

HYDAM
REALTY
INC.



13,000 SF
6 CONDOS

GREAT OPPORTUNITY
MEDICAL/SURGICAL CONDOS/BUILDING

CLASS "A" MEDICAL SURGICAL CONDOS
ABUNDANT PARKING OF (5 / 1000)

OFFERING MEMORANDUM

311 HAIGH ROAD | VENTURA COUNTY

HYDAM REALTY INC.

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An Owner User Opportunity

Hydam Realty is pleased to offer the opportunity to acquire or lease the six fully built Medical Condos. These specialized Medical Condos are located at 311 Haigh Rd., in the city of Thousand Oaks. It is perfect for an Owner User or can be leased long-term.

SUMMARY:

- Gross Area: 13,000+ SF
- Class "A" Medical Surgical Condos
- Prestigious Location
- Within 3 miles of Los Robles Hospital
- Abundant parking at (5/1000) Total Parking - 64 Spaces

ASKING PRICE:

- First Floor Surgical Facility (3 Condos) : +_ 7,100 SF offered at \$4,980,000 (\$700/SF)
- Suite 200: +_ 1,889 SF Offered at \$1,250,000 (\$661/SF)
- Suite 201: +_ 1,808 SF Offered at \$1,102,000 (\$609/SF)
- Suite 202/203: 2,350 SF Offered at \$1,438,000 (\$612/SF)

SUMMARY

The three condos on the first floor are fully developed and built in 2009 as a high-volume Outpatient Surgical Center and Post Surgical Care facility. The Outpatient Surgery Center has four O.R.'s including (2) Procedure Rooms that can be used for multi-specialty procedures. The facility was designed and built to the highest and most stringent standards of Medicare and institutional occupancy. The building has enough electrical power for specialized equipment and is backed up by an 80KW diesel generator on site. The property is ideal for a user group with a need to perform multi-specialty surgical procedures. It has been set up for specialties including Ortho Spine, Orthopedics, ENT, Pain Management, OB-GYN, G.I., Urology, Ophthalmology and a host of other procedures.

The second floor has three Medical Condo Suites that can be made contiguous or can function as independent Medical Suites. Sizes of the available condos are 1,808 SF, 1,889 SF and 2,350 SF respectively.

The building is surrounded by several medical office buildings and has the potential to be one of the most advanced, high end surgical and recovery care facilities and medical office suites in Ventura County. With the right owner or tenant group of physicians, it would be a major provider of medical and surgical care in the area.

The medical Condos are available for sale individually or collectively for sale or Lease, including the fully equipped Surgical Center for an Owner/User with the desire of owning and operating a full-fledged Surgical Center.

OUTPATIENT SURGERY CENTER:

Suite 100 (3 contiguous condos): 7,195 SF with 4 O.R.'s, and 14 patient Pre/Post Op beds, fully equipped that complies with all physical plant requirements as required by Medicare, a 80KW generator and medical equipment.

MEDICAL CONDO/AFTER CARE SUITE:

Suite 203 and 204: 2,350 SF Post Surgical Care Suite for (4) Patients approved by the City of Thousand Oaks for long term, 24/7 supervised care, a conference room and staff lounge. The condo can also be converted into a 6-exam room medical office.

MEDICAL OFFICE CONDOS:

SUITE 200: 1,889 SF (with four exam rooms)

SUITE 201: 1,808 SF (with possible 4 exam rooms)



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INVESTMENT HIGHLIGHTS

- The state-of-the-art surgery center is comprised of 4 Operating Rooms, 14 hospital-grade recovery beds, specialized equipment, and nurses' stations. The facility is suited to accommodate various ambulatory surgery procedures.

- Patients requiring longer recovery can be cared for on a 24/7 basis in the Specialized After Care Suite.

- Three separate Suites on the Second Floor are built with high end finishes and can be made contiguous for a large practice or can be leased or purchased for smaller medial practices.

