



2755 ALAMO STREET

SIMI VALLEY, CALIFORNIA 93065

OFFERING SUMMARY

Sale Price:	\$4,900,000
Building Size:	15,547 SF
Available SF:	15,547 SF
Lot Size:	40,743 SF
Cap Rate:	7.3%

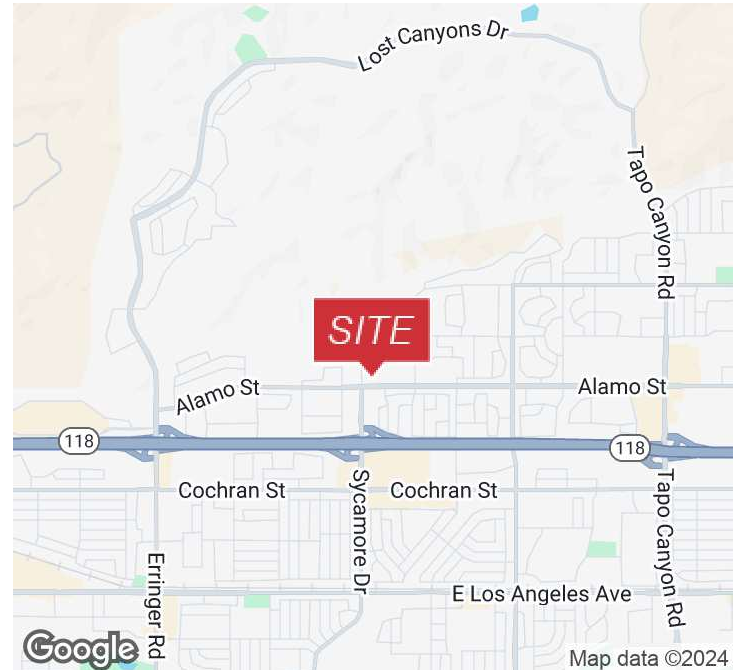
Property Highlights

- Walking distance to Simi Adventist Hospital and Aspen Outpatient Center.
- Current Sub-tenants, UCLA (Suite 100) & Simi Medical Group (Suite 101) sublease terminates 8/31/2026.; Suites 205 and 201 are occupied by Simi Adventist Hospital who holds the Master Lease which expires 8/31/2026.
- Excellent opportunity for an Owner-User to occupy Suites 201 & 205 when they become available 9/1/2026. Below market rents and Tenants in Suites 100 & 101 desire to extend their leases.

Gary Seaton

Executive Vice President
805.277.4021
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CA DRE #00713834

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Sale Price:	\$4,900,000
Building Size:	15,547 SF
Available SF:	15,547 SF
Lot Size:	40,743 SF
Price / SF:	\$315.17
Cap Rate:	7.3%
Year Built:	1991

Property Overview

2-Story Medical Office Building with 4-individual metered suites; Suite 100-3,650sf, Suite 101-3,487sf, Suite 205-4,405sf & Suite 201-4,004sf (see attached floorplans). Perimeter functional dual pane windows. Sprinklered. Very efficient space-low load factor of 10%. Elevator served. Common area bathrooms both downstairs and upstairs next to elevator. Courtyard. 5/1,000 parking.

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Property Type	Office
Property Subtype	Medical
Building Size	15,547 SF
Lot Size	40,743 SF
Building Class	B
Year Built	1991

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LEASED INVESTMENT -RENT ROLL



PROPERTY ADDRESS: 2755 Alamo St., Simi Valley

SUITE	TENANT	APPX. RENTABLE S/F	ORIGINAL TENANCY (MO/YR)	LEASE COMMENCE (MO/YR)	LEASE EXPIRATION (MO/YR)	BASE RENT (\$)	SECURITY DEPOSIT	APPX. RENT per RSF	RENT ESC.	ESC. DATE	COMMON AREA EXPENSE(\$)	UTIL.	% RENT	OPTION	OPTION TERM BEGIN RENT RENT. ESC.
201	SVH&HCS	4,004	Aug-18	8/1/18	8/31/26	\$32,500	\$0	\$2.09	N/A	N/A	NNN	T	N/A	7 years	53,757
205	SVH&HCS	4,405		8/1/18	8/31/26	Vacant	\$0								
100	UCLA	3,650	Aug-18	8/1/18	8/31/24	\$11,766 (sublease)	\$0	\$3.22	3%	1-Sep	NNN	T	N/A	7 years	3%
101	Simi Medical	3,487	18-Aug	8/1/18	8/31/24	\$11,540 (sublease)	\$0	\$3.30	3%	9/1/2025	NNN	T	N/A	7 years	3%

