

32 OFFICE CONDOS FOR SALE

Development by:



Brea Metro Office

330 East Lambert Road, Brea, CA 92821

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AL Capital, Inc.

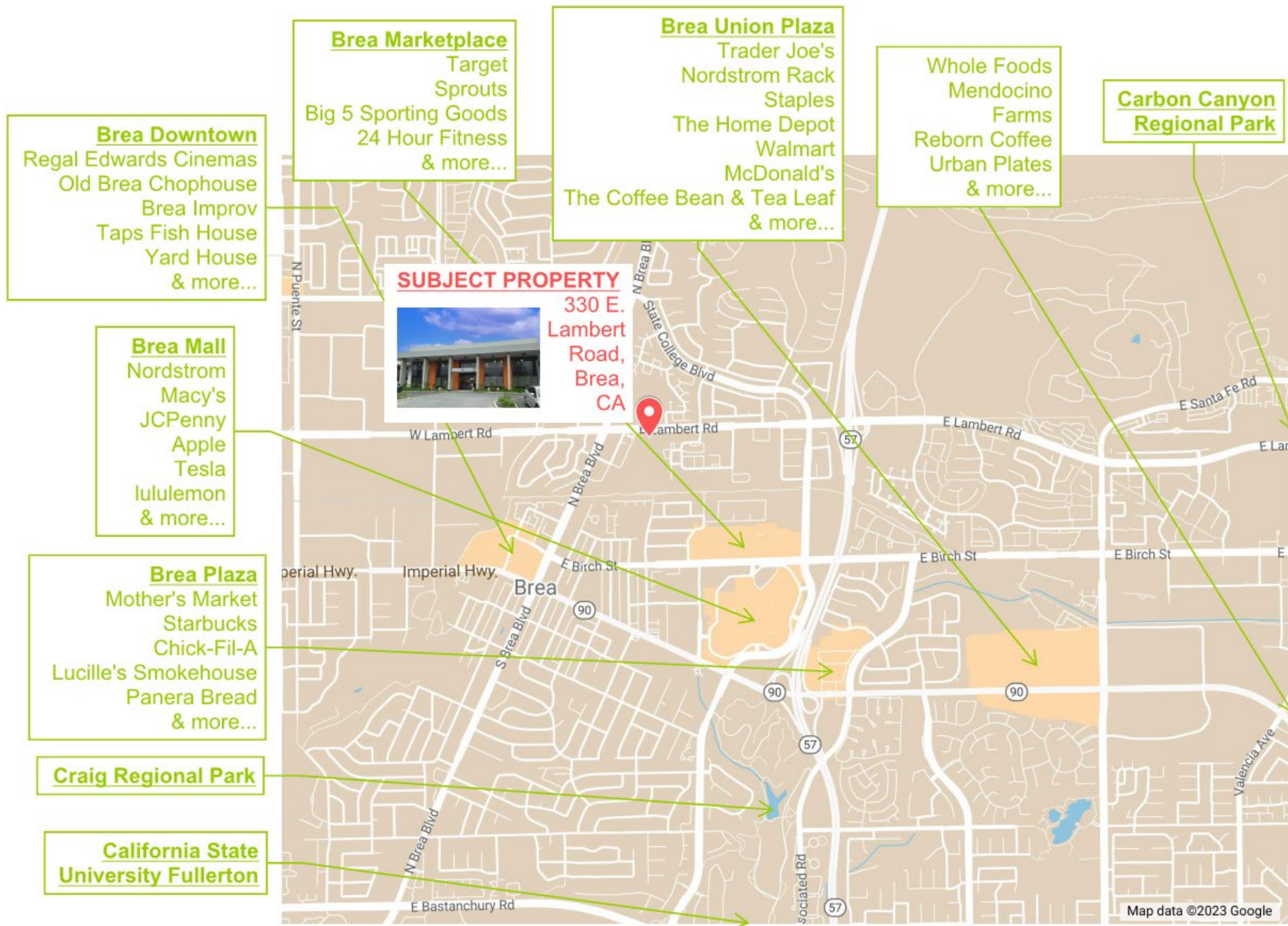
17877 Von Karman Ave #388

Irvine CA 92614

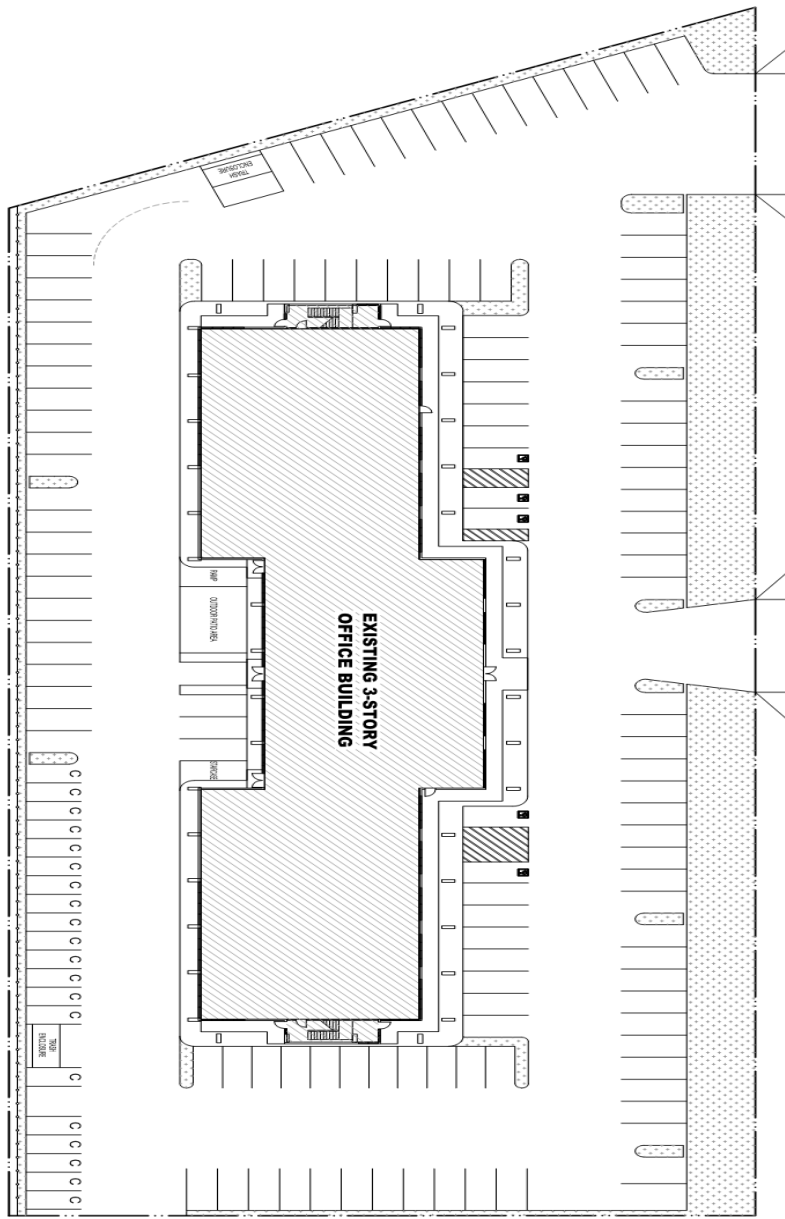
Tel: 949-885-8073

CalBRE #01930922

Project: Vicinity Map



Site Plan



- ❑ Prime location near Brea Mall, Target, Whole Foods Market, Walmart, Trader Joe's and other large retailers
- ❑ Located off the 57-Freeway
- ❑ Affluent area with over \$90,000 average household income
- ❑ Abundance of restaurants nearby
- ❑ Renovation in progress
- ❑ Building size is approximately 42,707 SF
- ❑ Condo unit size from 600 SF and up
- ❑ If needed, units can be easily combined for more space

