

NOW FOR SALE

EL SEGUNDO

2250

MAPLE AVENUE



A DIVISION OF
**LEE &
ASSOCIATES**

www.leewestla.com | dre 01222000

**CREATIVE OFFICE
FOR SALE or LEASE – 11,866 SF**

Property Description

EL SEGUNDO
2250
MAPLE AVENUE

PROPERTY DESCRIPTION

A single tenant building constructed in 2015 with the interiors completed in 2016. The interior design combines a balanced mix of offices, conference rooms, open work areas, and common use areas. The interior has abundant natural light and fresh air provided by roll-up doors with private patios, and abundant windows (many operable) and skylights. The Property is over-parked with a parking ratio over 3:1,000, with five reserved spaces.

SITE DESCRIPTION

The property is part of the Elevon Campus which is an award-winning innovative 46.5 acre development that combines office and retail buildings, athletic fields, and two hotels including the AC Hotel by Marriott. Two integrated retail buildings support the working environment. The buildings have unique architectural elements and finishes, the courtyards provide amenities that include a fireplace, water features, patio enclosures, outdoor seating, contemporary bike racks, a bocce ball court, walking trails, and outdoor common use rooms. Increasing the utility are campus Wi-Fi with speeds up to 100 Gbps, electric car charging stations, and dog-friendly landscaped areas throughout campus.



Property Information

PREMISES ± 11,866 RSF

PURCHASE PRICE \$9,195,000

RENT \$4.35 / MG

OCCUPANCY Immediate

TERM 5 - 10 Years

PARKING Over 31,000 (5 Reserved)

FEATURES

- Plug and Play Creative Space with Furniture Available
- True Indoor/Outdoor Workspace
- Two Patios and Glass Roll-Up Door
- Kitchen on Each Floor
- 2 Blocks from Metro Green Line
- Easy Access to 105 and 405 Freeways
- Motivated Sublessor!

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Terms of sale or lease are subject to change or withdrawal without notice.

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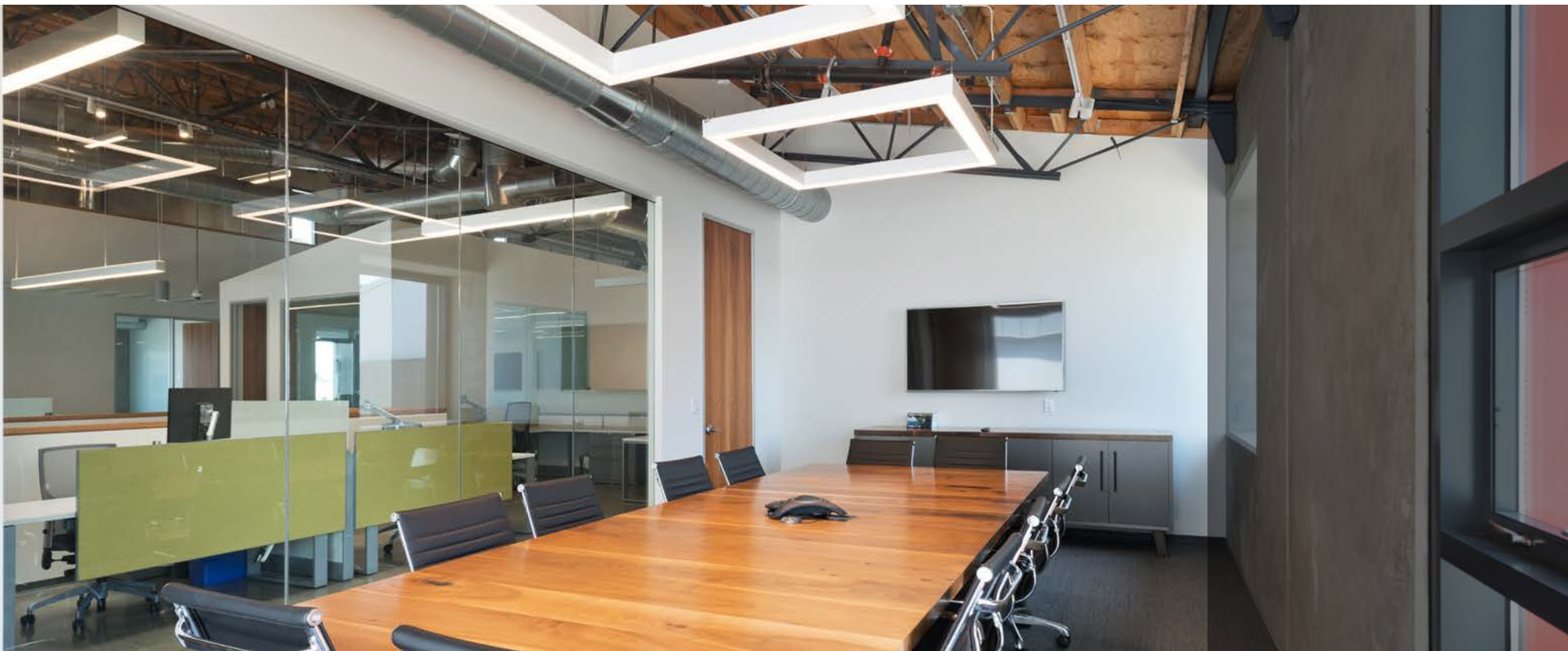
SEGUNDO
2250
MAPLE AVENUE



