

NOW FOR SALE

EL SEGUNDO
2250
MAPLE AVENUE



DIVISION OF

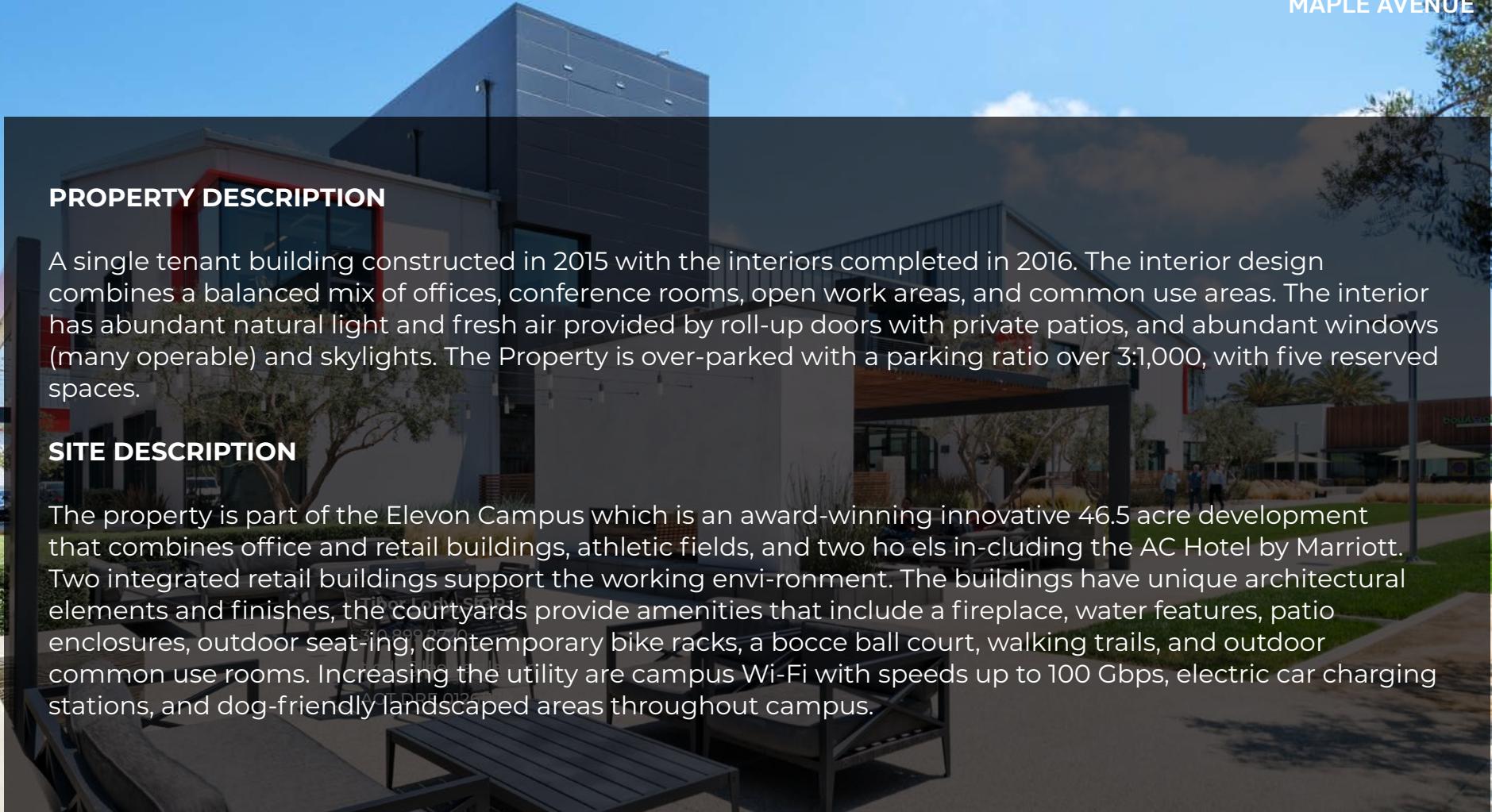
LEE &
ASSOCIATES

www.leewestla.com | dre 01222000

CREATIVE OFFICE
FOR SALE or LEASE - 11,866 SF

Property Description

EL SEGUNDO
2250
MAPLE AVENUE



Property Information

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2250
MAPLE AVENUE

PREMISES	± 11,866 RSF		
PURCHASE PRICE	\$9,195,000		
RENT	\$4.35 / MG		
OCCUPANCY	Immediate		
TERM	5 - 10 Years		
PARKING	Over 3:1,000 (5 Reserved)		
FEATURES	<ul style="list-style-type: none">• 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!		