Demographic Information

(based on 2020 US Census Bureau)

	Brea	Diamond Bar	Fullerton	Orange County
Population	47,325	55,072	143,617	3,186,989
Household Income	\$94,492	\$99,083	\$93,983	\$95,934

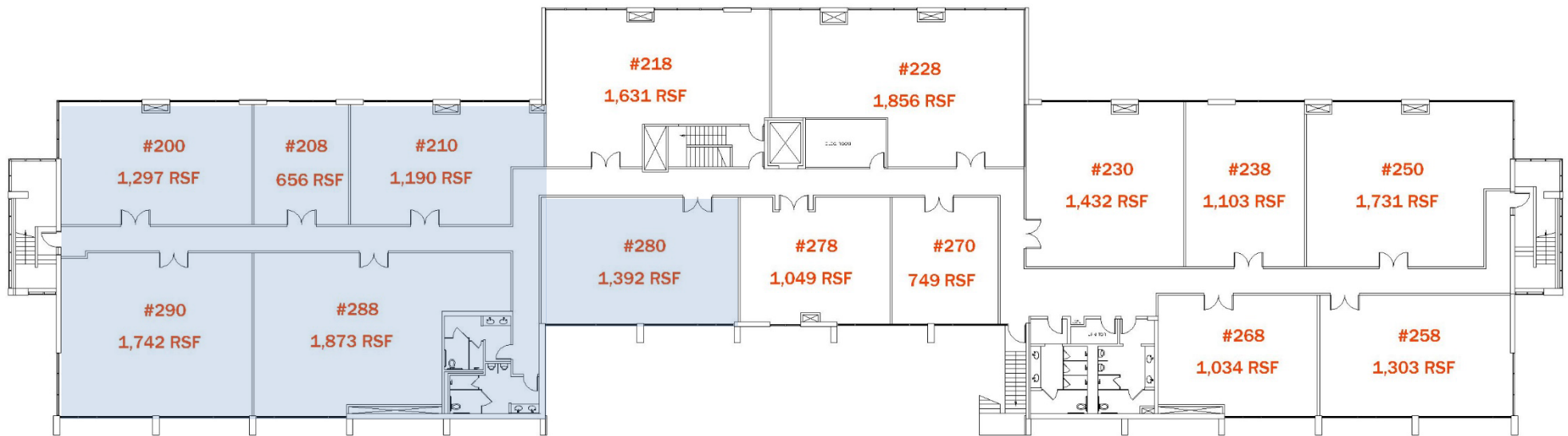


First Floor Condo Plan



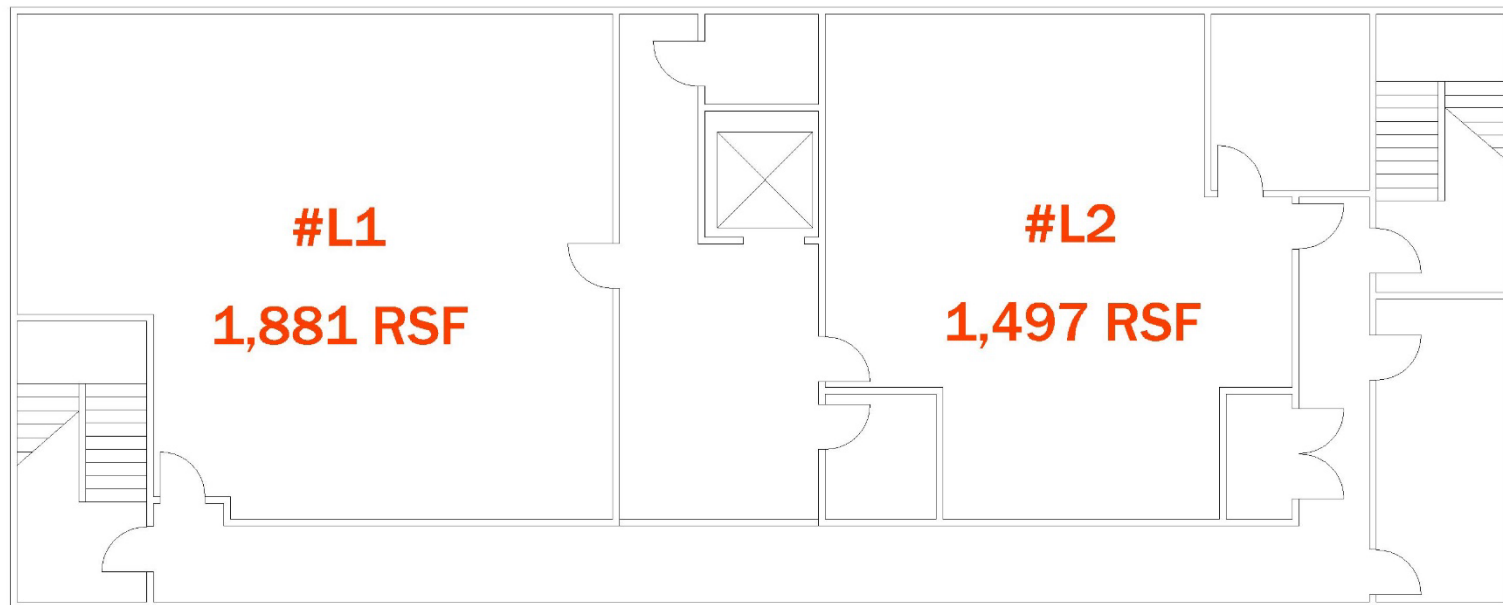
Blue spaces are occupied by an anchor tenant
Available for investors

Second Floor Condo Plan



Blue spaces are occupied by an anchor tenant
Available for investors

Basement Condo Plan



Office Condo Price List

1F

Suite #	Rentable Square Feet	Purchase Price
100	1,295	\$696,710
108	1,627	\$875,326
118	1,775	\$954,950
170	1,259	\$677,342
178	1,308	\$703,704
180	1,210	\$650,980
190	921	\$495,498

2F

Suite #	Rentable Square Feet	Purchase Price
218	1,631	\$877,478
228	1,856	\$998,528
230	1,432	\$770,416
238	1,103	\$593,414
250	1,731	\$931,278
258	1,303	\$701,014
268	1,034	\$556,292
270	749	\$402,962
278	1,049	\$564,362

Basement

Suite #	Rentable Square Feet	Purchase Price
L1	1,881	\$823,878
L2	1,497	\$655,686

- Price as shown is for "AS-IS".
- For medical units, there will be a \$30/sf additional cost on the listed price due to the limited space allowed for medical use in the conditional use permit.
- Property is zoned for commercial use with medical use allowed.
- Broker Cooperation: 3% commission to selling brokers who represent the buyer/lessee in the completed transaction.
- Monthly association fees include insurance (property, fire and liability), and CAM charge; fee is estimated to be approximately \$0.30 per rentable square foot per month; electricity is *excluded*.

Monthly Payment Breakdown*

Unit Size	655 SF	1,281 SF	2,073 SF
Purchase Price	\$352,390	\$689,178	\$1,115,274
Down Payment (15%)	\$52,859	\$103,377	\$167,291
Mortgage Interest (5% interest)	\$1,248/mo.	\$2,441/mo.	\$3,950/mo.
Property Tax (1.16%)	\$341/mo.	\$666/mo.	\$1,078/mo.
Association Fee (\$0.30/SF)	\$197/mo.	\$384/mo.	\$622/mo.
Total Monthly Payments	\$1,785	\$3,491	\$5,650

