

Irreplaceable Civic
Center Location

801N ROSS STREET

Purpose-built in 2007 for
Aladdin Bail Bonds



DARVISHIAN
REAL ESTATE INVESTMENT SERVICES

SINGLE-TENANT OFFICE INVESTMENT | SANTA ANA, CA 92701

801 N. ROSS STREET

SANTA ANA, CA 92701

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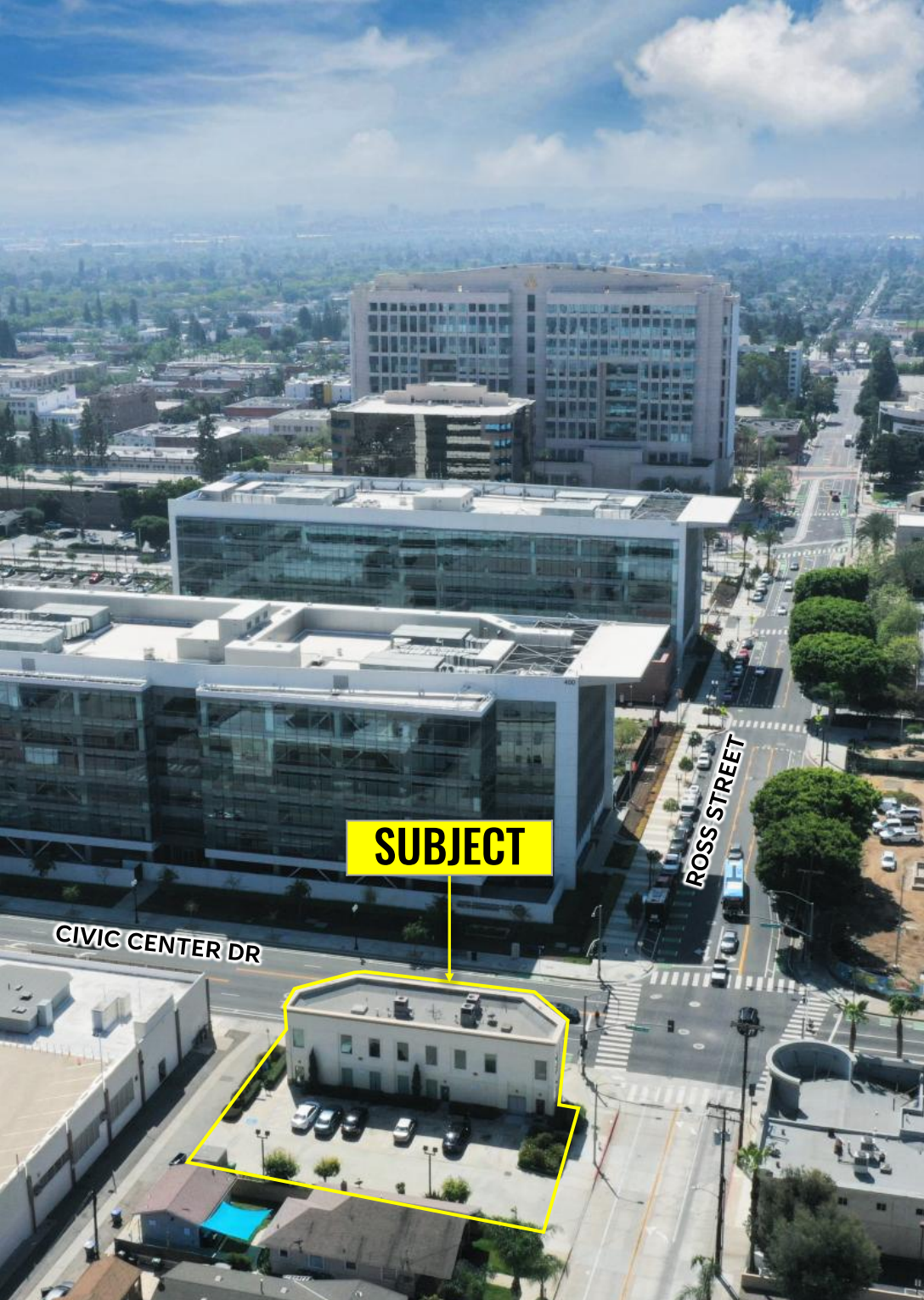


Civic Center DR
400 W

Aladdin
BAIL BONDS

Aladdin
BAIL BONDS

Property Summary



PROPERTY SUMMARY

PRICE	▪ \$2,650,000
BUILDING SF	▪ +/- 4,168
LOT SF	▪ +/- 11,583
YEAR BUILT	▪ 2007
APN	▪ 005-181-26
TOTAL UNITS	▪ 1
# BUILDINGS	▪ 1
STORIES	▪ 2
ZONING	▪ (P) Professional
SPECIAL USE	▪ Special Conditional Use Permit allowing Bail Bonds.

PROPERTY OVERVIEW

801 N. Ross Street presents a rare opportunity to acquire a fully stabilized, single-tenant office asset in the heart of the Downtown Santa Ana Civic Center — one of the most active legal and governmental corridors in Southern California. Purpose-built in 2007 for Aladdin Bail Bonds, the largest bail bond operator in California, the property represents nearly two decades of uninterrupted occupancy by a tenant that was instrumental in its very creation.

The two-story, 4,168 square foot building was constructed with steel frame, concrete, and granite finishes — delivering a structural quality and aesthetic that stands apart from the aging inventory surrounding it. Situated on a 0.26-acre corner lot at the intersection of Civic Center Drive and Ross Street, the property commands exceptional visibility and street presence, with a 2.63 parking ratio that is a significant competitive advantage in this dense urban submarket.

The location is without parallel for this use. The property sits directly across from the Santa Ana Men's Jail and Women's Central Jail, and within walking distance of the Orange County Superior Court, the Ronald Reagan Federal Building, the U.S. District Court, U.S. Bankruptcy Court, ICE, the ATF, Federal Probation & Parole, the Orange County Sheriff's Department, and City Hall — the precise ecosystem that drives demand for the tenant's services around the clock.