CONTACTS	<table><tr><td>Keith Fielding 310.899.2719 kfielding@leewestla.com AGT DRE 01729915</td><td>Tibor Lody, SIOR 310.899.2720 tlody@leewestla.com AGT DRE 01261129</td></tr></table>	Keith Fielding 310.899.2719 kfielding@leewestla.com AGT DRE 01729915	Tibor Lody, SIOR 310.899.2720 tlody@leewestla.com AGT DRE 01261129
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A DIVISION OF
LEE & ASSOCIATES

1508 17th Street, Santa Monica, CA | 310.899.2700

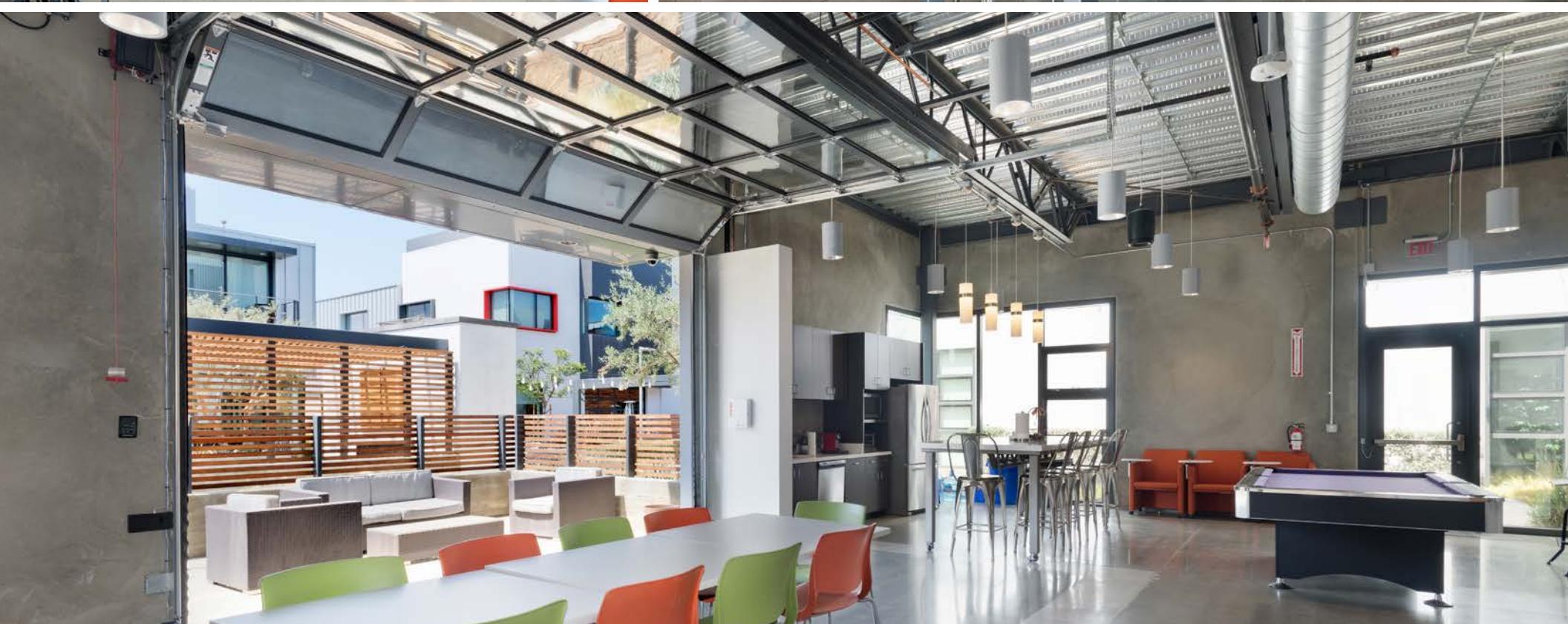
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No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease are subject to change or withdrawal without notice.



