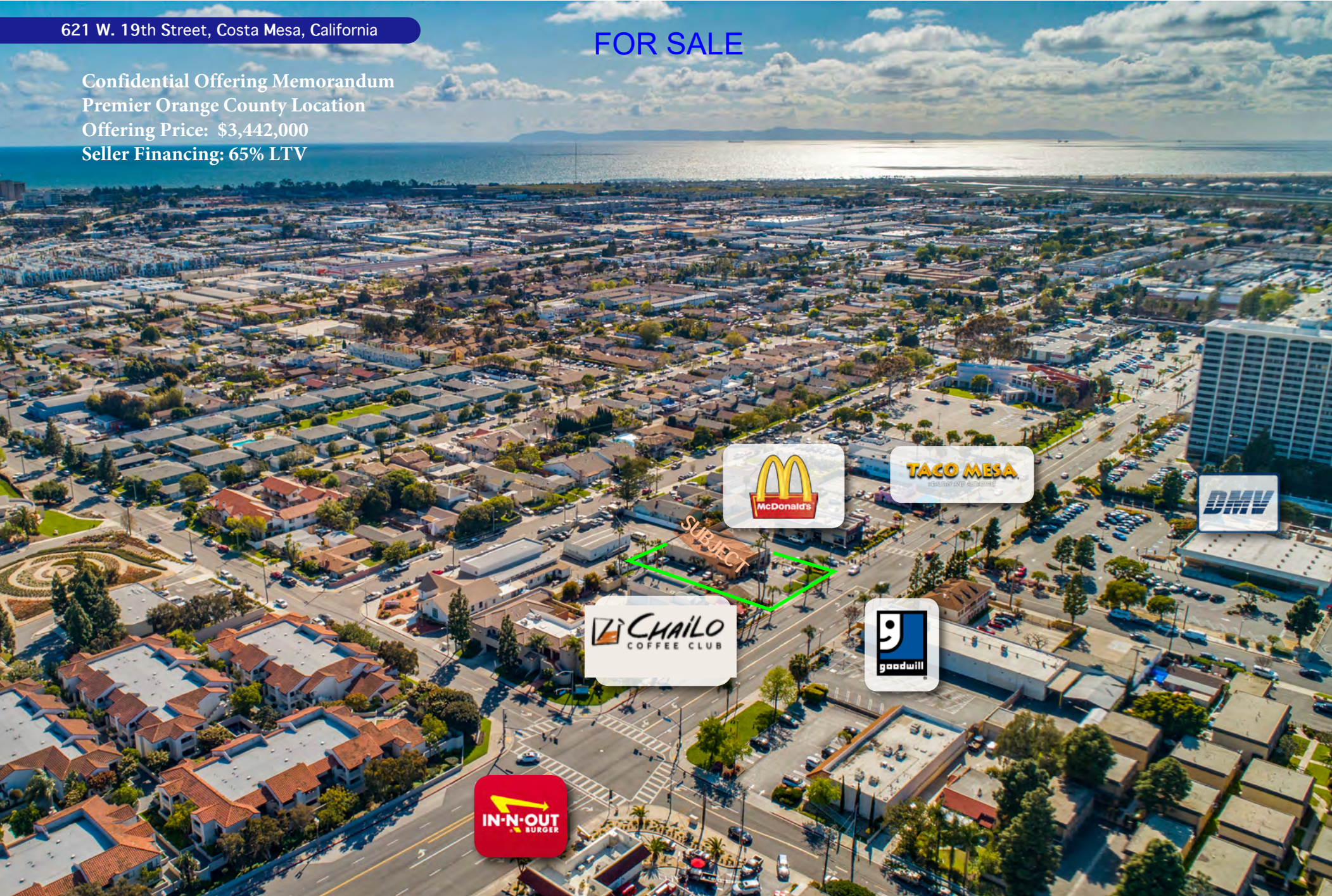


621 W. 19th Street, Costa Mesa, California

FOR SALE

Confidential Offering Memorandum
Premier Orange County Location
Offering Price: \$3,442,000
Seller Financing: 65% LTV



PROPERTY DETAILS:

Building Size:	4,898 SF	Price:	\$3,442,000
Lot Size:	11,760 SF	Down Payment:	\$1,200,000
APN:	424-211-07	Seller Financing:	\$2,242,000
Year Built:	1958/2007	Cap Rate:	5.25%
No. of Units:	3	NOI: (proforma)	\$180,735