Compounding the location advantage is an entitlement story that makes this asset truly one-of-a-kind. Santa Ana's zoning code restricts bail bond operations to Professional (P) zones within 2,000 feet of a jail facility, with further restrictions near residential uses. The current owner navigated a complex Conditional Use Permit process to legally entitle this building for bail bond use — a process that cannot easily be repeated, and that effectively insulates this property from any competitive relocation threat. The tenant has expressed a desire to remain beyond their current lease expiration, further underscoring the strength and durability of this investment.



INVESTMENT HIGHLIGHTS

Irreplaceable Civic Center Location

- Situated directly across from the Santa Ana Jail and within walking distance of the Orange County Superior Court, Ronald Reagan Federal Building, ICE, the ATF, U.S. District Court, and numerous government agencies — there is no better location in Orange County for this use.

A Tenant Entrenched by Regulation, Not Just a Lease

- Aladdin Bail Bonds committed to the site years before construction and has occupied it since 2007. Strict zoning laws make relocation or replication extremely difficult, making tenancy a necessity rather than a choice.

Recession-Proof, Counter-Cyclical Business

- Bail bond demand is driven by arrests, not economic cycles, creating a highly resilient tenant profile. Aladdin is the largest bail bond operator in California, providing institutional-grade stability.

Above-Market Returns on a Passive, Zero-Vacancy Asset

- Offering above market cap rate with zero vacancy, expense reimbursements, and minimal management, the asset delivers strong risk-adjusted returns with future upside.

Landmark Construction in a Market of Aging Inventory

- Built in 2007 with steel, concrete, and granite finishes, the property stands out as one of the newest in the submarket, featuring strong street presence, high visibility, and a 2.63 parking ratio that is difficult to replicate today.

TENANT OVERVIEW

ALADDIN BAIL BONDS

SINGLE-TENANT OFFICE INVESTMENT
801 N. Ross Street • Santa Ana, CA 92701

THE TENANT

Aladdin Bail Bonds

Two Jinn, Inc. — a California Corporation | d/b/a Aladdin Bail Bonds

50+

OFFICES ACROSS 8 STATES

#1

BAIL OPERATOR IN CALIFORNIA

1995

YEAR FOUNDED

20+

YEARS AT THIS SITE

◆ ABOUT THE TENANT

Aladdin Bail Bonds is the largest bail bond operator in California and one of the largest in the United States, with a footprint of more than 50 offices across California, Idaho, Nevada, Utah, Washington, Ohio, Texas, and South Carolina. The business is owned and operated by **Two Jinn, Inc.**, a California corporation headquartered in Carlsbad, and is owned by **Endeavour Capital Fund VI**, a private equity firm. Operations at the Santa Ana branch are supported by **Triton Management Services, LLC**, an approved sublessee jointly and severally liable under the lease.

Aladdin committed to this location years before the building was constructed. The site was purpose-built for the tenant in 2007, and they have occupied it continuously ever since — nearly two decades of uninterrupted tenancy at the same address.

◆ INDUSTRY PROFILE

◆ Counter-Cyclical Demand

Demand is driven by arrests, not economic cycles. Bail bond activity holds steady or increases during downturns.

◆ 24/7 Operations

Round-the-clock service aligned with jail booking and court activity at the adjacent Civic Center.

◆ Regulated & Licensed

State-licensed in California under CDI. High barriers to entry protect incumbent operators.

◆ Zoning-Locked Location

Santa Ana restricts bail bond use to (P) zones within 2,000 ft of jail facilities. Relocation is near-impossible.

