

Investor Pro Forma - 700 S Brea Blvd., Brea, CA

1. Property Overview

- Address: 700 S Brea Blvd., Brea, CA
- Lot Size: 8,712 SF | Building Size: 1,585 SF
- Zoning: Mixed Use III
- Occupancy: Currently owner-occupied, will be delivered vacant
- Use Potential: Professional office, mixed-use, potential ADU addition

2. Demographics Snapshot

- Population (2023): ~48,479
- Median Age: 39.6 | Gender: 53.1% Female / 46.9% Male
- Race/Ethnicity: 46.6% White, 26.5% Asian, 12% Hispanic, 14.2% Multiracial
- Median Household Income: ~\$124,800

3. Area Growth Projections

Brea's population is expected to grow approximately 2.5% annually:

2025: 50,955 | 2026: 52,230 | 2027: 53,536 | 2028: 54,874 | 2029: 56,250 | 2030: 57,656

4. Rent Roll Projection (NNN Lease)

- 2026: \$31.13/SF = \$49,341/year | \$4,112/month
- 2027: \$32.06/SF = \$50,821/year | \$4,235/month
- 2028: \$33.02/SF = \$52,353/year | \$4,363/month
- 2029: \$33.85/SF = \$53,705/year | \$4,475/month
- 2030: \$34.70/SF = \$54,993/year | \$4,583/month

5. Potential ADU Addition

- Zoning allows flexibility for adding a 600 to 800 SF ADU
- Projected Rent: \$2,000/month (\$24,000/year)
- Boosts total income by ~48% in Year 1

6. Installment Financing Summary

- Purchase Price: \$1,550,000 | Down Payment: \$350,000
- Financed Amount: \$1,200,000 | Term: 240 months (20 years)
- Interest Rate: 8.5% | Monthly Payment: \$10,413.88

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- Prepayment prohibited before 12 years | No other liens allowed until fully paid off
- Total Paid Over Loan Term: \$2,499,330.91 | Interest Paid: approximately \$1,299,330.91