- **Seller financing for a term of Ten years, at 7%, with Interest Only monthly payments \$13,078.33**
- **Unit A is rented to Up In Smoke, Unit B is vacant, and Unit C is rented to Little Caesars**
- **Seller will guarantee the rent for unit B for one year at a rate of \$30.00 per SF per Yr.**

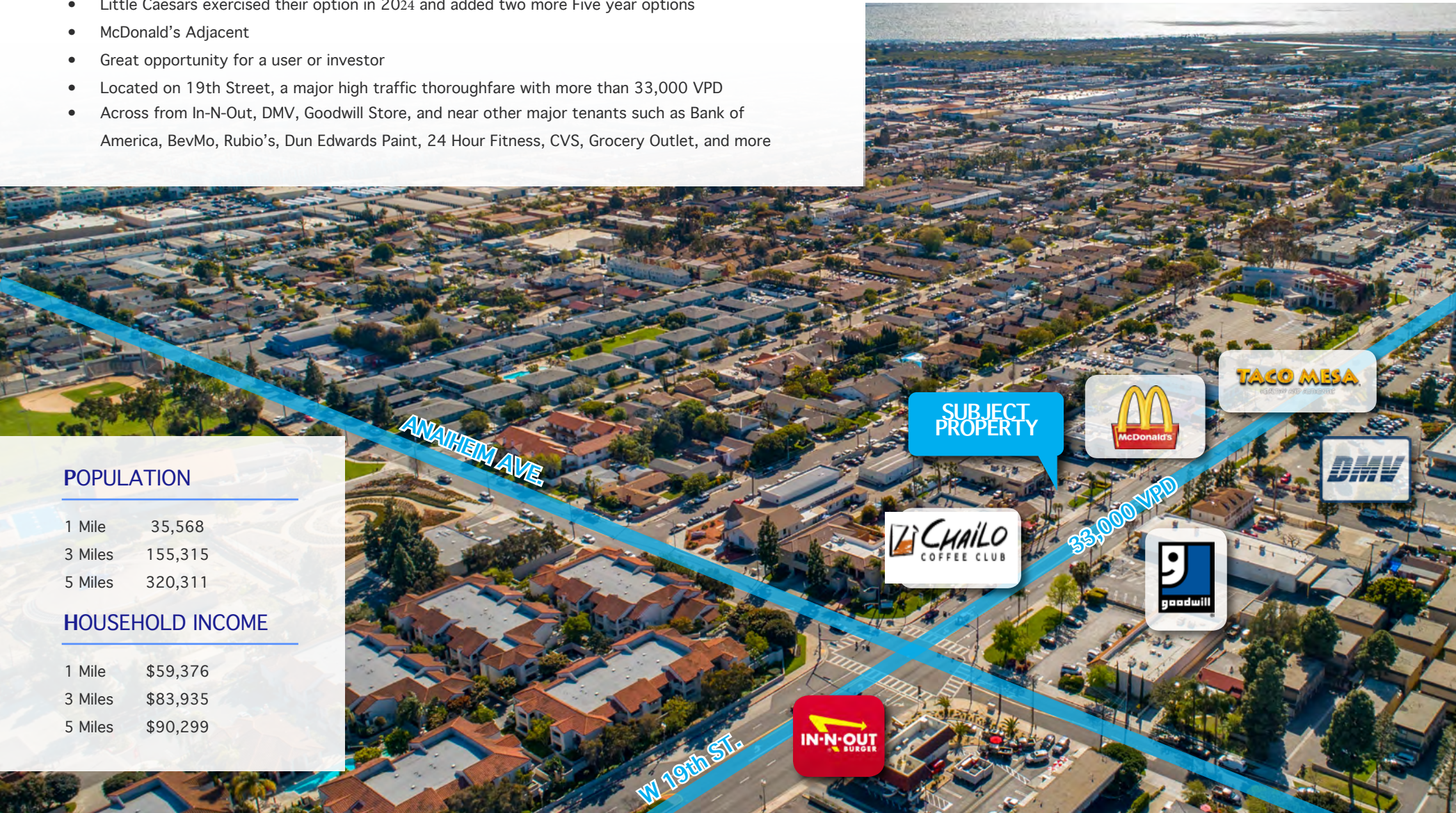


Consolidated Capital Companies, Inc.