Note: Simi Adventist Hospital has the Master Lease on the entire building and is subleasing to Tenant(s) 100 & 101. Landlord gave SVH&HCS a reduction in rent to Master Lease the entire building.

Both Sublessees would like to continue their tenancy at the end of their sublease term as SVH&HCS has stated they will not be exercising their option to extend the lease.

Annual Gross Income: \$390,000
Less 5% Vacancy: \$19,500
Less 3% Reserves: \$11,700
Annual NOI: \$358,800

Cap Rate: 7.3% (\$358,800/\$4,900,000)

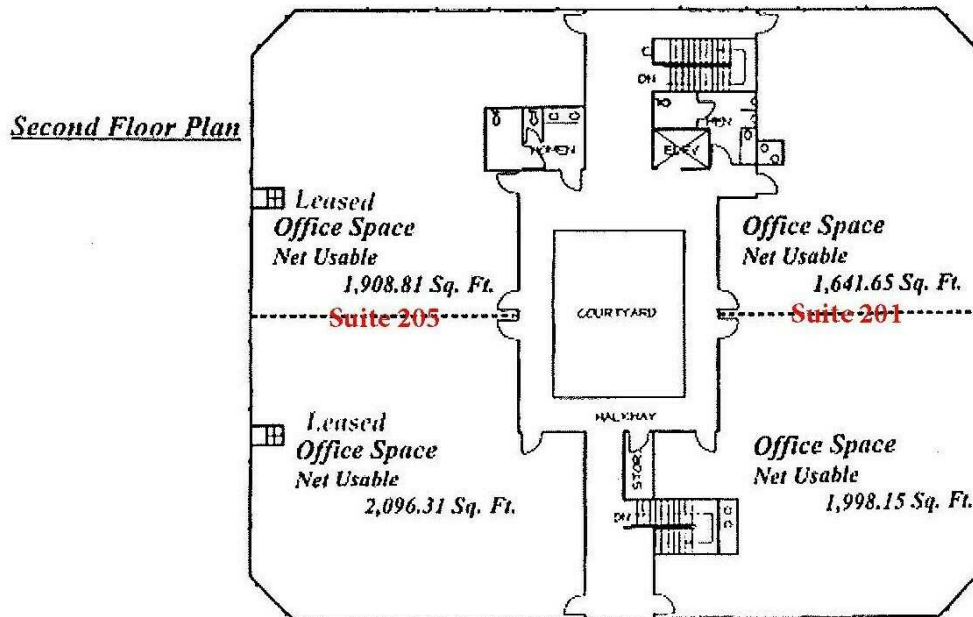
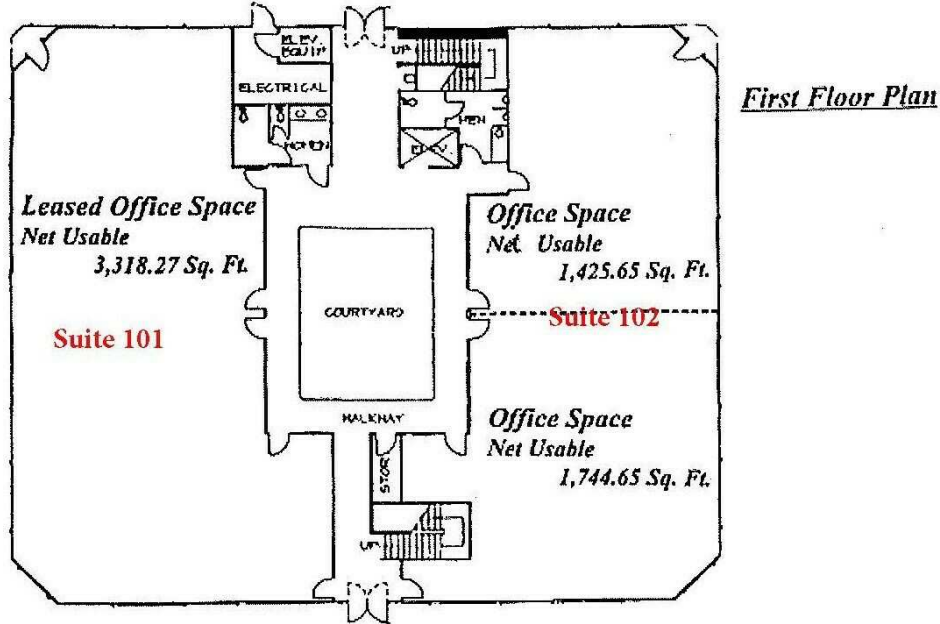
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Alamo Medical Building



