

MAJOR PRICE REDUCTION

9% In-Place Cap & 12.65% Cash-on-Cash

AIRPORT PLAZA

4900 & 4910 airport plaza drive
long beach, california

100% LEASED FULLY RENOVATED CLASS A OFFICE CAMPUS

- ▶ Up to \$7.24M in First Year Bonus Depreciation Available
- ▶ 3 Yr. Average 14.10% In-Place Cash-On-Cash
- ▶ Great Assumable 3.988% Interest Rate Loan (Oct. 2030 Maturity)
- ▶ Full Medical Office Conversion Upside with 5.12/1,000 Parking
- ▶ 6.4 Year WALT with Only 15% Roll in the First Five Years

JANUARY 2026

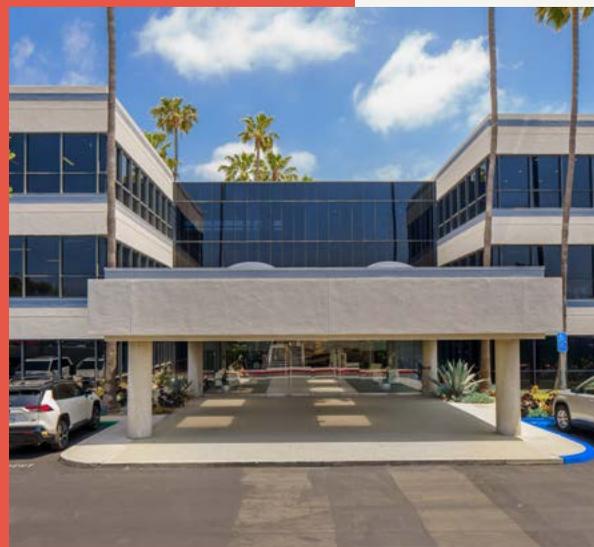
NEWMARK

THE OFFERING

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the leasehold interest in Airport Plaza, a 150,727-square-foot, 100% leased two-building office campus with an in-place, assumable 3.988% interest rate loan. Located within the well performing Suburban Long Beach office market, Airport Plaza has direct access to the San Diego (405) Freeway, and superb regional access to both Los Angeles and Orange County.

The fully renovated campus offers a secured in-place cash flow with average remaining lease terms of approximately 6.4² years with a solid credit tenant roster representing a diversity of industries including the City of Long Beach, Optum California (formerly Healthcare Partners), Food Allergy Institute and Traffic Management, Inc. The rent roll has no lease expirations in the first three years and only 15% expiring within the first five years and with the new tax legislation up to \$7.24M in bonus depreciation is available in the first year.

Airport Plaza's 50-year ground lease terms are highly favorable with rent payments representing only 3.9% of the total project's collected gross rents.



Property Facts

Address	4900 & 4910 Airport Plaza Dr. Long Beach, CA	Renovated	2019
Rentable SF	150,727	Land Area	5.439 Acres
Occupancy	100%	Stories	Three
Year Built	1987	Parking	768 Spaces (5.12/1,000)
		# of Tenants	Seven

Pricing Summary

\$32.92M

Asking Price

\$218

Price PSF

9%

Year One, In-Place Cap

9.6%¹

3-Yr. Average, In-Place Cap

14.10%¹

3-Yr. Average, In-Place
Leveraged Cash-on-Cash

6.4 Years²

WALT

100%

Occupancy

Assumable Loan

3.988%

Interest Rate (P&I)

60%

Loan-To-Value (Asking Price)

Nov-2020

Loan Origination

\$19.89M

Loan Balance

Oct-2030

Loan Maturity

¹ Cap Yr. 1: 9.00%, Yr. 2: 9.64%, Yr. 3: 10.12%

Leveraged Cash/Cash Yr. 1: 12.65%, Yr. 2: 14.23%, Yr. 3: 15.42%

² Includes pending 72 mo. Optum lease extension

PROPERTY HIGHLIGHTS

Secured, Stabilized Income Stream

Currently 100% leased, Airport Plaza offers investors a robust, stabilized rent roll which has **ZERO lease expirations in the first three years** and **only 15% expiring within the first five years**¹. With a secured income stream from the project's diverse mix of quality tenants including City of Long Beach, Optum California (formerly Healthcare Partners), Food Allergy Institute and Traffic Management, Inc., the property satisfies a variety of tenant sizes currently ranging from 6,038 to 50,850 square feet.