◆ LEASE ABSTRACT

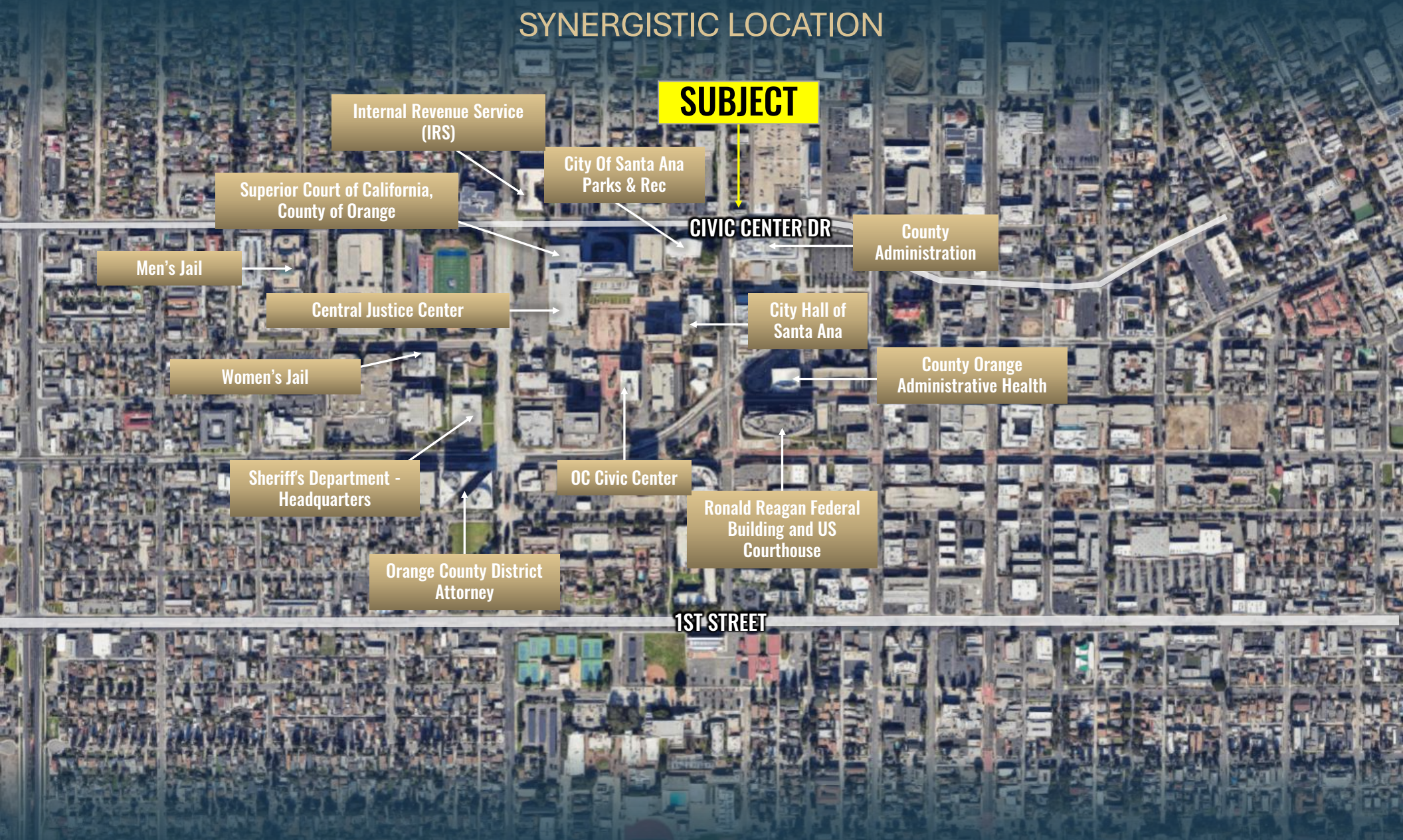
PARTIES & PREMISES	
TENANT	Two Jinn, Inc. dba Aladdin Bail Bonds
LANDLORD	VMM, LLC
APPROVED SUBLESSEE	Triton Management Services, LLC (joint & several)
RENTABLE AREA	±4,066 SF (per lease)
PERMITTED USE	Bail bonds office; general commercial office
TERM	
ORIGINAL LEASE DATE	July 1, 2005
CURRENT TERM	June 1, 2022 — May 31, 2027
TENANCY HISTORY	20+ years continuous occupancy since 2005
RENT & ECONOMICS	
CURRENT RENT	\$14,660.00 / mo • \$175,920 / yr
RENT PSF	\$3.61 / SF / mo • \$43.27 / SF / yr
PAYMENT TERMS	Flat monthly; due the 1st of each month
LATE CHARGE	5% of delinquent balance after 10 days; capped at \$800/mo
SECURITY DEPOSIT	\$20,000 on file
EXPENSE STRUCTURE	
UTILITIES	Tenant pays all (sewer, water, gas, electric, phone)
PROPERTY TAXES	Tenant pays
MAINTENANCE	Tenant: interior, HVAC, plumbing, electrical Landlord: roof, exterior walls, structural
INSURANCE	\$1M liability; Landlord named additional insured
KEY PROVISIONS	
RIGHT OF FIRST REFUSAL	60-day ROFR on sale at offered price
ASSIGNMENT / SUBLETTING	Landlord consent required; sublease to law firm or general office permitted without consent
HOLDOVER	With consent: month-to-month Without: 2x rent

★ Tenant Open to Early Renewal

Aladdin has expressed interest in *extending ahead of the May 2027 expiration*. Contact listing agent for details.

SANTA ANA, CA

SYNERGISTIC LOCATION



Google Maps

FINANCIALS

THE OFFERING

SINGLE-TENANT OFFICE INVESTMENT
801 N. Ross Street • Santa Ana, CA 92701

LIST PRICE

\$2,650,000

Free & clear of debt

CAP RATE

6.64%

On current rent

PRICE / SF

\$651.75

Based on ±4,066 RSF

NOI

\$175,920

Annualized current rent

◆ RENT ROLL

monthly figures

TENANT	RSF	LEASE TERM	MONTHLY RENT	\$ / SF / MO	LEASE TYPE
Aladdin Bail Bonds <i>Two Jinn, Inc.</i>	4,066	06/01/2022 <i>through 05/31/2027</i>	\$14,660.00	\$3.61	Effectively NNN *
Total / Occupied	4,066	100% Leased	\$14,660.00	\$3.61	

◆ ANNUALIZED OPERATING STATEMENT

INCOME	
Base Rental Income	\$14,660/mo × 12 = \$175,920
Expense Reimbursements	tenant pays direct —
Gross Scheduled Income	\$175,920
Less: Vacancy	0% — single tenant, occupied = \$0
Effective Gross Income	\$175,920
OPERATING EXPENSES	
Property Taxes	paid direct by tenant —
Utilities	paid direct by tenant —
Interior Maintenance / HVAC	tenant responsibility —
Insurance	tenant carries \$1M liability; LL named —
Management	minimal — passive asset —
Total Operating Expenses	\$0
Net Operating Income	\$175,920

◆ RETURNS SNAPSHOT

GOING-IN CAP

6.64%

on current rent

GRM

15.06x

price ÷ annual rent

PRICE / SF

\$651.75

per ±4,066 RSF

LOT SIZE

11,583

SF — 2.63 parking ratio

◆ LEASE STRUCTURE & REIMBURSEMENTS

Rent Structure	Flat \$14,660/mo through May 31, 2027
Property Taxes	Paid direct by tenant
Utilities	Paid direct by tenant (sewer, water, gas, electric, phone)
Maintenance	Tenant: interior, HVAC, plumbing, electrical
Landlord Responsibility	Roof, exterior walls, structural foundations <i>only</i>
Security Deposit	\$20,000 on file
Right of First Refusal	60-day ROFR at offered price



