

# FOR SALE 245-D8 FISCHER AVE

COSTA MESA • CALIFORNIA



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

MCARDELL  
**OWNER-USER ADVISORS**  
COMMERCIAL REAL ESTATE SERVICES



## THE OFFERING - 245 FISCHER AVENUE - SUITE D8, COSTA MESA, CA

245 Fischer Avenue, Suite D-8 is a beautiful office condo unit situated on the entry corner of the project. The unique atrium interior provides for efficient office layouts and inviting and warm open areas. With glass on two sides, skylights, and glass front offices, the effect is a stunning work environment. Ownership is simple with the association managing all common areas, including roof, parking, exterior building and landscaping maintenance. Both 5 ton rooftop HVAC units have been replaced within the last 3 years and maintained quarterly.

The project is located on the highly desirable Redhill corridor, but far enough from the OC airport to avoid the noise that effects so many properties. The location provides quick access to the 55 and 73 freeways and a bevy of amazing food and lodging options. The building is ideal for an owner-user who is looking to invest in their own future and take advantage of the benefits of owning and controlling their company's real estate costs while building personal wealth.





FOR SALE  
**245-D8** ■ **FISCHER AVE**

COSTA MESA • CALIFORNIA

OFFERING  
SUMMARY

245-D8



# OFFERING SUMMARY - 245 FISCHER AVENUE - SUITE D8, COSTA MESA, CA



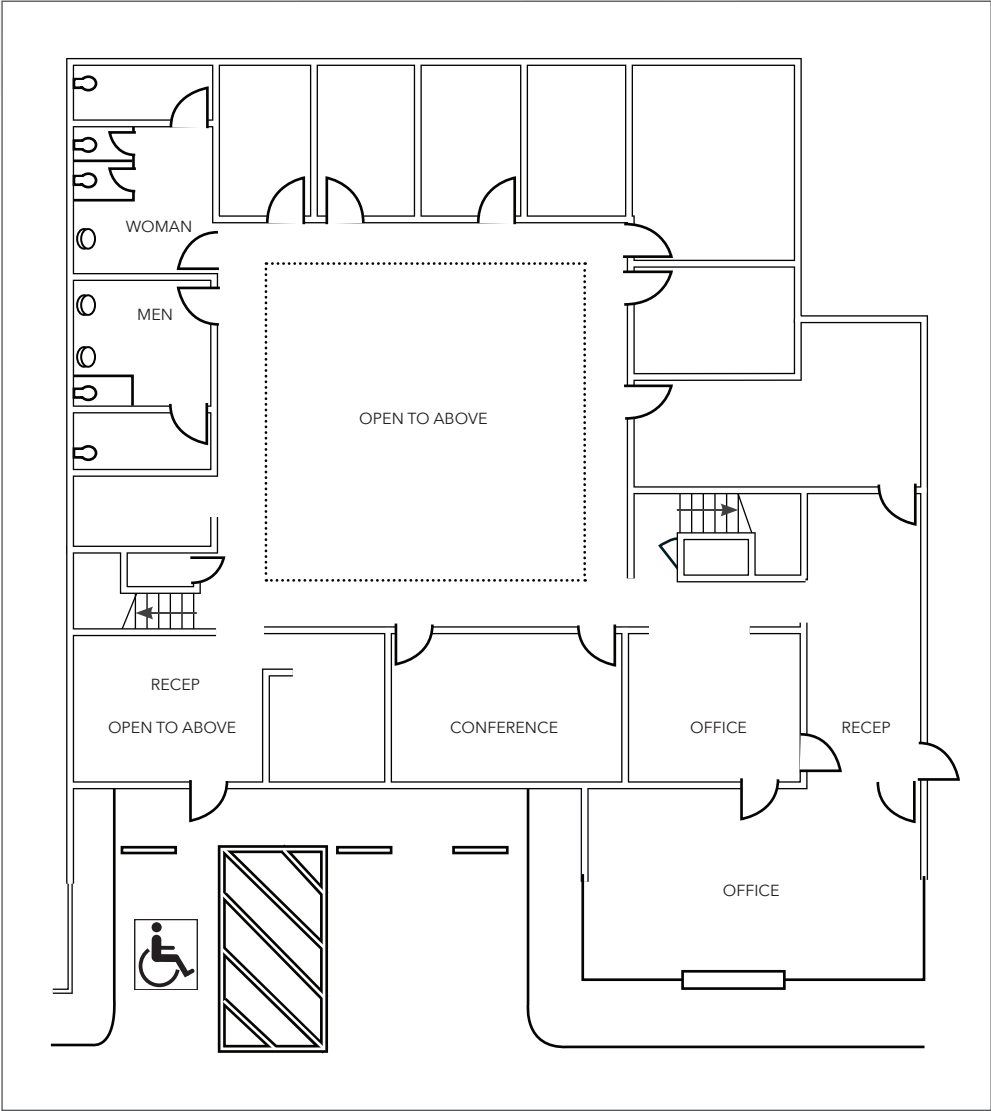
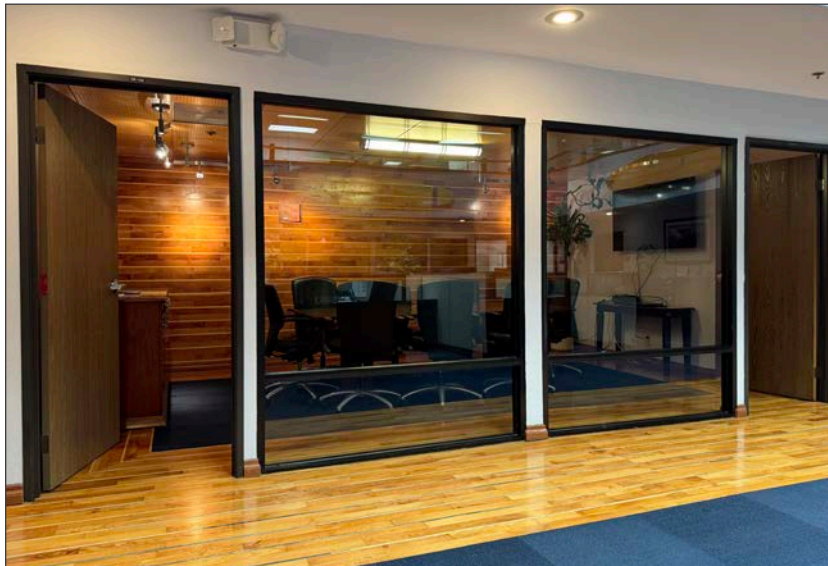
Price	\$2,950,000
Price / SF	\$435.61
Building Size	6,772
Parcel Number	938-980-20
Parking	18 Stalls + Street Parking
HVAC	Two 5 ton units (2022)
Type of Ownership	Fee Simple
Association Costs	\$ .09 / SF /Month
Building Occupancy	Owner Occupied
Construction Type	Wood Frame
Number of Floors	2
Roof Type	Built-up Roof & Shingle
Sprinklered	Yes
Cross Street	Fischer / Redhill