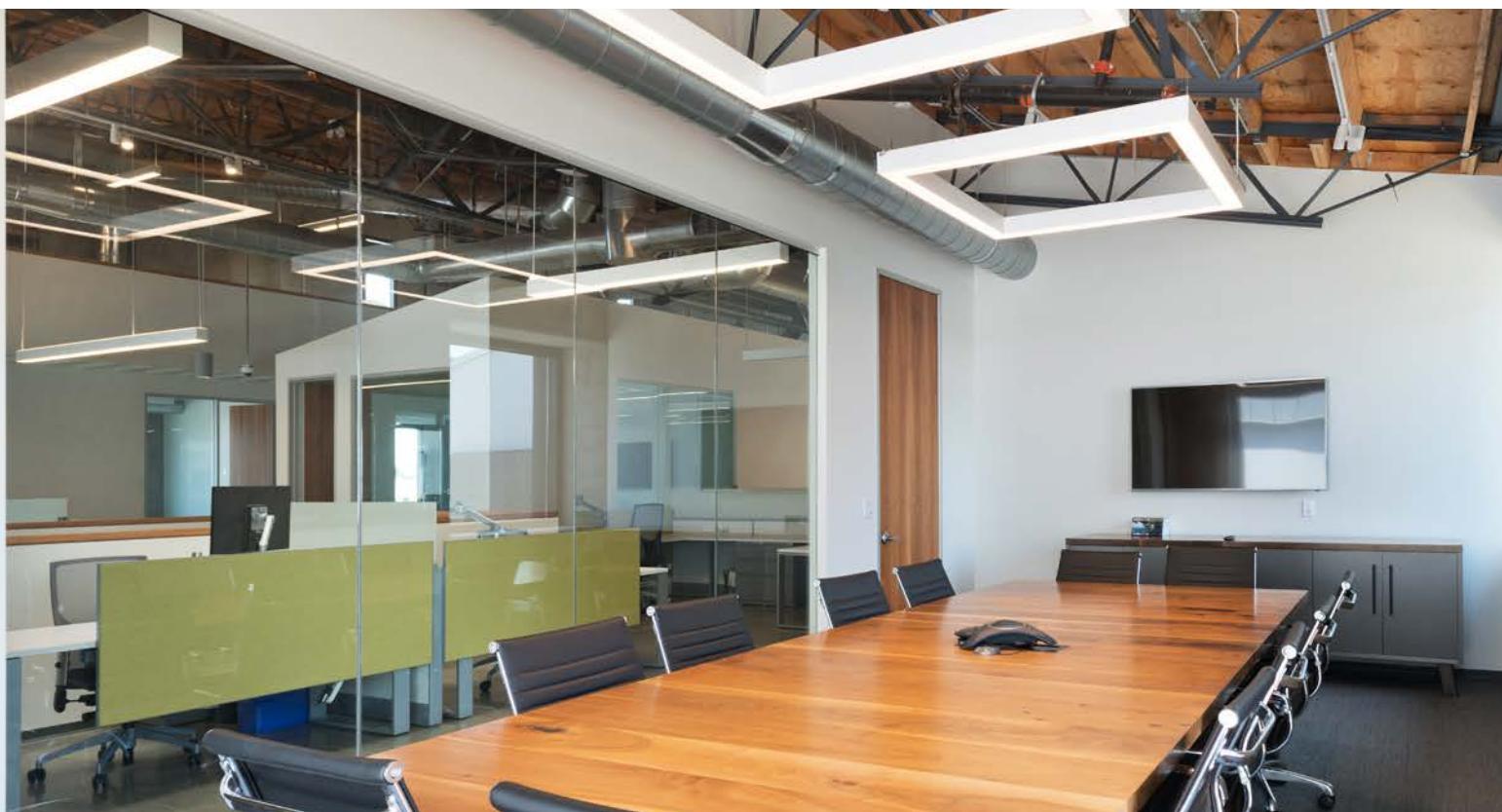


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