Tenant Open to Early Renewal

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801 N. ROSS STREET

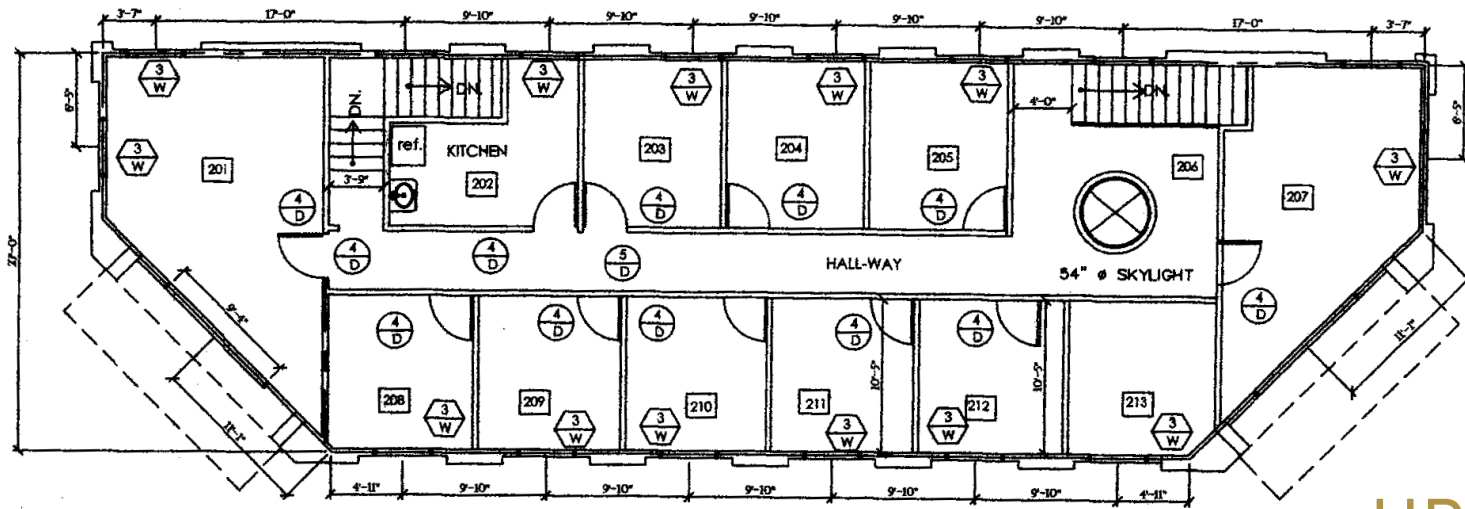


SINGLE-TENANT OFFICE INVESTMENT





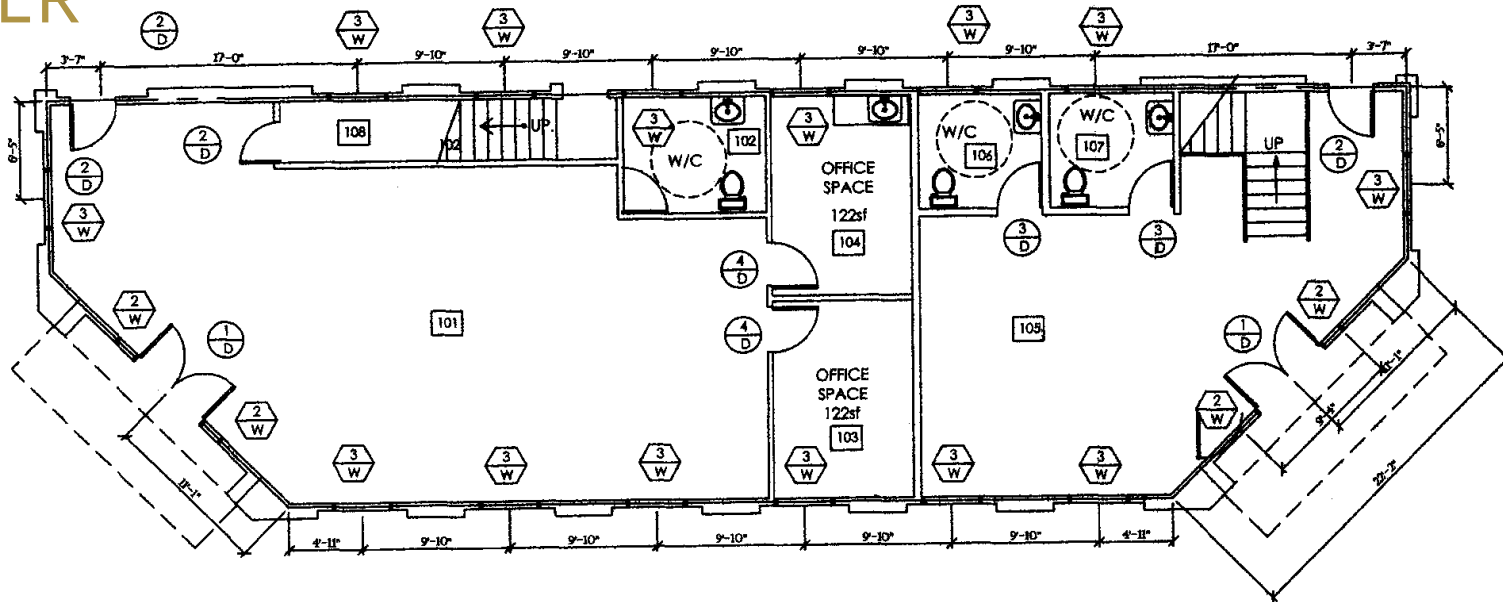




UPPER

FLOOR PLANS

LOWER



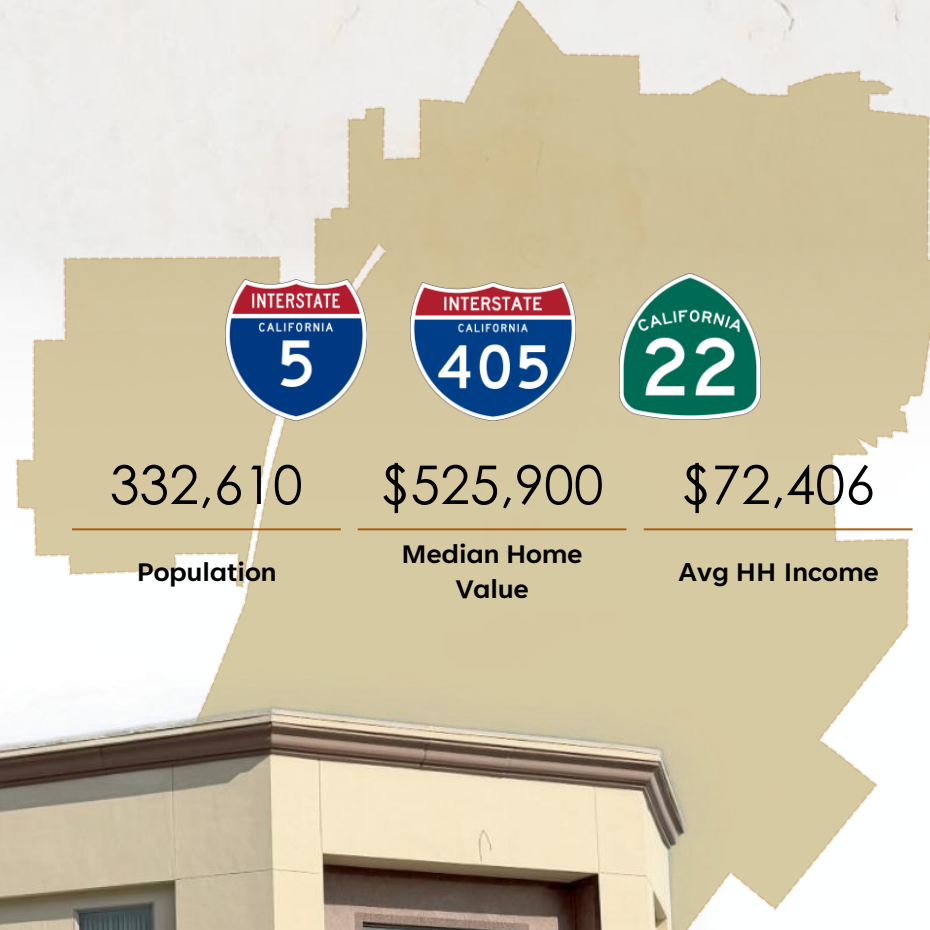


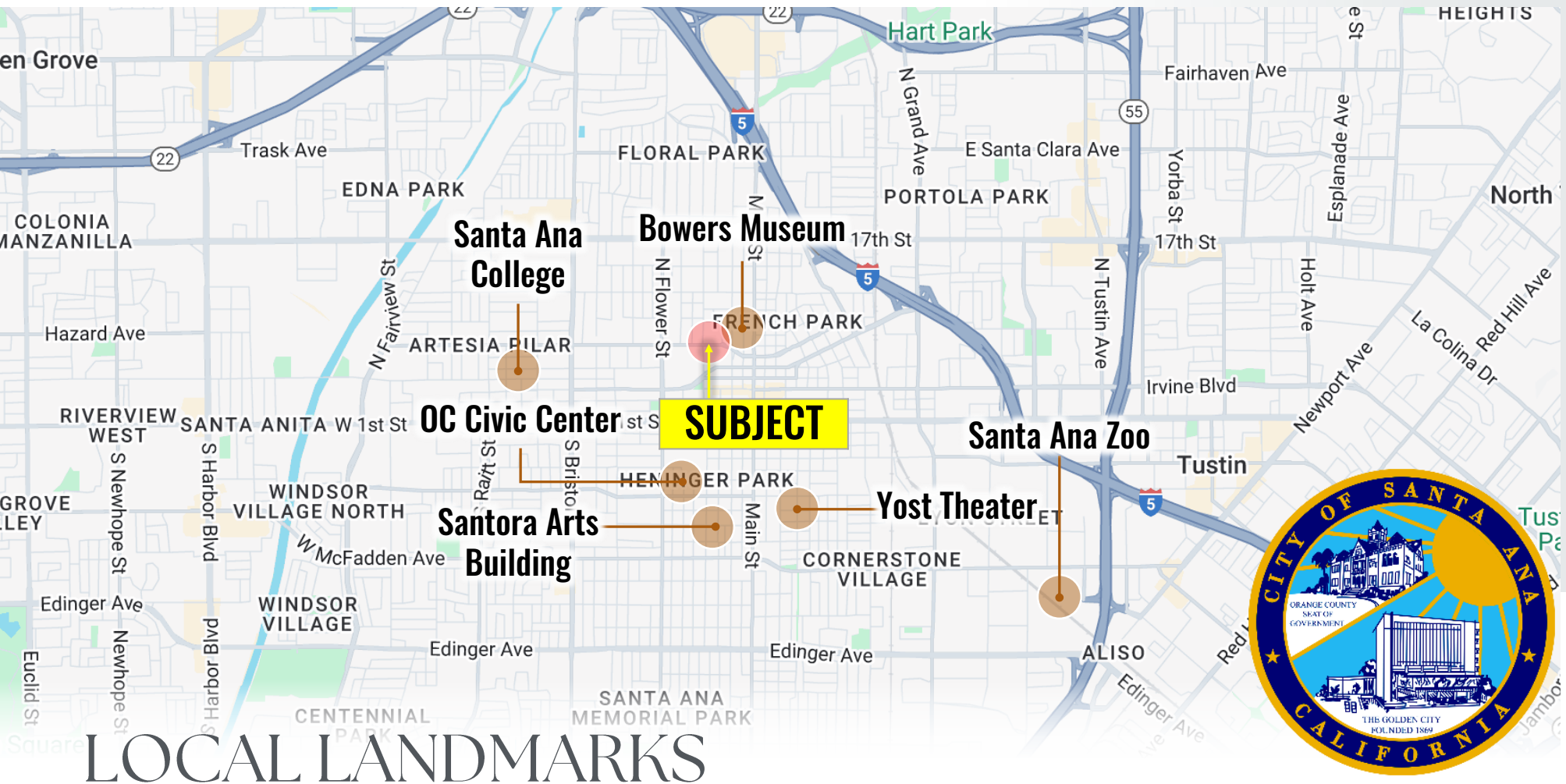
02 Location Overview

SANTA ANA, CA

PRIMED FOR BUSINESS

801 N. Ross Street benefits from an irreplaceable location in the core of the Downtown Santa Ana Civic Center — widely recognized as one of the most concentrated legal and governmental hubs in Southern California. This highly specialized corridor is anchored by a dense cluster of federal, county, and municipal institutions that generate constant daily foot traffic and 24/7 demand for legal-adjacent services.