WELL BELOW REPLACEMENT COSTS

The Medical Condos and the surgery center are priced well below the replacement cost. The estimated replacement cost of just the Surgery Center in T.I. cost alone is more than \$6,000,000. When the cost the building is added to the Surgery Center development costs, the replacement value far exceeds the offering price. The highly improved \$5 million dollar surgery center cannot be easily duplicated elsewhere for less. Medicare (Medicare has approved the application) Certification and AAAASF Accreditation reinforces a potential long-term solution for multi-specialty outpatient surgeries.

The medical Condos are complete with high end finishes. A practice can be started immediately upon Lease or purchase. The costs to develop each such facility, including the real estate, far exceeds the opportunity cost offered.

HIGH RENT FROM SURGERY CENTER USE



A typical Surgery Center Leases at \$5.50 per SF per month NNN.

AREA OVERVIEW

Conejo Valley is located approximately 11 miles inland from the Pacific Coast Highway extending from the San Fernando Valley of the East to Ventura on the West. Conejo Valley also includes the cities of Thousand Oaks, Westlake Village, Calabasas and Agoura Hills and some communities in the Lake Sherwood and Hidden Hills areas which have some of the most affluent neighborhoods of Los Angeles.

The location of this property is ideally suited for physicians or surgeons who wish to access this strong and affluent community including the cities of Simi Valley and Ventura County. The location allows the advantage of reaching and servicing patients within the 25 affluent mile radius.

The entire Conejo Valley has been ranked one of the safest and most family friendly regions in that country. With a population of close to 125,000 in Conejo Valley, Los Angeles has become a very attractive home for prosperous communities. Many residents carry PPO insurance that pay Premium for health care services.

