



Leased Investment

23232 PERALTA DRIVE, SUITE 219, LAGUNA HILLS, CALIFORNIA

Investment Summary

Offering Price	\$45,000
Offering Price PSF	\$40
NOI (Year 1)	\$6,547.88
Cap Rate (Year 1)	14.5%
NOI (Year 4)	\$7,155.04
Cap Rate (Year 4)	15.9 %
Current Occupancy	100%
Total Unit Area	1,110 SF



Investment Highlights

EXCEPTIONAL SOUTH ORANGE COUNTY OPPORTUNITY

- Land lease currently expires in 2036. Owner's Association has an abnormally large reserve fund even after replacing the roof (2019), LED hallway lights (2020), new digital directory and suite signs (2021), and bathroom refresh (2022)
- Fully Leased investment with in place tenant - Tenant has moved to the suite to be closer to their Irvine home. Tenant provided a personal guarantee and plans to stay for MANY years.
- Acts like a Net lease since association handles common areas, roof and land lease payments, etc.

STRONG REAL ESTATE FUNDAMENTALS

- The building is located in a very amenity rich South Orange County location and is walking distance to dozens of food services.
- Easily accessible to the 5 and 405 freeways and the 133 toll road. The property is well situated in South Orange County.
- Four parking stalls per 1,000 SF allows for nearly all office uses.
- Nearby development includes Great Park and all new "Five Lagunas" mall in place of Old Laguna Hills Mall.



Investment Summary

Dense, South Orange County Demographics

- More than 125,000 people in a 3-mile radius with an Average Household Income exceeding \$88,000.
- More than 290,000 people in a 5-mile radius with an Average Household Income exceeding \$100,000.
- Projected 3% growth in number of people in a 3-5 mile radius over the next five years.

Excellent 1031 Exchange Replacement Opportunity

- South Orange County Office Condo Investment with in-place income.
- No existing financing in place - pay cash or obtain new financing at historically low rates.
- Irreplaceable Office Investment in the heart of a growing South Orange County infill market.



Property Overview

Location	23232 Peralta Drive, Suite 219, Laguna Hills, CA 92653
Site	The subject is second floor unit in a larger multi-tenant office building
Parking	The parking is free and in common at a ratio of 4 parking stalls per 1,000 square feet
Construction	The building is wood frame construction completed in 1984
Zoning	Mixed Use (which allows for Office Use)
Land Lease	The property is subject to a ground lease which expires 12/30/2036
Total Land Size	1.979 acres
Building Size	39,064 Square Feet