Assumable 3.988% Interest Rate Loan

Airport Plaza offers investors an extremely attractive, assumable 3.988% low interest rate loan providing an attractive leveraged yield (average three-year leveraged cash/cash of 14.10%). The loan represents a 60% LTV at the asking price. The 10-year loan, which has a current balance of \$19,886,452, originated on 11/6/2020, is amortized over 30 years, and matures on 10/6/2030.

6.4 Year WALT with Sticky Project Tenants and Current, Full Utilization

Airport Plaza's tenants are currently in full utilization/occupancy of the project and many have significant tenant-invested improvements which bodes well for a high probability of future lease renewals. Top floor tenant, Traffic Management, which represents 1/3rd of the Project's square footage, has just renewed their lease and invested \$2.2M into their space which serves as their Corporate Headquarters. The second largest tenant, Optum California, is also in the process of renewing for 68 months and has invested significantly in their space which is a Medical Office use with an existing contract rent 16% below office market rents and 24% below medical office rents.

¹ Includes pending 72 mo. Optum lease extension

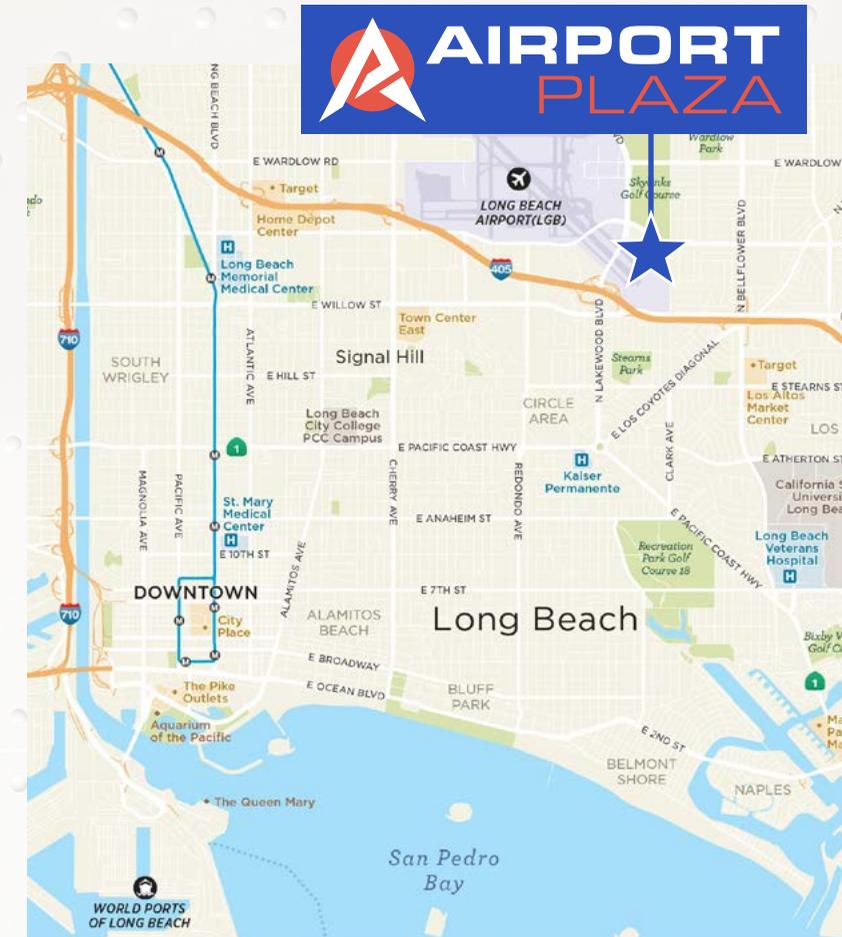


Bonus Depreciation Advantage

Given the "One Big Beautiful Bill" tax legislation passed in 2025, an investor has the ability to accelerate the depreciation deduction in the first year of ownership, which provides a major tax savings and substantially improves after-tax cash flow. Newmark's preliminary cost segregation analysis estimates up to \$7.24M in additional "bonus" depreciation for the new owner.