*\*Broker makes no statement as to the accuracy of above.  
All information to be independently verified.*



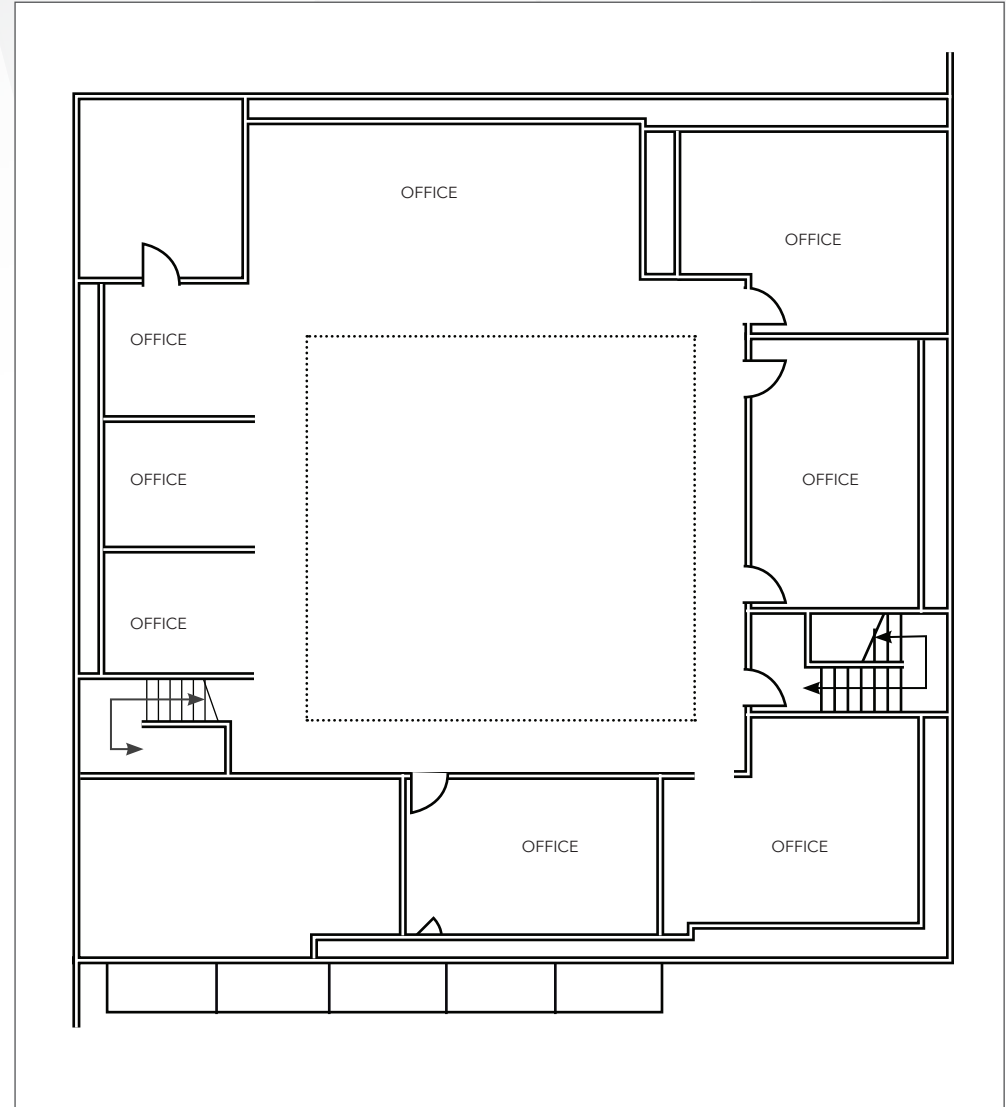
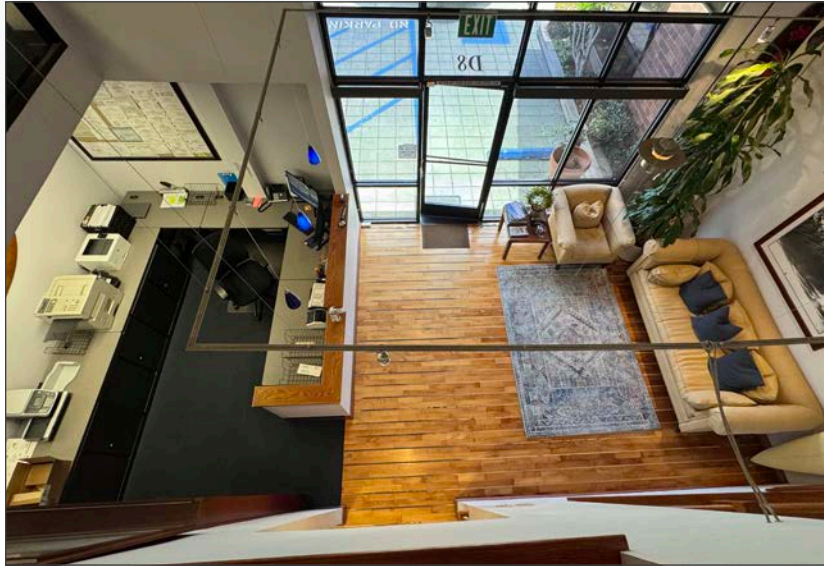
# FLOOR PLANS - 245 FISCHER AVENUE - SUITE D8, COSTA MESA, CA

## FIRST FLOOR



# FLOOR PLANS - 245 FISCHER AVENUE - SUITE D8, COSTA MESA, CA

## SECOND FLOOR



# LOAN COMPARISON - 245 FISCHER AVENUE - SUITE D8, COSTA MESA, CA

## CONVENTIONAL VS SBA LOAN

# 245-D8

### SBA 504

Purchase Price	\$3,285,000
Improvements	\$0
Other	\$0
<b>Total Project Costs</b>	<b>\$3,285,000</b>

#### 504 Loan

Bank Loan	50%	\$1,642,500
SBA 504 Loan *	40%	\$1,344,951
Cash Injection	10%	\$328,500
<b>Total Financing</b>		<b>\$2,987,451</b>

\*Includes financed SBA fee of \$28,251 and \$2,700 legal fee.