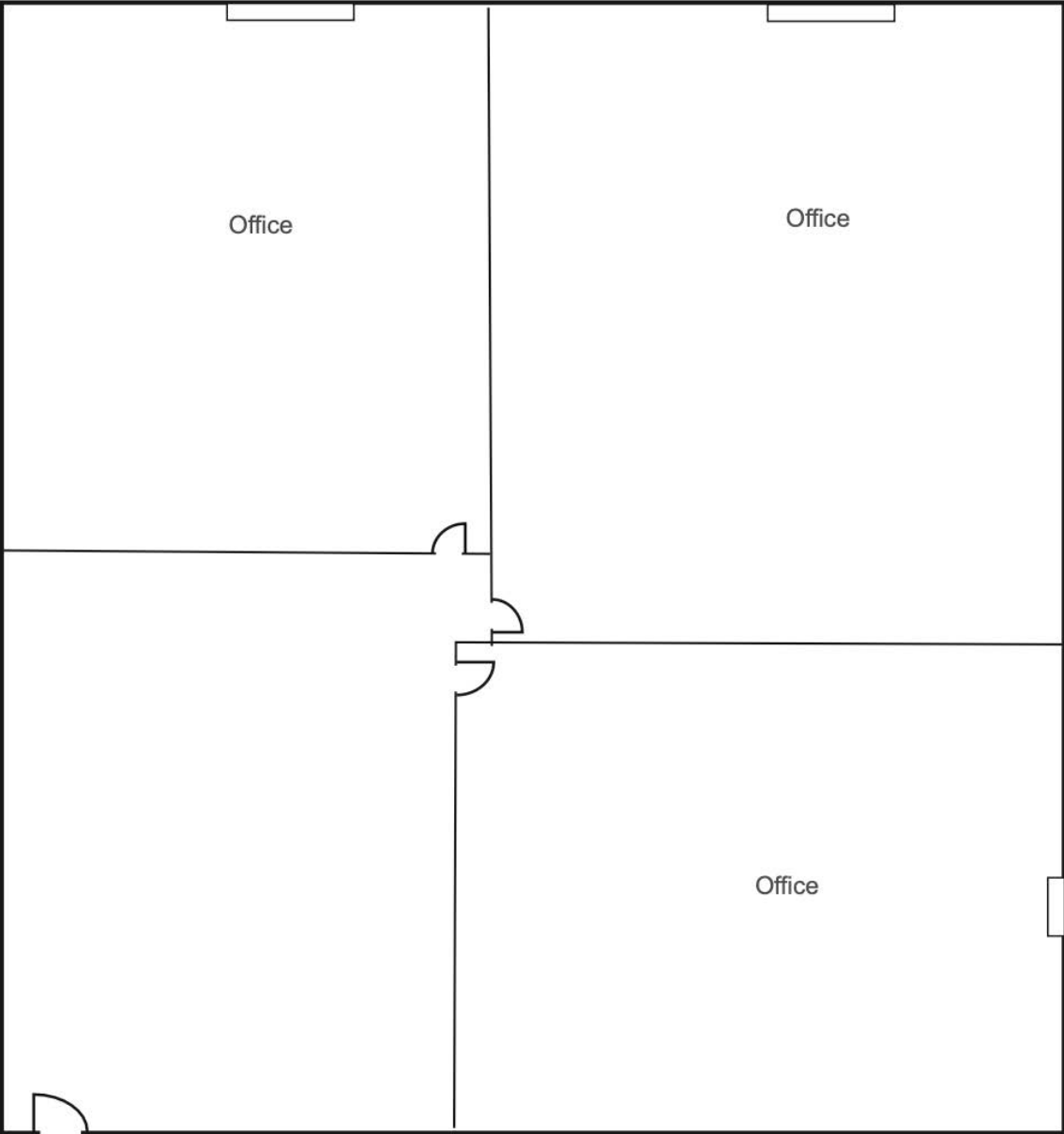
Orange County

Orange County's 3 million residents enjoy a nearly perfect climate in which parks and beaches provide abundant opportunities for outdoor activities. Orange County is the home of exciting professional sports, a wide range of tourist attractions and quality venues for visual and performing arts. Orange County boasts a thriving business economy and a well educated work force. The County of Orange is a regional service provider and planning agency whose core businesses include public safety, public health, environmental protection, regional planning, public assistance, social services and aviation.

In the last three months, Orange County has gone from full lockdown to a substantial economic reopening to another surge in new cases that could put the brakes on the whole process. That resulted in a mixed performance for the Orange County office market in the second quarter. Leasing activity and net absorption were well off the pace, but average asking lease rates and vacancy held steady under very difficult conditions. Speculation about a resurgence in the popularity of Class B suburban low-rise buildings is on the rise, as business leaders review the suitability of their Class A high-rise workplaces now that employee safety has become their new priority. The premium placed on employee interaction in workspaces designed for higher density in urban cores is suddenly being challenged, but it's still too early to predict any long-term impact on market metrics.



Floor Plan
Unit 219



Tenant Information



Bio Medical Laboratories, Inc

Bio Medical Laboratories is a Medical Laboratory specializing in Molecular Diagnostics and support for healthcare providers all throughout the United States. Their cutting edge technology is developed to ensure precise measurements and more accurate findings in the Molecular Diagnostic field.

Suite	219
Lease Expiration	12/31/26
Option(s)	Month to Month at Expiration
Current Base Rental Rate (NNN)	\$2,200 MG (\$2.00/SF)
Expense Reimbursement	2023 Base Year
Security Deposit	\$2,000
Annual Increase	3 %

ANNUAL CASH FLOW

- Gross Rent: \$2,200
- Association Dues (includes land lease payment): \$1,494
- Electric & Utilities (tenant pays directly): \$0
- Property Taxes: \$160.34

- Monthly Cash Flow: \$545.66
- Annual Cash Flow: \$6,547.88

Photo Gallery





23232 PERALTA DRIVE, SUITE 219
LAGUNA HILLS, CALIFORNIA

SALES
ADVISORY
TEAM:



MATT TURCUTTO
Vice President
Lic #01921491
949.310.7280
mturcutto@voitco.com

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by the DRE
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