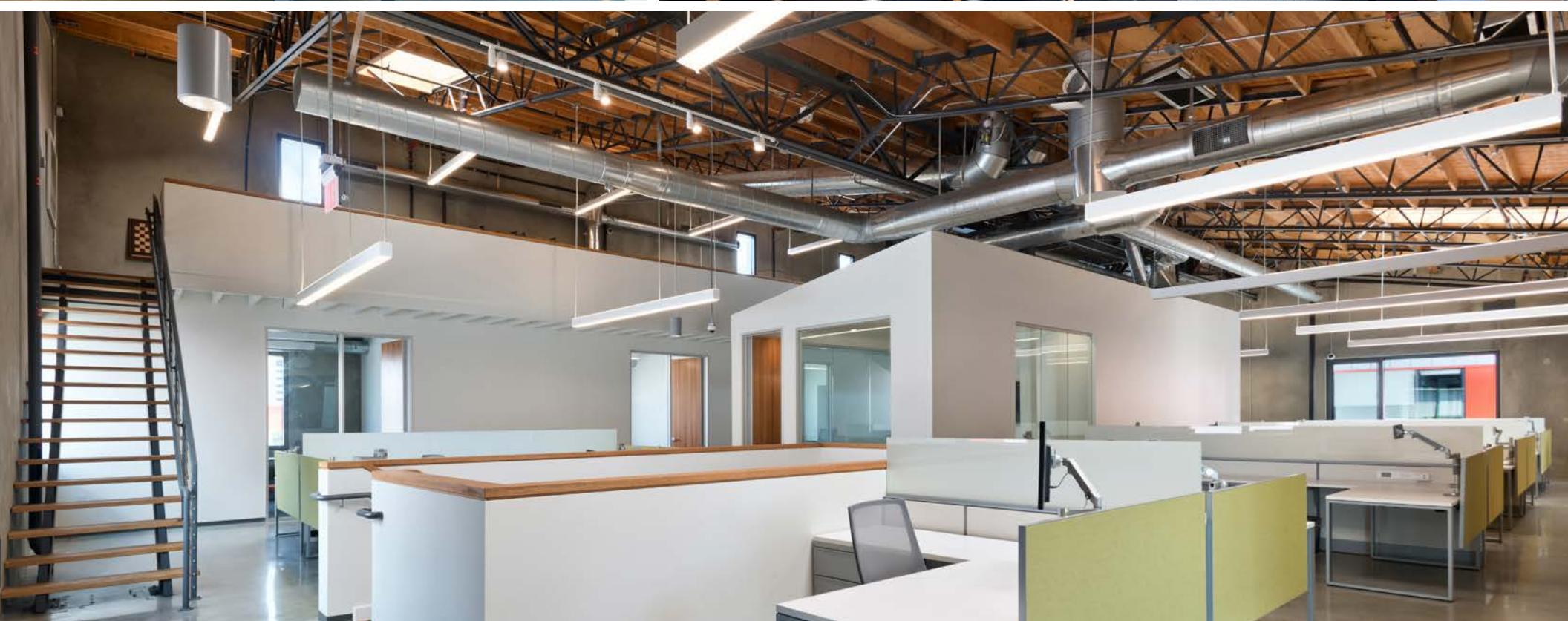
INTERIOR