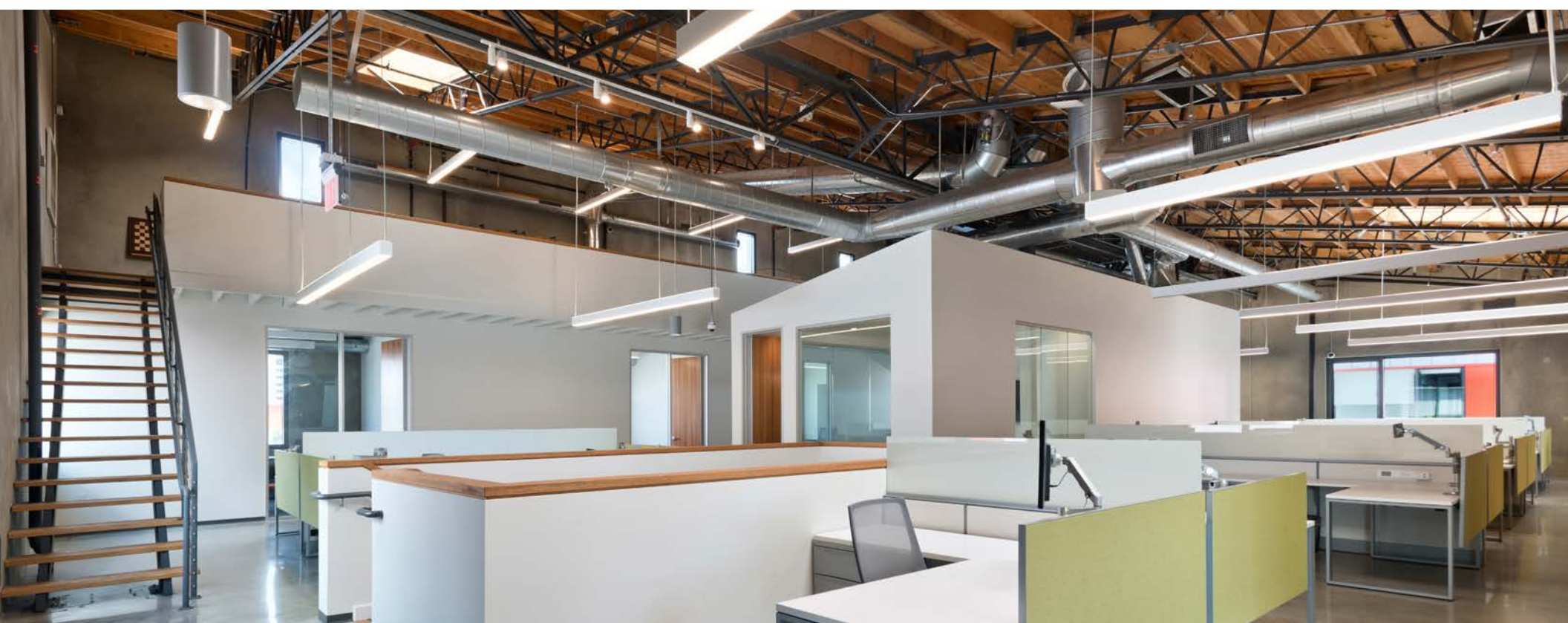
INTERIOR



EL SEGUNDO
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MAPLE AVENUE



INTERIOR

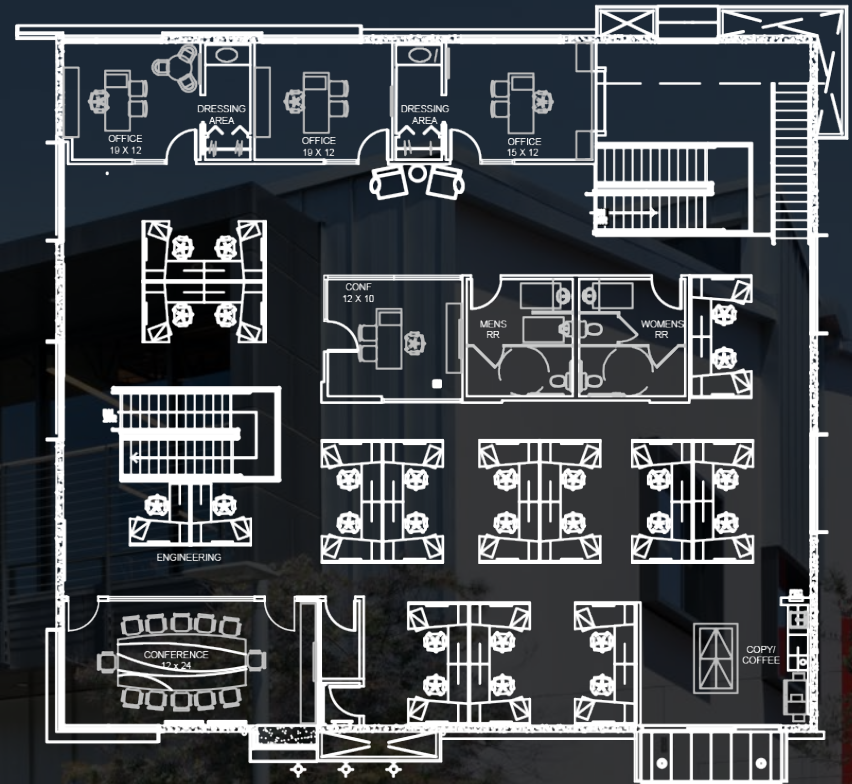


INTERIOR

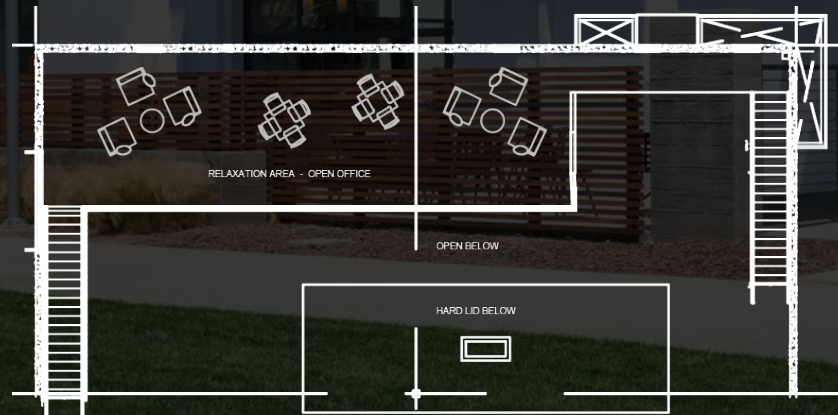
First Floor



Second Floor



Mezzanine



CAP RATE PROFILE

<i>Income / Tenancy</i>			Year 1	Year 2	Year 3	Year 4	Year 5
Property	Sq. Ft.	\$/SF/NNN	Rent	Rent	Rent	Rent	Rent
Building	11,866	\$4.25	\$605,166	\$623,321	\$642,021	\$661,281	\$681,120
Parking	5	\$150 (space)	\$9,000	\$9,270	\$9,548	\$9,835	\$10,130
Total Annual Gross Revenue	11,866	\$4.31 wtd/sf+pk <u>monthly:</u>	\$614,166	\$632,591	\$651,569	\$671,116	\$691,249
<i>Pricing and Return Overview</i>			\$51,181	\$52,716	\$54,297	\$55,926	\$57,604
Purchase Price			<u>\$9,195,000</u>	\$ 775 SF		Target CAP	6.50%
T/I			\$0	\$ -			
Purchase Financing Costs			\$104,000	\$ 9 SF		Included in SBA Loan	
Total Cost			<u>\$9,195,000</u>	<u>\$ 775 SF</u>			
Loan Amount			\$8,275,500	\$ 697 SF			
CAP Rate			6.68%	6.88%	7.09%	7.30%	7.52%