LOCAL LANDMARKS

Located at the prominent corner of Main Street and 3rd Street, 301–307 N Main Street is ideally positioned within the heart of Downtown Santa Ana, surrounded by a dynamic mix of cultural, historic, and civic landmarks that enhance both visibility and pedestrian activity. Just steps from the property is the Old Orange County Courthouse, a striking Romanesque-Revival landmark that now operates as a museum and cultural destination. The property also benefits from immediate proximity to the Santora Arts Building, a focal point of the Downtown Arts District featuring galleries, boutiques, and dining, as well as the Yost Theater, a fully restored venue that hosts concerts, private events, and cultural programming. Together, these destinations contribute to a vibrant, experience-driven environment that attracts consistent foot traffic throughout the week. Further reinforcing the location’s appeal, the property is within close reach of the Bowers Museum, one of Orange County’s premier cultural institutions, and the Santa Ana Zoo at Prentice Park, a well-established family destination.

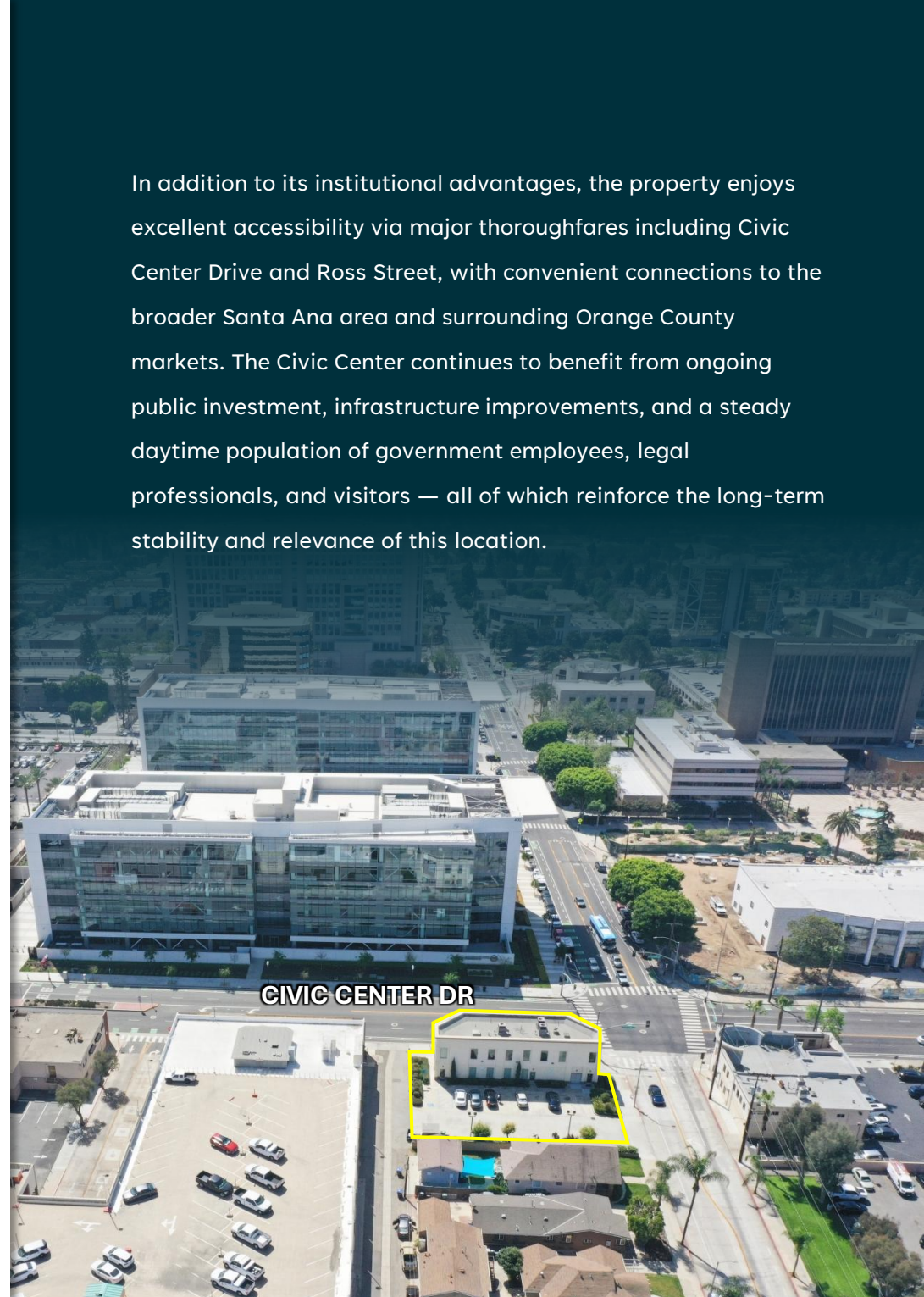
SURROUNDING AREA

801 N. Ross Street benefits from an irreplaceable location in the core of the Downtown Santa Ana Civic Center — widely recognized as one of the most concentrated legal and governmental hubs in Southern California. This highly specialized corridor is anchored by a dense cluster of federal, county, and municipal institutions that generate constant daily foot traffic and 24/7 demand for legal-adjacent services. **The property sits directly across from the Santa Ana Jail facilities and within immediate proximity to:**

- ❑ Orange County Superior Court
- ❑ Ronald Reagan Federal Building and Courthouse
- ❑ United States District Court for the Central District of California
- ❑ U.S. Immigration and Customs Enforcement (ICE)
- ❑ Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF)

This immediate adjacency to the region’s justice system infrastructure creates a uniquely symbiotic environment, where demand is driven not by typical market cycles but by institutional necessity. Few locations in the region can replicate this level of direct connectivity to incarceration facilities, courtrooms, and administrative offices, making the site fundamentally irreplaceable for its current use.

In addition to its institutional advantages, the property enjoys excellent accessibility via major thoroughfares including Civic Center Drive and Ross Street, with convenient connections to the broader Santa Ana area and surrounding Orange County markets. The Civic Center continues to benefit from ongoing public investment, infrastructure improvements, and a steady daytime population of government employees, legal professionals, and visitors — all of which reinforce the long-term stability and relevance of this location.