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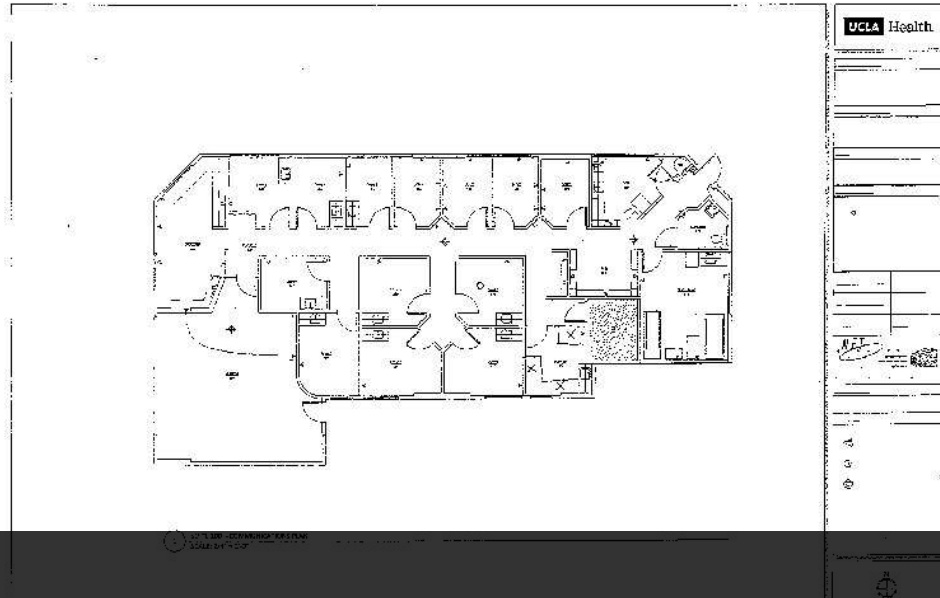
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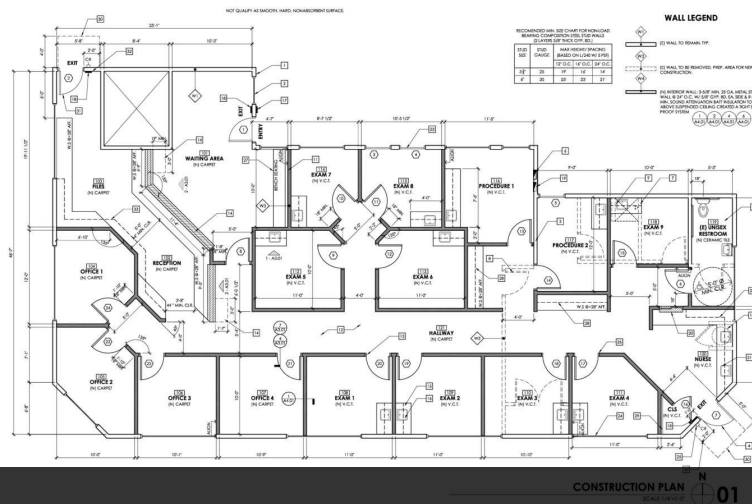
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Suite 100