BUILDING INFORMATION

FIRST FLOOR PLAN

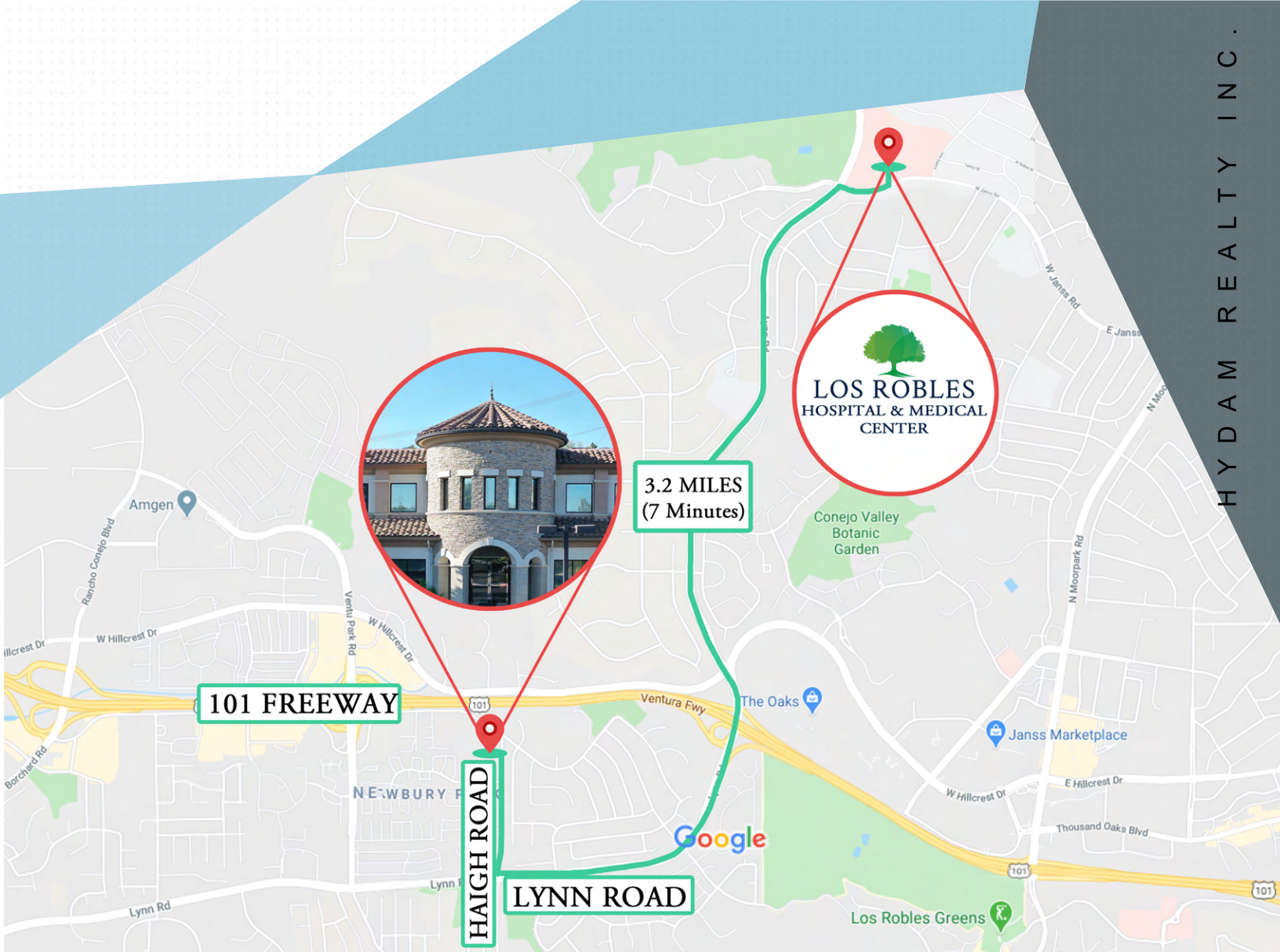


BUILDING INFORMATION

SECOND FLOOR PLAN







LOCATION

- The location is within one mile from the 101 FWY in the heart of Thousand Oaks. The Conejo Valley market is characterized by its affluent and well-educated residents with high quality PPO insurance payers in proximity to abundant executive residential housing.

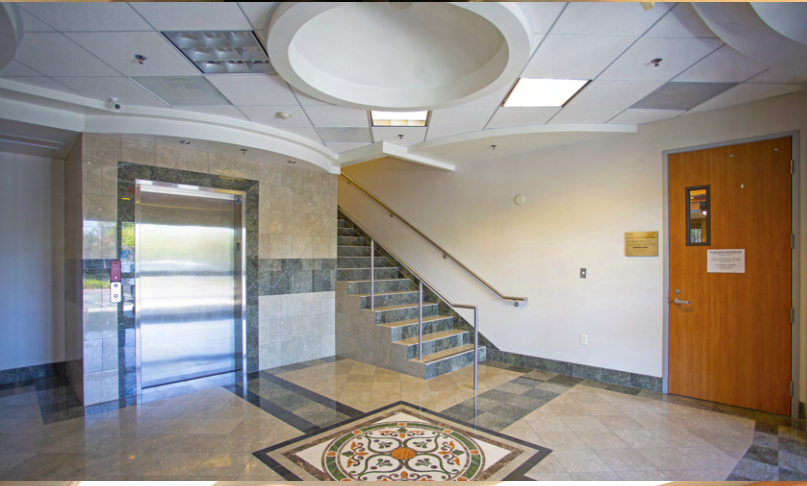
- Thousand Oaks offers an excellent strategic location in one of the most affluent and influential areas along the borders of Los Angeles and Ventura County. The building is located about 3 miles from the Los Robles Hospital. Many medical offices in the vicinity provide referral sources from referring physicians as well as patients for the best-in-class outpatient care that is more cost effective than in-hospital settings.

- There is a growing demand for a limited supply of specialized surgical care.

- The business environment in Thousand Oaks has emerged as one of Southern California's premier destinations for finance, technology, research, biotechnology, manufacturing and service centers. These are the major driving factors for the affluent neighborhood with a strong patient base.



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NON-DISCLOSURE AGREEMENT

The receipt of this memorandum is an acknowledgement on your behalf that it is a confidential memorandum for your limited use and benefit if you desire to express interest in the acquisition of this property. The disclosures herein are to be held in the strictest confidence.

DISCLAIMER

This memorandum contains information pertaining to the property and the Owner and is not an all-inclusive or part of all information which prospect investors may require to evaluate the appropriateness of the subject property. All information is presented as is without representation or warranty or guarantee of any kind.

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