Medical Office Conversion Upside

21% of Airport Plaza's square footage is currently Medical Office space (Optum: Ste. 4900-100/210 which is 32,255 SF). With 5.12/1,000 surface and structure parking, the opportunity exists to significantly grow the NOI by converting the balance of the project into Medical Office space as medical tenant demand remains strong within the Long Beach and Suburban Long Beach submarkets with a combined vacancy of only 5.9% for medical office buildings as of the start of Q3 '25.



Strategic Long Beach Location

Situated between Los Angeles County and Orange County with convenient access to Downtown Long Beach and Downtown Los Angeles, Airport Plaza is proximate to the San Diego (405) Freeway, the Long Beach (710) Freeway, and the San Gabriel (605) Freeway interchanges which have a daily traffic volume of over 1 million cars per day. The central location provides immediate access to an abundant skilled labor pool and premier affluent residential communities of Lakewood, Long Beach and the esteemed Palos Verdes Peninsula.

Desirable Suburban Long Beach Office Market

The Suburban Long Beach market is highly desirable among users requiring regional access to a diverse labor pool due to its direct access to the San Diego (405) freeway and its central location between lower West Los Angeles and Orange County. The area's historically balanced office tenancy base includes engineering, healthcare, finance, insurance, port/logistics related and government users. With the recent transformation from Long Beach's traditional aerospace legacy (Boeing) into what is now being called "Space Beach," where over the past two years alone more than \$750 million in U.S. DOD funding has poured into space and aerospace industries, Long Beach has become a magnet for companies seeking to push the boundaries of innovation. New corporate entrants such as Rocket Lab, Vast, Relativity Space and JetZero, among others, have made Long Beach one of the fastest growing hubs for new technologies as they continue to drive office space absorption. The Long Beach Suburban submarket will also benefit from a reduction of its available inventory as various office buildings are being converted to alternative uses.

Urban Environment Amenities

The Property benefits from its proximity to numerous retail and restaurant amenities within a two-mile radius including "Douglas Park," which offers a 266,000-square-foot Long Beach Exchange and contains "Hangar @ LBX" a 16,800-square-foot "hangar" showcasing an evolving curated collection of local purveyors of art, food, design, fashion and other unique goods and services. Nearby hospitality amenities include a Hampton Inn/Homewood Suites by Hilton Hotels (241 rooms) and the Holiday Inn (170 rooms). Additionally, the "Four Star" Long Beach Marriott (159 rooms) offers a convenient walkable amenity within the Airport Business Park.