Suite 101

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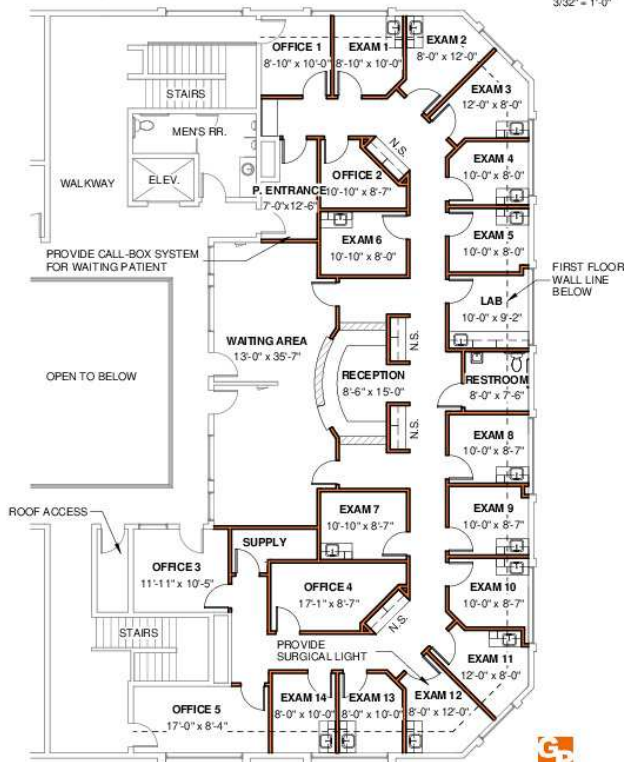


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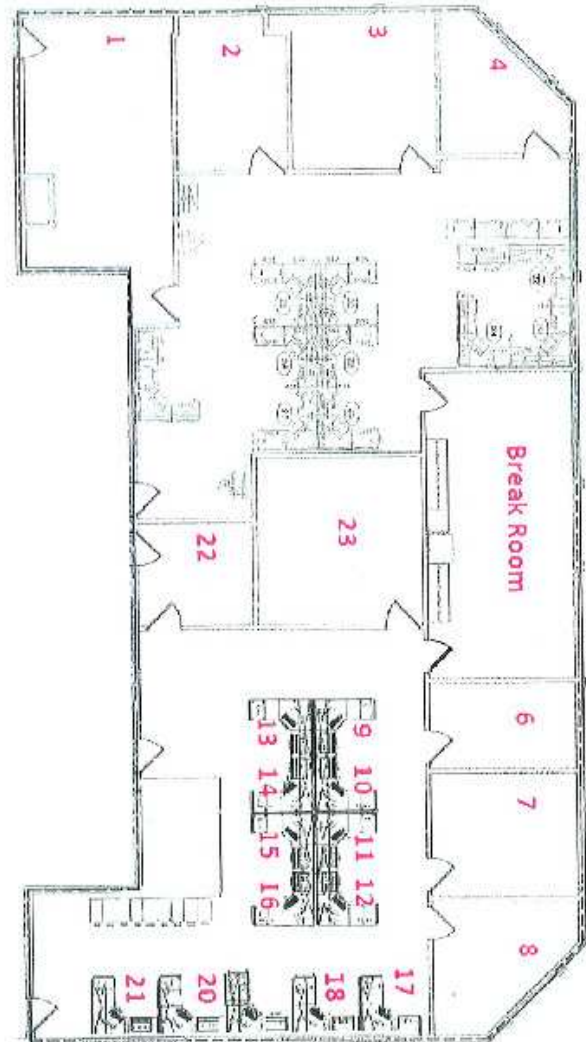
REGAL MEDICAL GROUP

2755 ALAMO ST SUITE 201, SIMI VALLEY, CALIFORNIA 93065

OPTION 1
SP-01
03/12/2013
3/32" = 1'-0"



