

Office/Warehouse building for sale



CENTRAL LOCATION

with less than 35 minutes to Los Angeles, Malibu, or Ventura



HIGH-END OFFICE TENANT IMPROVEMENTS

including multiple balconies, lots of interior glass, and newly upgraded common areas.



CURRENT BUILD OUT ACCOMMODATES 4 SUITES

varying in size from 5,000 RSF to 11,000 RSF



POTENTIAL FOR MEDICAL USE

Buyer to confirm use and restrictions with city



110 PARKING SPACES CURRENTLY PAINTED

ratio of 4.0 per 1,000 SF

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

PROPERTY ADDRESS

5284 Adolfo Road
Camarillo, CA 93012

YEAR BUILT

2000

BUILDING SIZE

36,222 SF

TENANCY

Single or Multi-tenant

LAND SIZE

101,930 SF | 2.34 AC

STORY

2 story

APN

160-0-092-255

CONSTRUCTION

Concrete Tilt-Up

MARKET

Ventura

PARKING SPACES

110 Surface

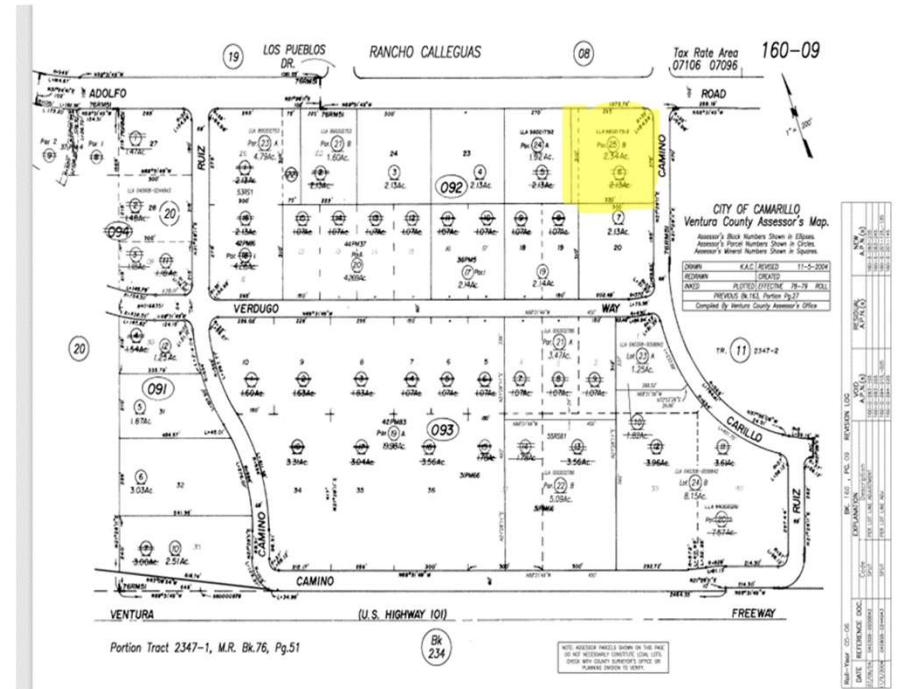
SUBMARKET

Camarillo/Oxnard/Ventura

POWER

400A/277-480V 3P 4W

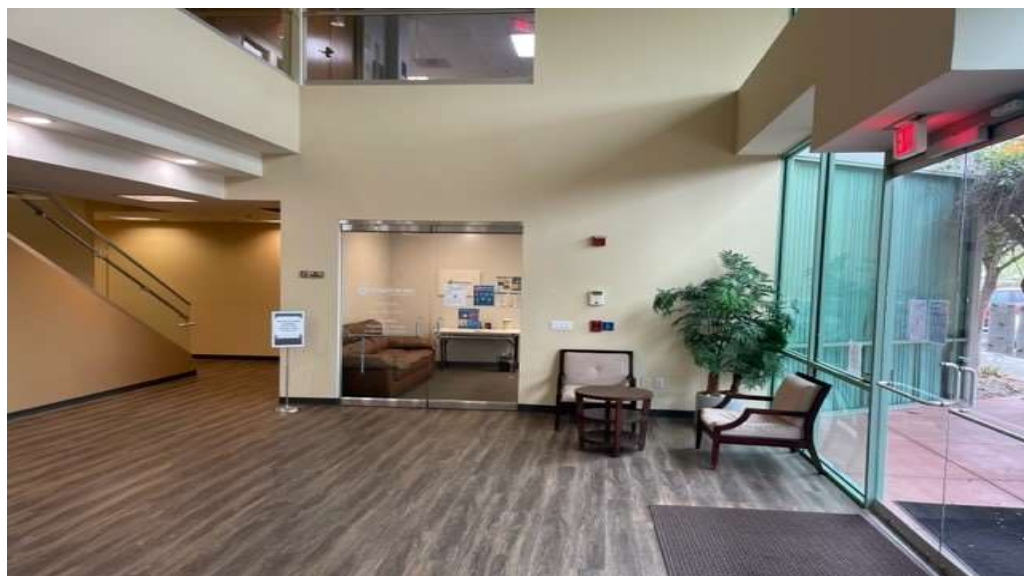
PARCEL MAP



PROPERTY OVERVIEW

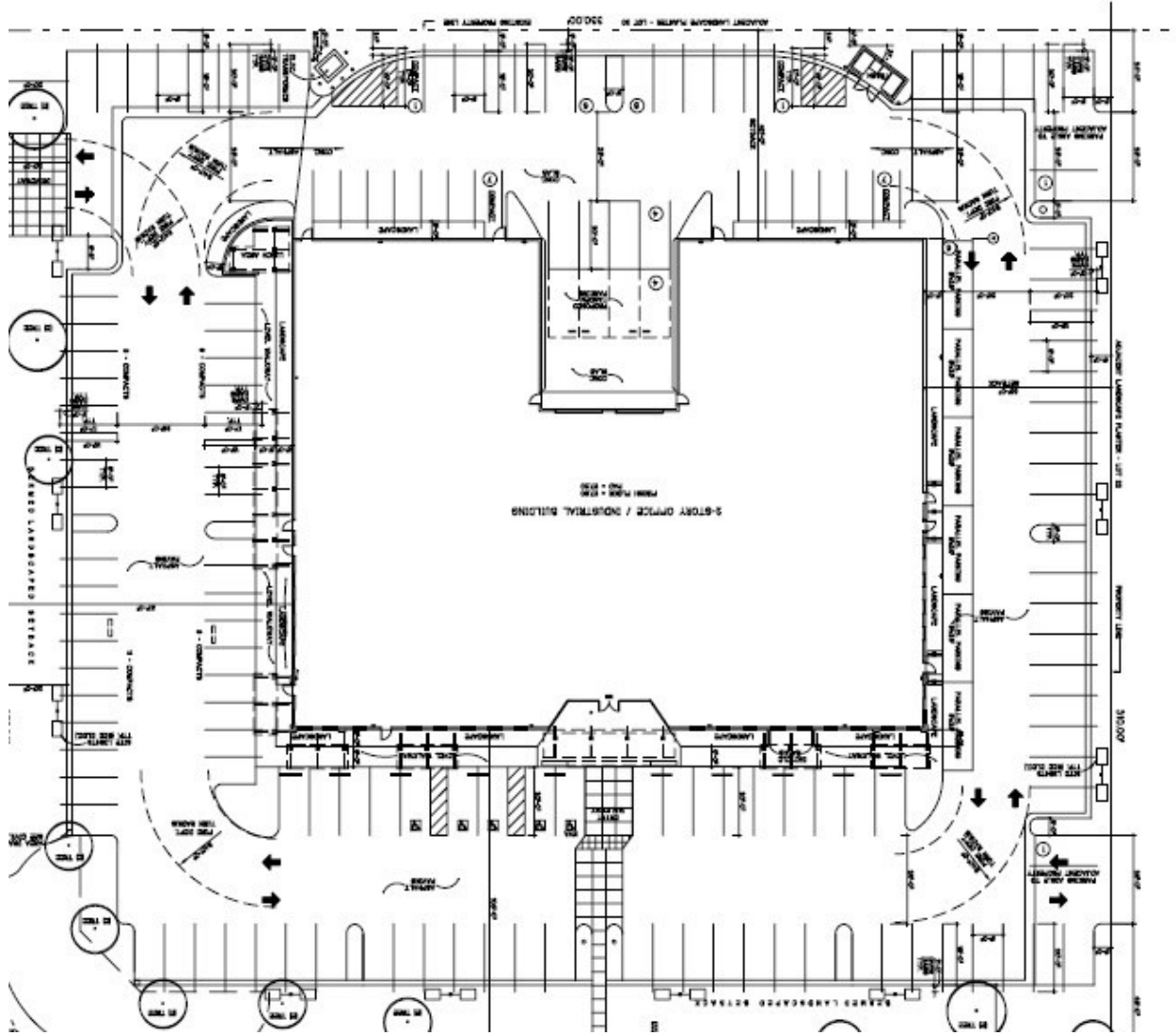
OFFICE SUITE SIZES

SUITE NO.	RSF
100/200	17,578 SF
150	18,448 SF INCLUDES 13,236 SF OF WAREHOUSE SPACE
Common area adj.	196 SF
TOTAL	36,222 SF