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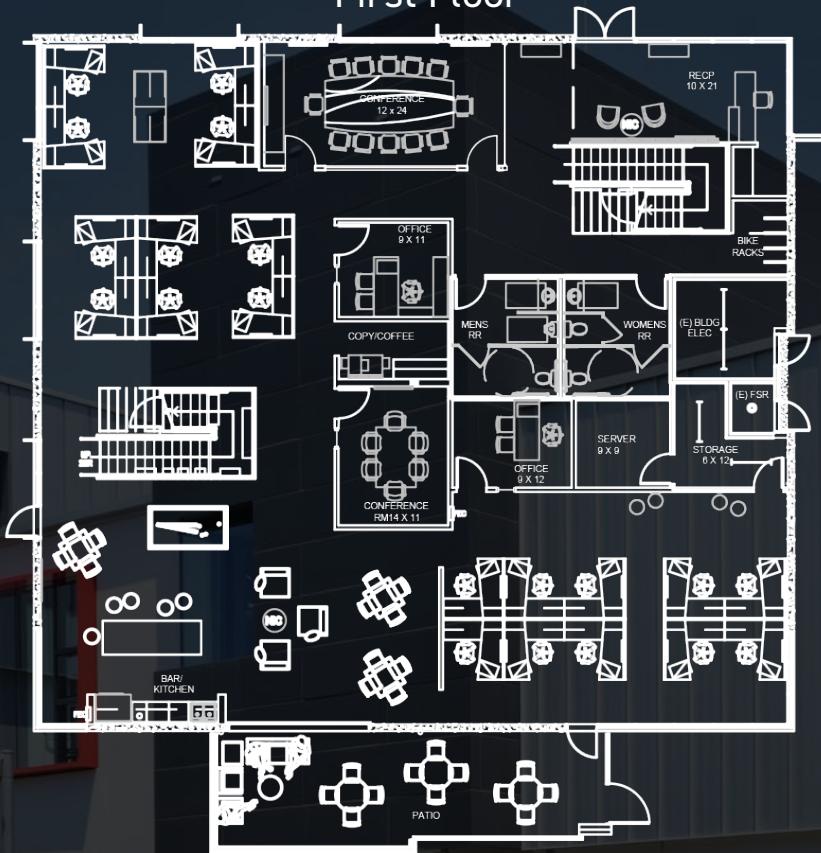
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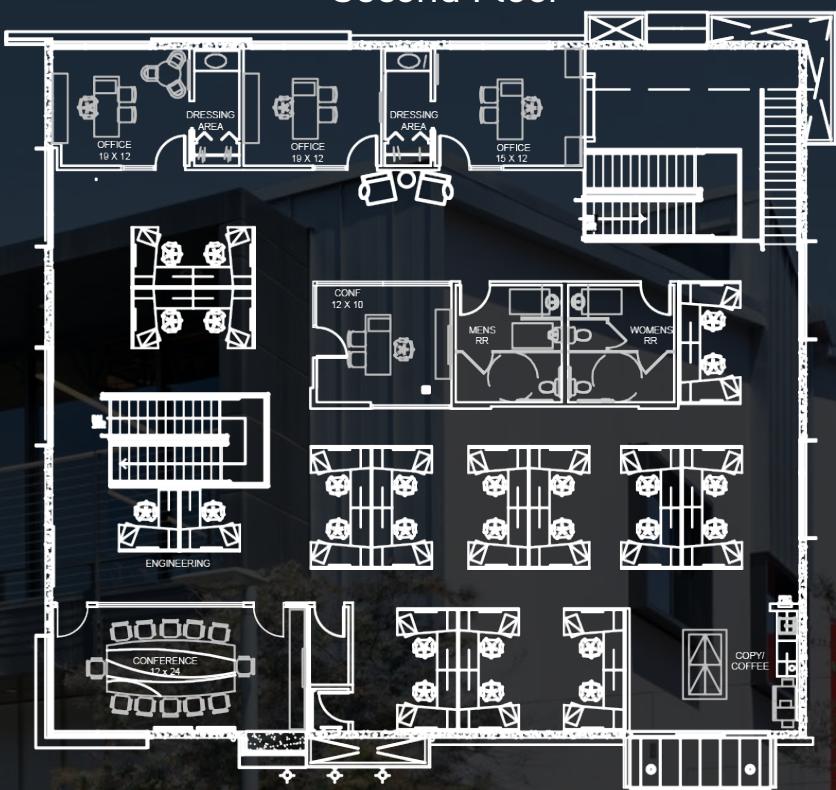