AREA AMENITIES

LODGING

- A** Best Western Plus Orange County Airport North
2700 Hotel Terrace
- B** California Lodge Suites • 2909 S. Bristol St.
- C** City Express by Marriott Santa Ana/Orange County Airport • 2700 Hotel Terrace
- D** Comfort Inn & Suites Orange County John Wayne Airport
2620 Hotel Terrace
- E** Courtyard Costa Mesa South Coast Metro
3002 S. Harbor Blvd
- F** Courtyard Santa Ana Orange County
8 MacArthur Place
- G** Embassy Suites by Hilton Santa Ana Orange County Airport • 1325 E. Dyer Road
- H** Holiday Inn Express & Suites Santa Ana – Orange County • 1600 E. 1st St.
- I** Holiday Inn Santa Ana – Orange County Airport
2726 S. Grand Ave.
- J** Hotel Zesta a DoubleTree by Hilton
201 E. MacArthur Blvd.
- K** La Quinta Inn & Suites by Wyndham – Orange County Airport • 2721 Hotel Terrace
- L** MainStay Suites Orange County John Wayne Airport • 2701 Hotel Terrace
- M** Motel 6 Santa Ana • 1623 E. 1st St.
- N** Motel 6 Santa Ana, CA – Irvine
– Orange County Airport • 1717 E. Dyer Road.
- O** Orange County Hotel* • 7 Hutton Centre Drive
*Local rebranding in 2024
- P** Red Roof Inn Santa Ana • 2600 N. Main St.
- Q** Sonesta Simply Suites Orange County Airport
2600 Red Hill Ave.

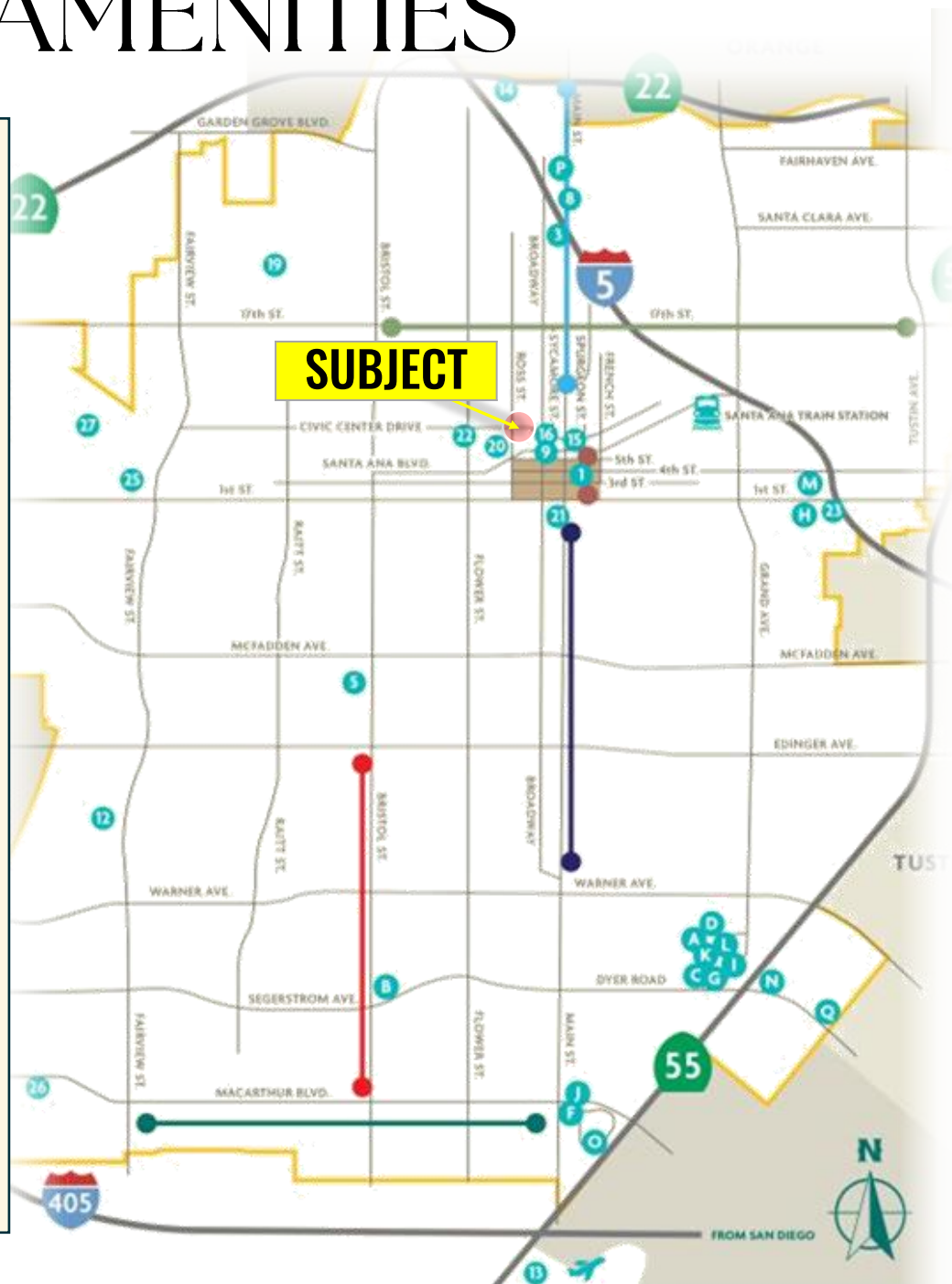
- R** BRISTOL STREET SHOPPING CORRIDOR
- S** DOWNTOWN SHOPPING DISTRICT
- T** HARBOR BOULEVARD SHOPPING CORRIDOR
- U** NORTH MAIN SHOPPING CORRIDOR
- V** 17TH STREET SHOPPING CORRIDOR
- W** SOUTH COAST METRO SHOPPING DISTRICT
- X** SOUTH MAIN SHOPPING CORRIDOR

