

31194 LA BAYA, SUITE 206 | WESTLAKE VILLAGE, CA

FOR SALE

FURNISHED OFFICE CONDO, 1,350 RENTABLE SF

NORTH RANCH BUSINESS CENTER | IMMEDIATE OCCUPANCY AVAILABLE



PROPERTY HIGHLIGHTS

Ranch Business Center (NRBC) consists of 2 multi-unit condo buildings:

- 31192 La Baya has 8 industrial condos in 27,776 SF.
- 31194 La Baya has 16 office condos on two floors in 22,395 SF with common area of 4,255 SF.
- In total, NRBC has 24 units in 54,426 sf on 3.81 acres.
- Built in 1981.
- 142 parking spaces.

Features:

- Furnished office condo – Move-in Ready.
- Within ½ Mile: Costco, 4 Seasons Hotel, Oaks Christian, Westlake Playfield Complex & YMCA, Lure Fish House, Target, Cici's, Chipotle, In-N-Out, Dunkin Donuts, 14 Canons, and 101 Freeway on/off.
- 2 Large Executive Offices, Conference Room, Reception, Galley, and in-suite restroom.
- 2 Entrances
- Elevators Served.
- 4 parking spaces allocated for this suite.
- Owner's Association maintains common areas and exterior.
- *Build equity in lieu of paying rent.

PROPERTY INFORMATION

Price	\$540,000
Price/SF	\$400/SF
Rentable SF	1,350 SF
Usable SF	1,194 SF
Load Factor	13.1%
Parking	4 (3/1,000 SF)
Zoning	BP (Business Park)
Permitted Uses	General & Professional Office

SBA FINANCING (10% DOWN)

10% Down	\$54,000
Loan Amount	\$493,344 (includes SBA fees)
Interest Rate	6.27% (Blended Rate)
Monthly Payment	\$3,266/month

Buyer's Effective Occupancy Cost
 with 10% Down: \$3,266 (\$2.42/SF) per month NNN
 with 25% Down: \$2,735 (\$2.03/SF) per month NNN

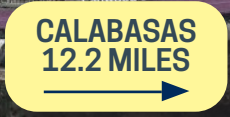
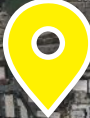
*Financing quote by DH Financing, Diana Hallal (949) 300-5555.
 Rates subject to change

Email: Diana@dhfinancing.com

WESTLAKE VILLAGE OFFICE CONDO



**31194 LA BAYA DR
SUITE 206**

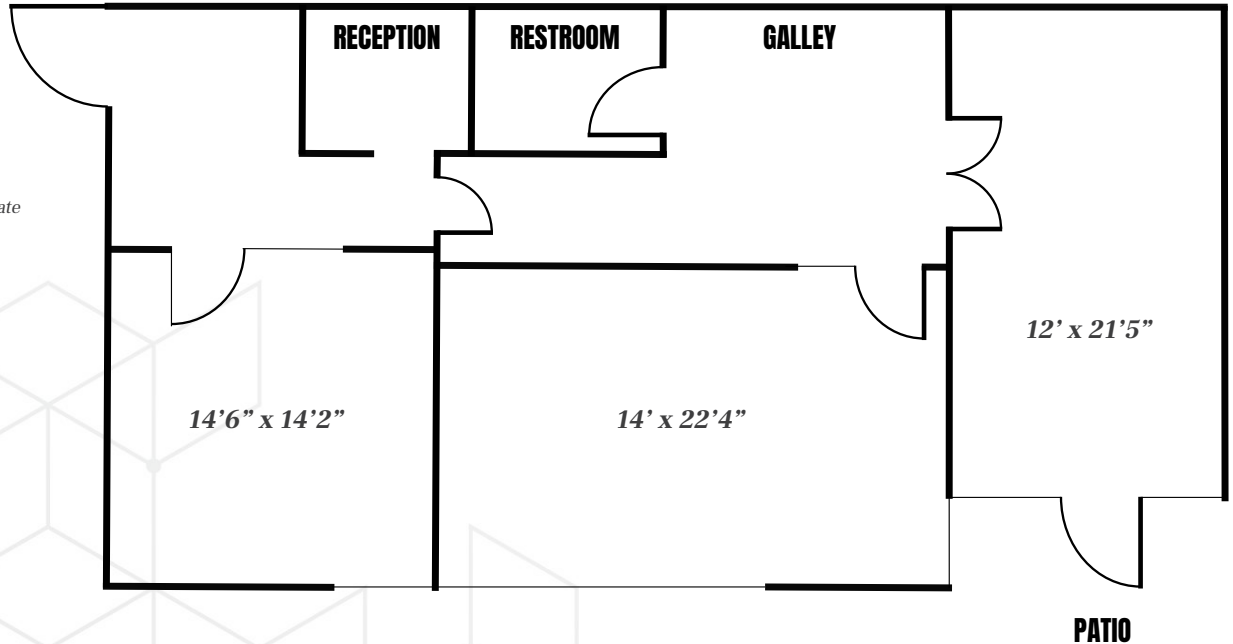


- Move-in Ready**
- 2nd Floor Elevator Served**
- Professional Property Management**
- 4 Allocated Parking Spaces**

FLOOR PLAN

**Not to Scale
for reference purposes only.
All Dimensions are approximate*

1,194 Usable SF
1,350 Rentable SF
4 Parking Spaces



Condo Association Fee: **\$405/month (\$0.30/SF)**
 Association Fee pays for Water, rubbish, property insurance (excluding your interior), landscape services, exterior electrical & lighting, pest control, annual HVAC maintenance, roof maintenance, annual exterior window cleaning, elevator service, property management services.



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