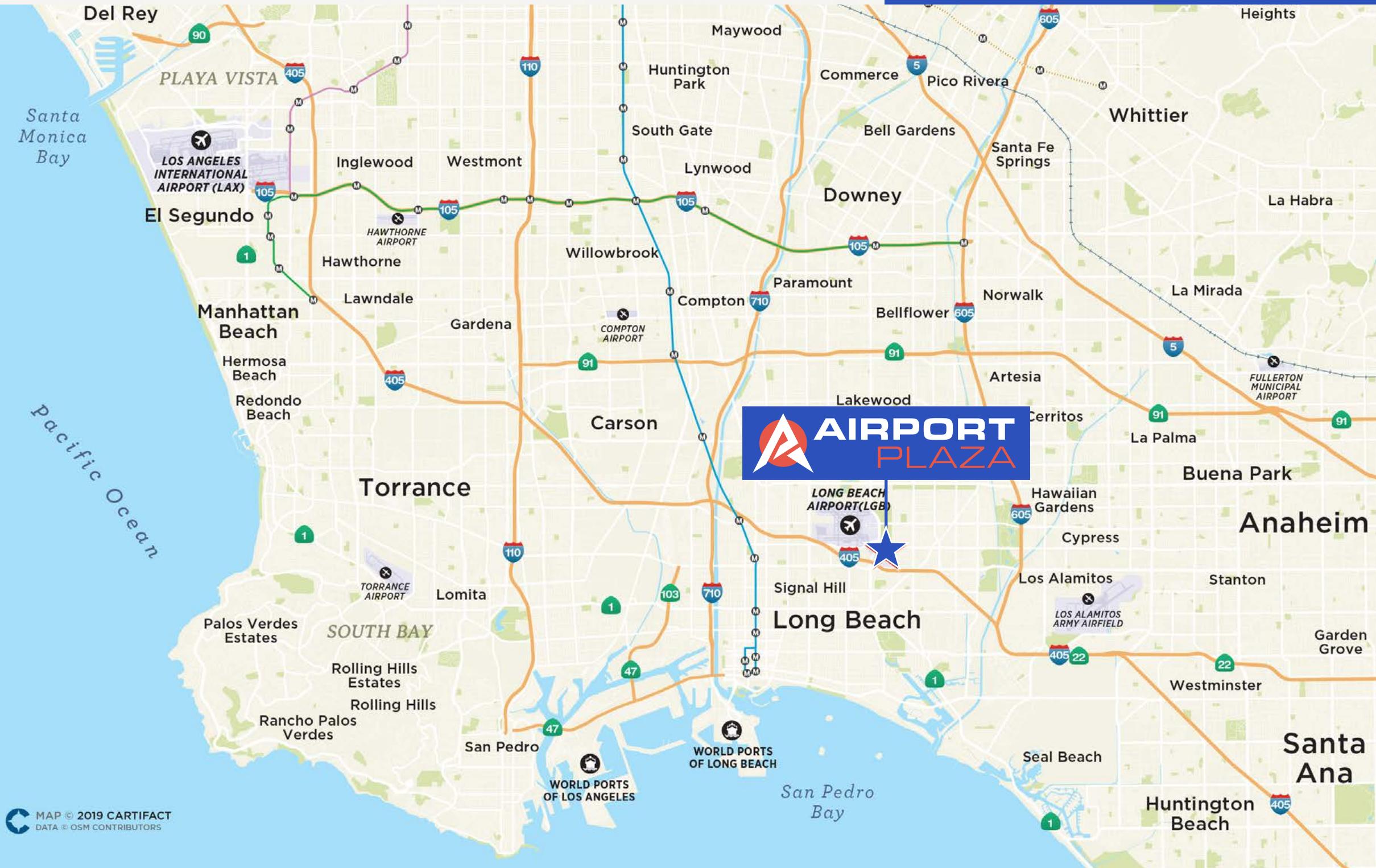
Major Discount to Replacement Cost with Recent Capital Expenditures Completed

Available at less than 50% of replacement cost (estimated to be over \$500 per square foot) with in-place rents substantially below replacement cost rents in an in-fill submarket with significant physical and economic barriers to entry for new development. The Property has also benefited from over \$12.5 million in recent tenant improvements and CapEx, which included HVAC, elevators, new roofs, lobby/restroom/corridor upgrades and new landscaping.

Favorable Ground Lease Economics

A long term (50 year) ground lease with a pro-business municipal ground lessor (City of Long Beach) which has a track record of consistently extending ground leases, and has recently agreed to extend this ground lease. The Project's below market ground lease payments are only 3.9% of the total collected gross rents. A full summary of the Ground Lease is included in the Financial Section.



The logo for Airport Plaza, featuring a stylized white and red 'A' icon to the left of the text 'AIRPORT PLAZA' in white and red capital letters on a blue rectangular background.

Pacific Ocean

Downtown Long Beach



Aero Long Beach
(Kilroy Airport Center)



CLARK AVE.

AIRPORT PLAZA DRIVE



LAKWOOD BLVD.



AIRPORT PLAZA

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Corporate License #01355491

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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Knight Frank (Newmark) that broker shall not look to Newmark for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark's client.