ATTRACTIONS

- 1** 4th Street Market • 201 E. 4th St.
- 2** Artists Village • 207 N. Broadway
- 3** Bowers Museum • 2002 N. Main St.
- 4** Brad Bradford LGBTQ Center • 305 E. 4th St.
- 5** Bristol Swap Mall/LibroMobile • 1004 S. Bristol St.
- 6** Callejón del Beso (Alley of the Kiss) • 312 N. Bush St.
- 7** Clear Studio • 222 W. 5th St.
- 8** Discovery Cube • 2500 N. Main St.
- 9** Dr. Willella Howe-Waffle House and Medical Museum • 100 Civic Center Drive
- 10** Frida Cinema • 305 E. 4th St.
- 11** Grand Central Art Center • 125 N. Broadway
- 12** Heritage Museum of Orange County • 300 W. Harvard St.
- 13** Lyon Air Museum • 19300 Air Jones Road
- 14** MainPlace Mall • 2800 N. Main St.
- 15** McFadden Public Market • 55 N. Main St.
- 16** Old Orange County Courthouse • 211 W. Santa Ana Blvd.
- 17** Orange County Center for Contemporary Art • 117 N. Sycamore St.
- 18** Plaza Calle Cuarto • 325 E. 4th St.
- 19** Riverview Golf Course • 1000 W. Santa Clara Ave.
- 20** Santa Ana Civic Center • 30 Civic Center Plaza
- 21** Santa Ana Fire Museum • Fire Station #75, 120 W. Walnut St.
- 22** Santa Ana Stadium • 607 N. Flower St.
- 23** Santa Ana Zoo • 8101 E. Chestnut Ave.
- 24** Santora Arts Building • 207 N. Broadway
- 25** Susveco HQ Store • 2831 W. 1st St.
- 26** The Observatory • 3502 S. Harbor Blvd.
- 27** Willowick Golf Course • 3007 W. 5th St.
- 28** Yost Theater • 307 N. Spurgeon St.

- P** PUBLIC PARKING STRUCTURE

- S** SANTA ANA TRAIN STATION
• 1000 E. Santa Ana Blvd. • 800-872-7145
- A** JOHN WAYNE AIRPORT (SNA)



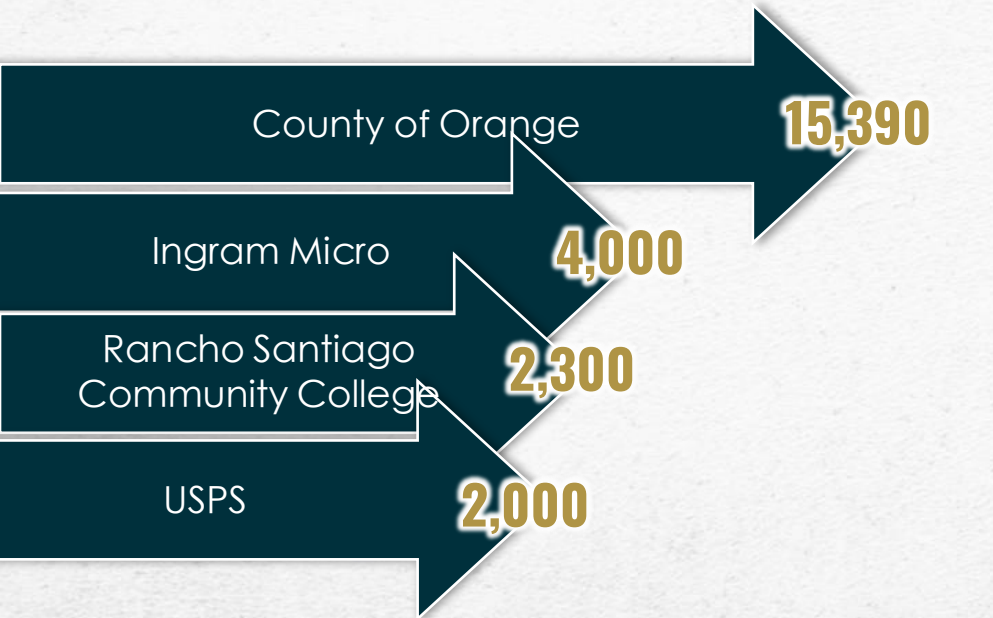
Company Headquarters



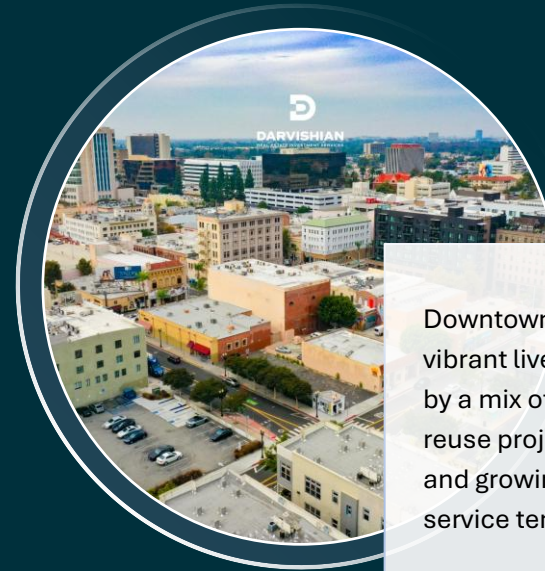
First American



Top Santa Ana Employers



Business Climate



DOWNTOWN SANTA ANA

Downtown Santa Ana has evolved into a vibrant live-work-play district characterized by a mix of historic architecture, adaptive reuse projects, thriving local businesses, and growing medical and professional service tenants.

Main Street is recognized as one of Downtown Santa Ana's most trafficked pedestrian corridors, enhanced by consistent foot activity throughout the day and evening due to its proximity to City Hall, the Santa Ana Courthouse, Artists Village, and a concentration of restaurants, coffee shops, and specialty retailers.



MAIN STREET

CITY OF SANTA ANA



Nearby civic anchors include the Ronald Reagan Federal Building and Courthouse and the Dr. Willella Howe-Waffle House and Medical Museum, further strengthening the area's identity as a hub for government, history, and community engagement. Overall, 801 N. Ross Street occupies a highly strategic position within a tightly controlled and supply-constrained submarket, where proximity, entitlement barriers, and entrenched demand drivers converge to create a location profile that is exceptionally difficult to duplicate.

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