- The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy

FEATURES

- Little Caesars lease started in 2009; primary term expires 2029
- Little Caesars exercised their option in 2024 and added two more Five year options
- McDonald's Adjacent
- Great opportunity for a user or investor
- Located on 19th Street, a major high traffic thoroughfare with more than 33,000 VPD
- Across from In-N-Out, DMV, Goodwill Store, and near other major tenants such as Bank of America, BevMo, Rubio's, Dun Edwards Paint, 24 Hour Fitness, CVS, Grocery Outlet, and more



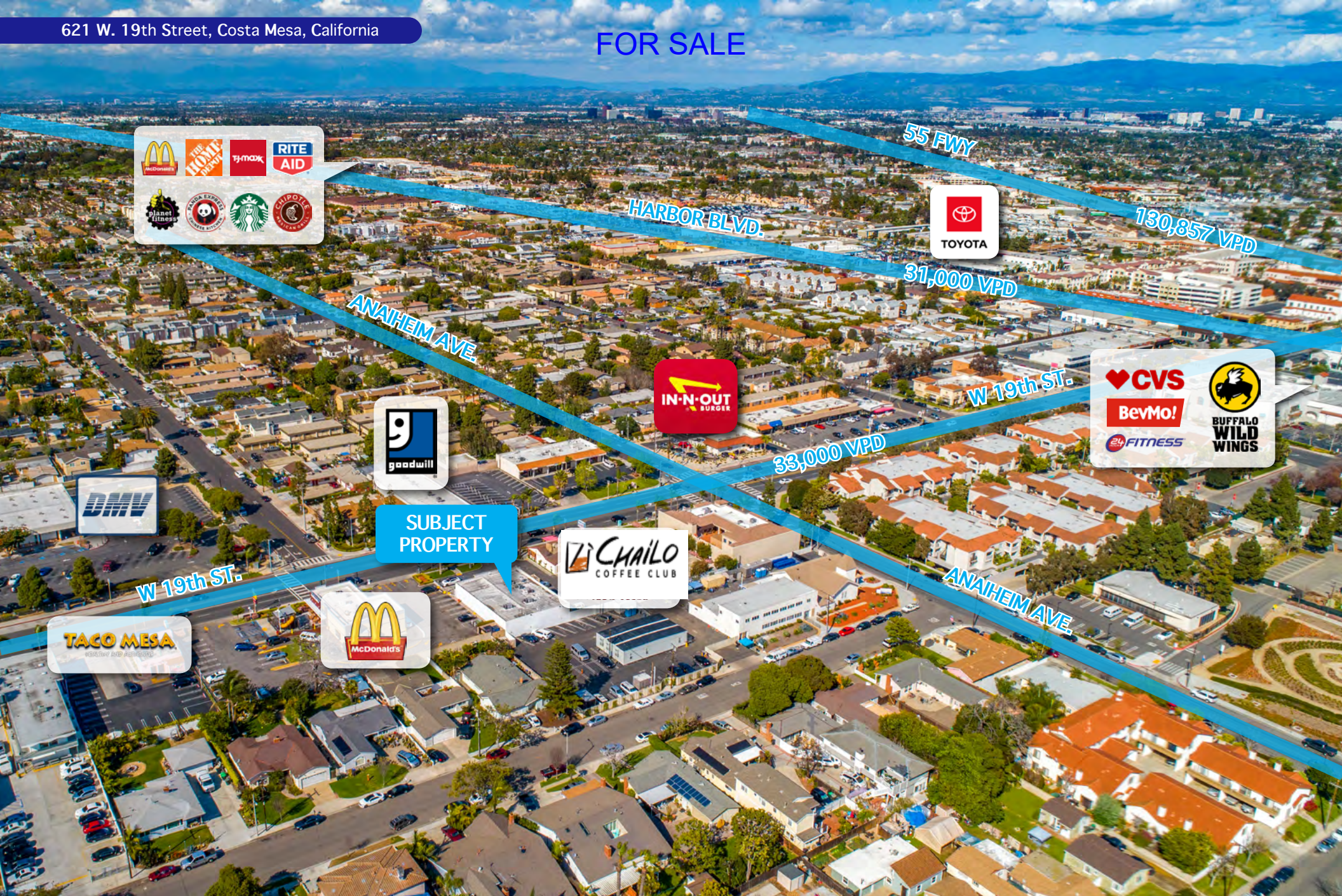
POPULATION

1 Mile	35,568
3 Miles	155,315
5 Miles	320,311

HOUSEHOLD INCOME

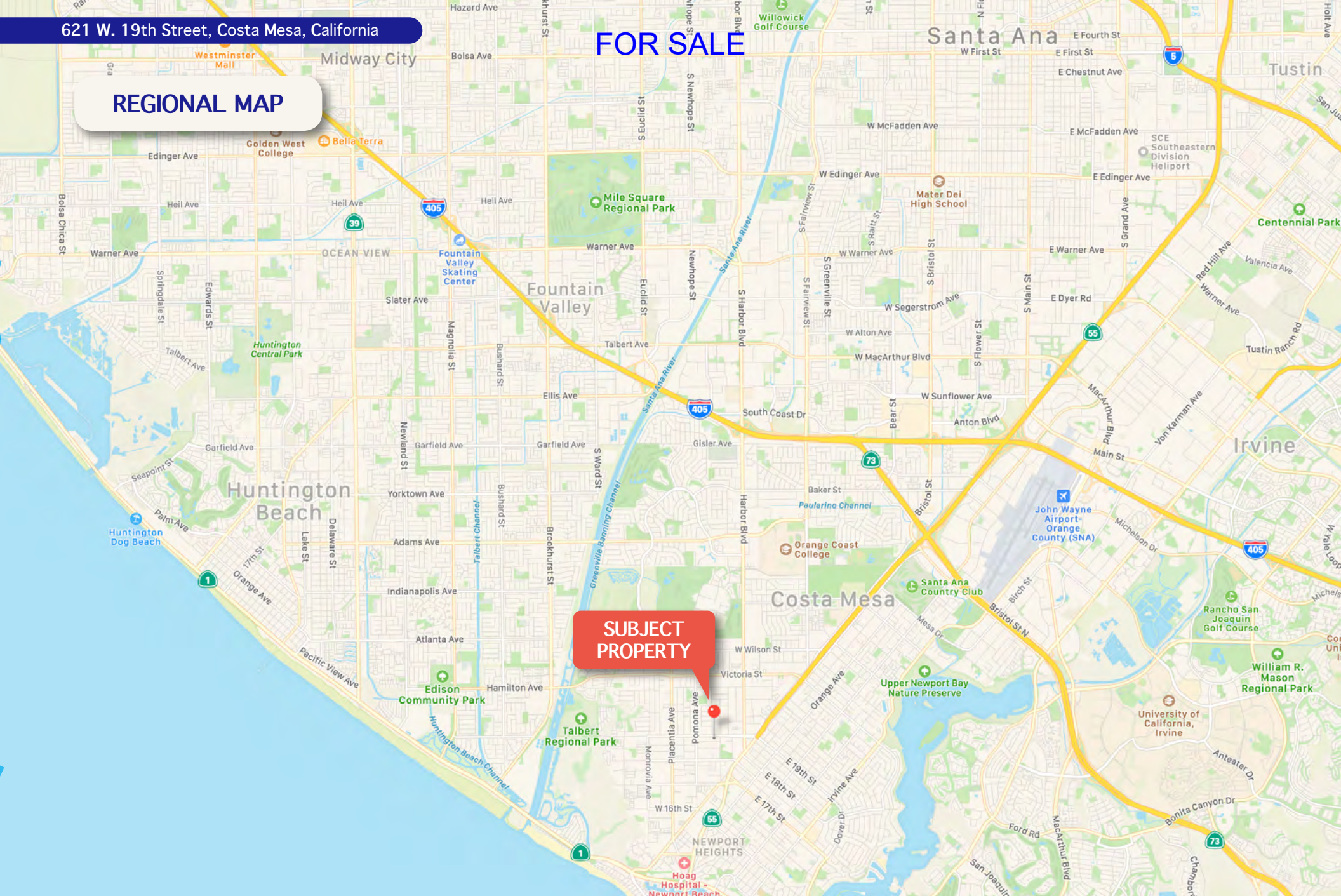
1 Mile	\$59,376
3 Miles	\$83,935
5 Miles	\$90,299

FOR SALE



FOR SALE

REGIONAL MAP



CONFIDENTIALITY AGREEMENT

Confidentiality, Disclaimer

This Marketing Brochure has been prepared to provide summary, **unverified**, information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Consolidated Capital Investments has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contamination substances, PCB's mold or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Consolidated Capital Investments has not verified, and will not verify, any of the information contained herein, nor has Consolidated Capital Investments conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Consolidated Capital Investments

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