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TOTAL ECONOMIC BENEFIT - OWNERSHIP

A Down Payment (Equity)	10%		\$919,500				
Owner Expenses	0%		\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$614,166	\$632,591	\$651,569	\$671,116	\$691,249
<i>1st Trust Deed</i>	<i>5.75%</i>	<i>\$28,923 /Mo</i>	<i>\$347,078.00</i>	<i>\$347,078</i>	<i>\$347,078</i>	<i>\$347,078</i>	<i>\$347,078</i>
<i>2nd Trust Deed</i>	<i>5.82%</i>	<i>\$23,953 /Mo</i>	<i>\$287,436.56</i>	<i>\$287,436.56</i>	<i>\$287,436.56</i>	<i>\$287,436.56</i>	<i>\$287,436.56</i>
Mortgage Cost per SF: ("NNN equivalent rent")		\$4.46 /Mo./SF	\$53	/Yr./SF	\$634,515	/Yr.	
B Net Spendable Cash			-\$20,349	-\$1,924	\$17,054	\$36,601	\$56,735
Yield (Cash on Cash)			-2.2%	-0.2%	1.9%	4.0%	6.2%
C Principal Paydown			\$167,363	\$152,887	\$152,887	\$152,887	\$152,887
Leveraged Yield (Yield + Principal Paydown)			16.0%	16.4%	18.5%	20.6%	22.8%
Principal Paydown per SF: ***		-\$1.18 /Mo./SF	-\$14	/Yr./SF	-\$167,363	/Yr.	
Cost per SF after monthly principal reduction:		\$3.28	\$39				
D Depreciable Portion / 39 Years Straight Line	80%		\$188,615	\$188,615	\$188,615	\$188,615	\$188,615
Equivalent Fully Taxable Yield			36.5%	36.9%	39.0%	41.1%	43.3%
Depreciation Benefit @ 40% tax rate per SF:		-\$0.53 /Mo./SF	-\$6.36	/Yr./SF	-\$75,446	/Yr.	
Cost per SF after monthly principal reduction:		\$2.75	\$33				
E Appreciation (income increase / purchase CAP Rate)			\$253,708	\$537,169	\$829,134	\$1,129,858	\$1,439,604
Total Pre-Tax Return			64.1%	95.4%	129.2%	164.0%	199.9%
Capitalized VALUE @ 6.5% CAP Rate			\$9,448,708	\$9,732,169	\$10,024,134	\$10,324,858	\$10,634,604

Owner-User Occupancy Cost Analysis (excludes Appreciation = (mortgage - principal paydown - 40% depreciation = after tax "NNN")

After Tax "NNN" equivalent Ownership Cost per SF:	\$3.28 /Mo./SF	\$39.37 /Yr./SF	\$467,152 /Yr.	
Property Taxes (1.2% typically paid by tenants as "Nets") =	\$0.77	\$9.30	\$110,340	\$9,195
Est. Insurance (typically paid by tenants as "Nets") =	\$0.06	\$0.70	\$8,306	\$692
Est. Maintenance (typically paid by tenants as "Nets") =	\$0.21	\$2.55	\$30,258	\$2,522
Expense Loaded, Effective Occupancy Cost per SF:	\$4.33	\$51.92	\$616,057	\$51,338

\$4.46 SF

\$1.05 SF

\$5.50 SF

Monthly

GROSS OUTLAY PER MONTH

\$52,876	<i>mortgage per month</i>
\$12,409	+ taxes, insurance and est. maint. per month ("nets")
\$65,285	Total Outlay per Month
\$0	- Rental Income per Month ("NNN") - subtenants
\$65,285	Net Outlay per Month (Before Prin., Deprec., Tenant Nets)

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TOTAL ECONOMIC BENEFIT



LAX

Raytheon
Space and
Airborne
Systems

Siltanen &
Partners

Integra
Technologies

Elevon
Campus

Lakers
Training
Facility

Xero Solar

Radiology
Partners



Northrop
Grumman

Beyond
Meat HQ

Saatchi &
Saatchi

HMS Host

KGM
Architectural
Lighting

The
Aerospace
Corporation



TENANT MAP



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