#### Monthly Costs 504

	<u>Amort.</u>	<u>Rate</u>	<u>Payment</u>
1st Mortgage 5 years fixed	25 yrs.	5.60%	\$10,185
2nd Mortgage (SBA)	25 yrs.	6.37%	\$8,972
Rental Income			
<b>Total Monthly Payment</b>	<b>5.99%</b>		<b>\$19,157</b>

#### Collateral Requirements 504

- 1st Mortgage on subject property
- 2nd Mortgage on subject property

#### Fees & Out of Pocket Expenses 504\*

SBA Guaranteed Loan Amount	100.00%	\$1,314,000
SBA Fee 504 Loan (Financed)	2.15%	\$30,951
Bank Fee 1st Loan (Out of Pocket)	0.50%	\$8,213
		\$0
Cash Down Payment	10.00%	\$328,500
<b>Total Out of Pocket Expenses</b>		<b>\$336,713</b>

#### Principal & Interest 504\*\*

Principal Payments	\$2,987,451
Interest Payments	\$0
<b>Total Out of Pocket Expenses</b>	<b>\$2,987,451</b>

\*All fees are estimated and will vary by lender/vendor. SBA 504 fees are financed into the loan, est. at 2.15% plus a \$2,000 to \$2,500 legal fee. Appraisal and Environmental reports may be financed, but if shown here are assumed as out of pocket expenses.  
\*\*Assumes fully amortized loans paid at full term.

### CONVENTIONAL LOAN

Purchase Price	\$3,285,000
Improvements	\$0
Other	\$0
<b>Total Project Costs</b>	<b>\$3,285,000</b>

#### Conventional

Bank Loan	75%	\$2,463,750
Cash Injection	25%	\$821,250
<b>Total Financing</b>		<b>\$2,463,750</b>

#### Monthly Costs

	<u>Amort.</u>	<u>Rate</u>	<u>Payment</u>
Conventional Mortgage	25 yrs.	5.60%	\$15,277
Rental Income			
<b>Total Monthly Payment</b>	<b>5.60%</b>		<b>\$15,277</b>

#### Collateral Requirements

- 1st Mortgage on subject property
- Additional Collateral may be required (varies by lender).

#### Fees & Out of Pocket Expenses\*

Total Mortgage	75.00%	\$2,463,750
Loan Fee (Out of Pocket)	0.50%	\$12,319
		\$0
Cash Down Payment	25.00%	\$821,250
<b>Total Out of Pocket Expenses</b>		<b>\$833,569</b>

#### Principal & Interest Conventional\*\*

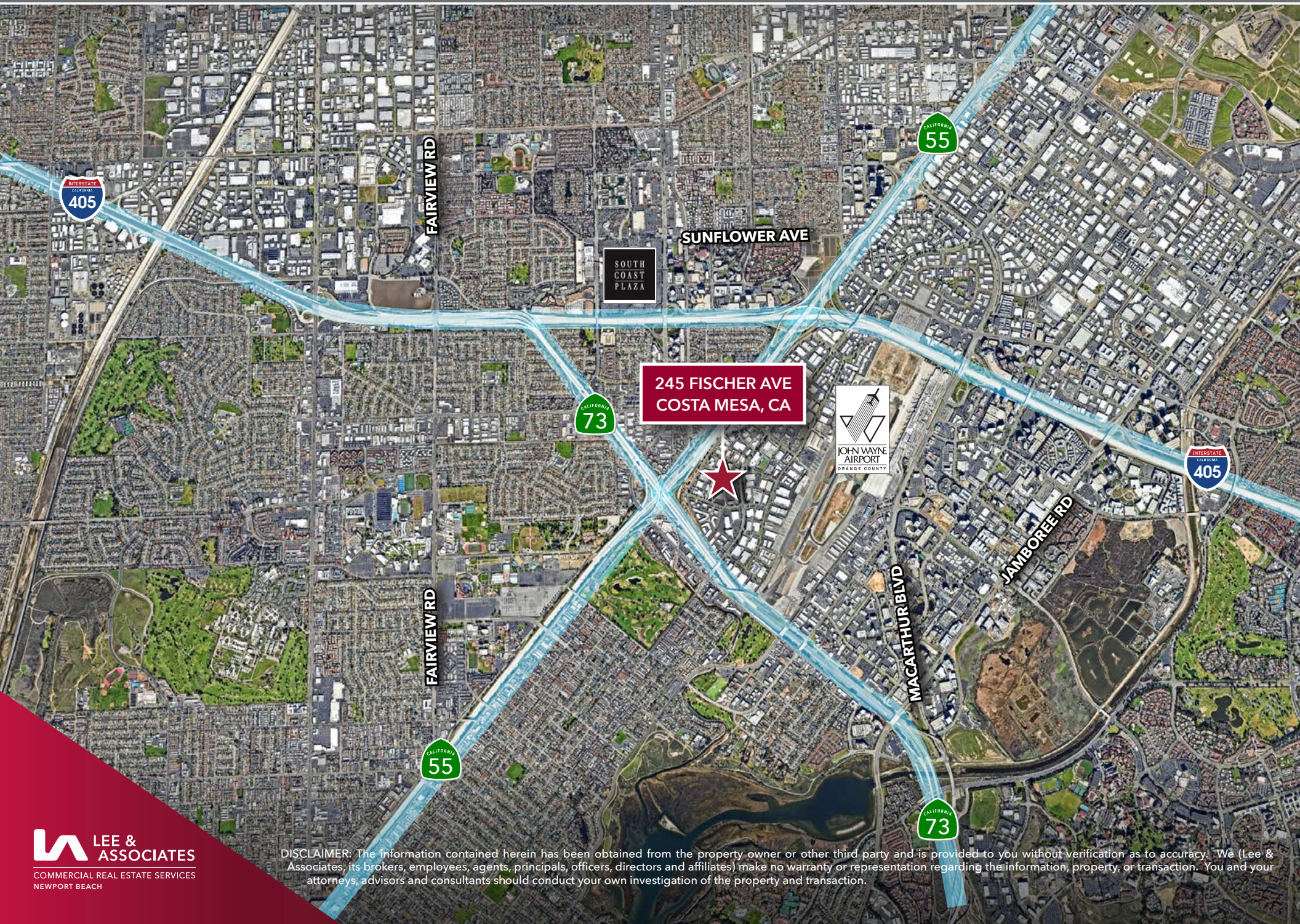
Principal Payments	\$2,463,750
Interest Payments	\$0
<b>Total Out of Pocket Expenses</b>	<b>\$2,463,750</b>