INTERIOR

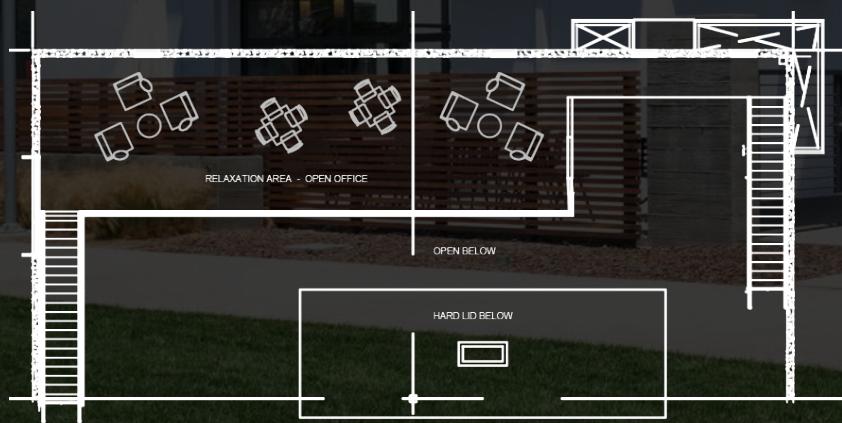
First Floor



Second Floor



Mezzanine



FLOOR PLANS

CAP RATE PROFILE

Income / Tenancy			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
Pricing and Return Overview							
Purchase Price			\$9,195,000	\$ 775 SF		Target CAP	6.50%
T/I			\$0	\$ -			
Purchase Financing Costs			\$104,000	\$ 9 SF		Included in SBA Loan	
Total Cost			\$9,195,000	\$ 775 SF			
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>	5.75%	\$28,923	/Mo	\$347,078.00	\$347,078	\$347,078	\$347,078
<i>2nd Trust Deed</i>	5.82%	\$23,953	/Mo	\$287,436.56	\$287,436.56	\$287,436.56	\$287,436.56
Mortgage Cost per SF: ("NNN equivalent rent")		\$4.46	/Mo./SF	\$53	/Yr./SF	\$634,515	/Yr.
B Net Spendable Cash Yield (Cash on Cash)			-\$20,349	-\$1,924	\$17,054	\$36,601	\$56,735
			-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
Est. Insurance (typically paid by tenants as "Nets") =	\$0.06	\$0.70	\$8,306
Est. Maintenance (typically paid by tenants as "Nets") =	\$0.21	\$2.55	\$30,258
Expense Loaded, Effective Occupancy Cost per SF:	\$4.33	\$51.92	\$616,057
			\$51,338

GROSS OUTLAY PER MONTH	
\$4.46 SF	\$52,876 mortgage per month
\$1.05 SF	+\$ taxes, insurance and est. maint. per month ("nets")
\$5.50 SF	\$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



TENANT MAP



AMENITY MAP

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