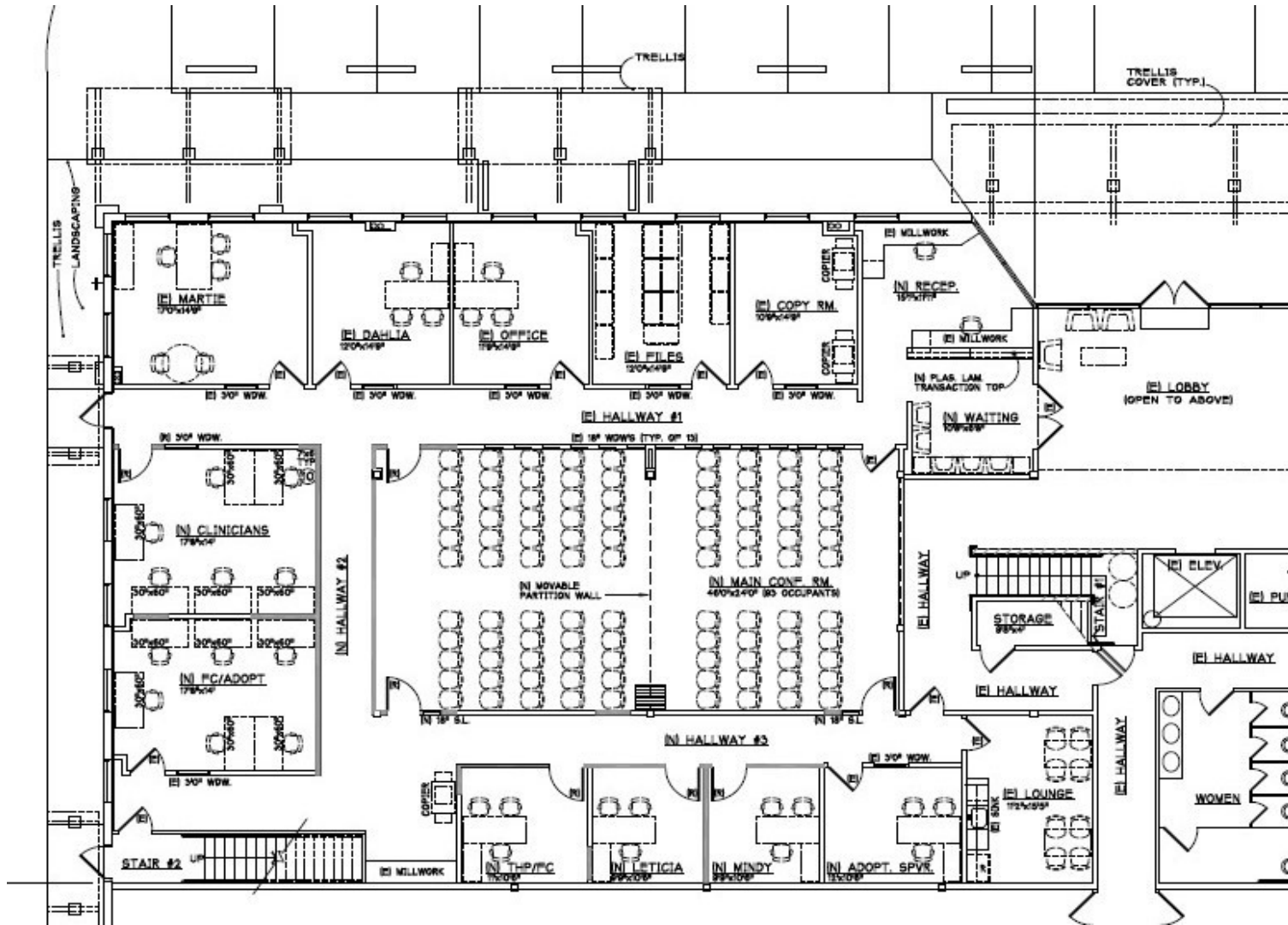
PROPERTY LAYOUT

SITE PLAN



SPACE Layout

FLOORPLAN – FIRST FLOOR



HYPOTHETICAL LOAN SCENARIO

This is a hypothetical loan scenario provided by an outside source and is not a complete list of potential terms. It is intended for conceptual purposes only. Buyer is to discuss actual loan terms with its lender.

PROPOSED SBA 504 ADVANTAGES

- Up to 90% financing: 10% down payment preserves precious working capital
- Attractive long-term fixed rates: lock in occupancy cost savings
- No additional collateral: no lien on residence required
- Large scale projects possible (i.e. \$20+ million)
- Unlimited loans for manufacturers and qualifying “green” projects
- Wide range of participating lender partners with competitive rates

USE OF PROCEEDS

BUILDING PURCHASE	\$7,000,000
IMPROVEMENTS	\$0
EQUIPMENT	\$0
	\$7,000,000

SBA 504 FINANCING STRUCTURE FOR PURCHASE

%	Source of Funds	Project Amount	Interest Rate	Amort (Years)	Term (Years)	Monthly Payment	Annual Payment
50%	Lender/Bank 1st Trust Deed ^(a)	\$3,500,000	6.57%	25	10	\$23,785	\$229,950
40%	CDC/SBA 504 2nd Trust Deed ^(b)	\$2,800,000	6.57%	25	10	\$19,028	\$228,314
10%	Borrower Cash Down	\$700,000					
100%		\$7,000,000	6.57% blended rate			\$42,813	\$458,291

(a) Interest rate and terms are set by the bank, can be fixed or variable and typically range from 15- to 30-year amortizations.

(b) Points + fees on the SBA 504 loan (**2.15% + \$2,500**) are “pay as you go” over the term of the SBA 504 loan - rolled into principal and are not out-of-pocket costs.

SBA 504 rate is set at time of loan funding and is set based on 10 year treasury rate plus spread and fees.

PROPERTY PHOTOS

BUILDING EXTERIORS



PROPERTY PHOTOS

BUILDING INTERIORS



PROPERTY PHOTOS

BUILDING INTERIORS



LOCATION OVERVIEW

LOCATION MAP





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