\*All fees are estimated and will vary by lender/vendor.  
\*\*Assumes fully amortized loan paid at full term.

**\$496,856.25 Total Cash Savings with SBA 504**

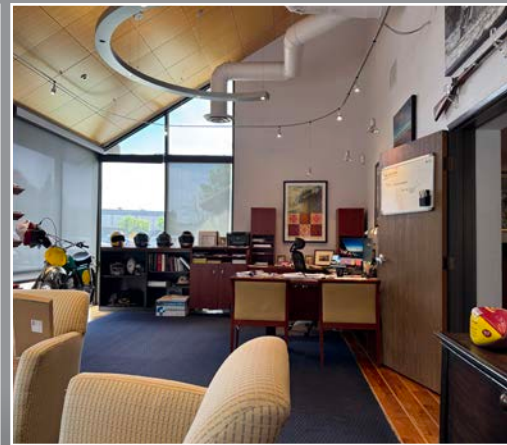
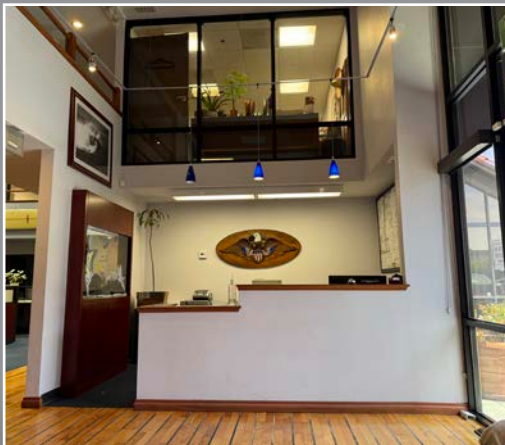
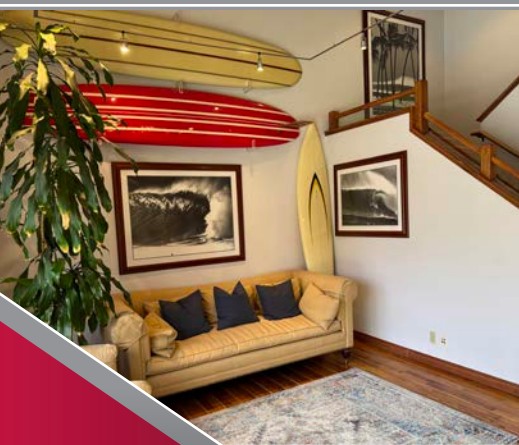


# PROPERTY AERIAL - 245 FISCHER AVENUE - SUITE D8, COSTA MESA, CA





# PROPERTY PHOTOS - 245 FISCHER AVENUE - SUITE D8, COSTA MESA, CA





# FOR SALE

# 245 FISCHER AVE

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