PROPOSED SPACE PLAN
SCALE: 3/32" = 1'-0"



Suite 205

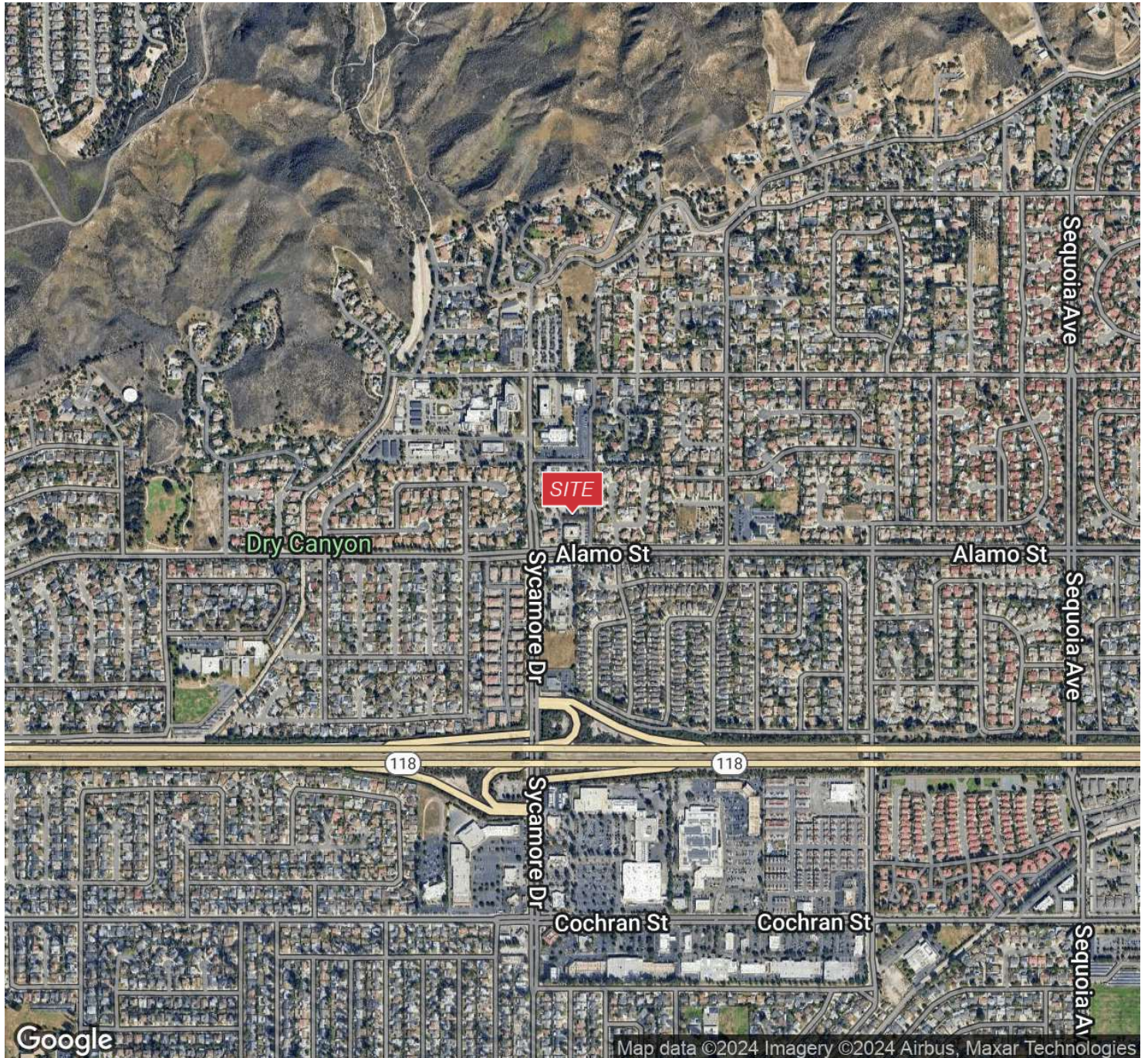
Suite 201

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