Trash Disposal	\$ 0.017/sf
Electricity	\$ 0.024
Water	\$ 0.021
Phone/Internet	\$ 0.055
Gardening/ Landscaping	\$ 0.026
Insurance - Liability and Fire	\$ 0.017
Janitorial Services, Cleaning, Supplies	\$ 0.026
Management Fee	\$ 0.047
Repair and Maintenance	\$ 0.057
Supplies	\$ 0.002
Elevator Maintenance	\$ 0.021
Fire Monitoring Services	\$ 0.012
Legal and Professional Fee	\$ 0.002
Federal and State Tax (INC Tax)	\$ 0.002
Reserve for Major Maintenance	\$ 0.021

- Build up your own equity through mortgage payments.
- Take advantage of the historically low interest rates.
- Enjoy the property value appreciation.
- Pride of ownership, with great location & quality.
- Owner occupy or income property with good return on investment.
- No more tedious landlord relationship and surprise rent increases.
- Flexibility to sell or lease at any time.

*Above breakdown is based on current interest rates, property tax rate includes special assessment fees and is approximate.



Investment Opportunity

6% Guaranteed Rent for 5 Years

Guaranteed Rent: **Net 6% annual cap rate
until 03/31/2029
(no extra cost)**

Anchor Tenant: 7-11 (over 25 years)

Available Suites:

Suite #	Rentable Square Feet	Purchase Price
120	1,481	\$796,778
128	858	\$461,604
130	876	\$471,288
138	876	\$471,288
150	1,746	\$939,348
158	1,293	\$695,634
160	1,061	\$570,818
168	1,349	\$725,762
200	1,297	\$697,786
208	656	\$352,928
210	1,190	\$640,220
280	1,392	\$748,896
288	1,873	\$1,007,674
290	1,742	\$937,196

Q: Is there a cost to me during the guarantee period?

A: No, the seller takes care of all expenses, including HOA, property taxes, management, and maintenance fees, ensuring a worry-free investment.

Q: What happens after the guarantee period?

A: The seller will represent all owners to renew the lease without any extra commission. In the event that the lease is not renewed, the seller is responsible for building out the corridor, the demising walls, and delivering the unit to the owner.

Unit #290: \$538.00 / SF x 1,742 SF = \$937,196.00

<u>Income Analysis</u>		
<u>Item</u>	<u>Monthly</u>	<u>Annual</u>
Rental Income (\$3.51/SF)	\$ 6,115.00	\$ 73,380.00
Less Property Tax (~1.16%) ^b	\$ (905.96)	\$ (10,871.47)
Less Association Fee (\$0.30/SF) ^c	\$ (522.60)	\$ (6,271.20)
Net Income	\$ 4,686.44	\$ 56,237.33
Cap Rate (Purchase Price)	6.00%	
* Cap Rate = Annual Net Income / Purchase Price *		

<u>Financing Option</u>		
Down Payment (40%)	\$ 374,878.40	Depreciation Tax Benefit^d \$1,401.79 / month
Loan Amount	\$ 562,317.60	
Monthly Interest (6%) ^a	\$ 2,811.59	
Property Tax (~1.16%)	\$ 905.96	
Association Fee (\$0.30/SF)	\$ 522.60	
Monthly Expenses (Financing)	\$ 4,240.14	
Cash on Cash Return (40% Down)	6.00%	



CGM Development Past Projects

(for full list of past projects, please visit our website at www.cgmdev.com)

Grandview Medical Plaza

13768 Roswell Ave, Chino, CA 91710



Nogales Plaza

2707 East Valley Blvd, West Covina, CA 91792



Diamond Star Office Condo

2705 Diamond Bar Blvd, Diamond Bar, CA 91765



Laguna Hills Medical Condo

24953 Paseo De Valencia, Bldg B, Laguna Hills, CA 92653



CURRENTLY ON THE MARKET!
contact us for more information

Brea Canyon Office Condo

680 Brea Canyon Road, Diamond Bar, CA 91789



DB Office Condo

660 N Diamond Bar Blvd, Diamond Bar, CA 91765



University Office Park

2501 E Chapman Ave, Fullerton, CA 92831



Lambert Office Plaza

1800 E Lambert Rd, Brea, CA 92821



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