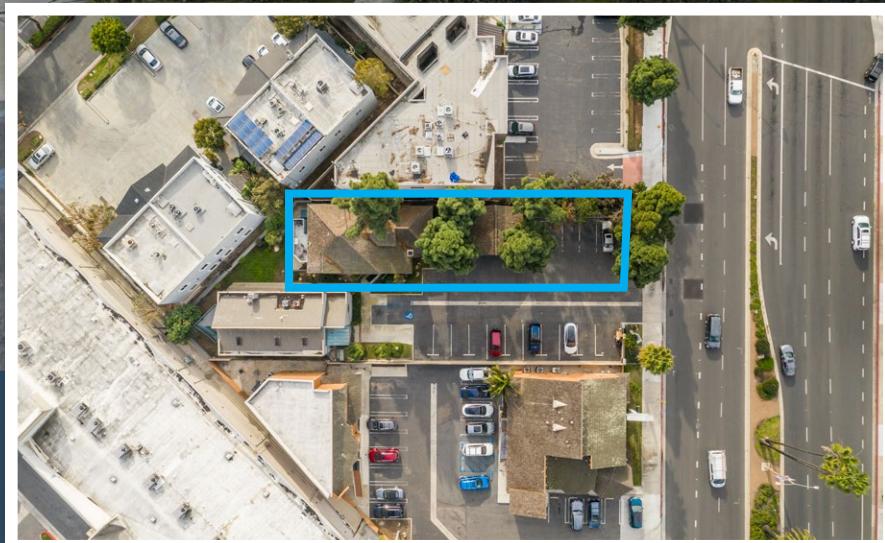
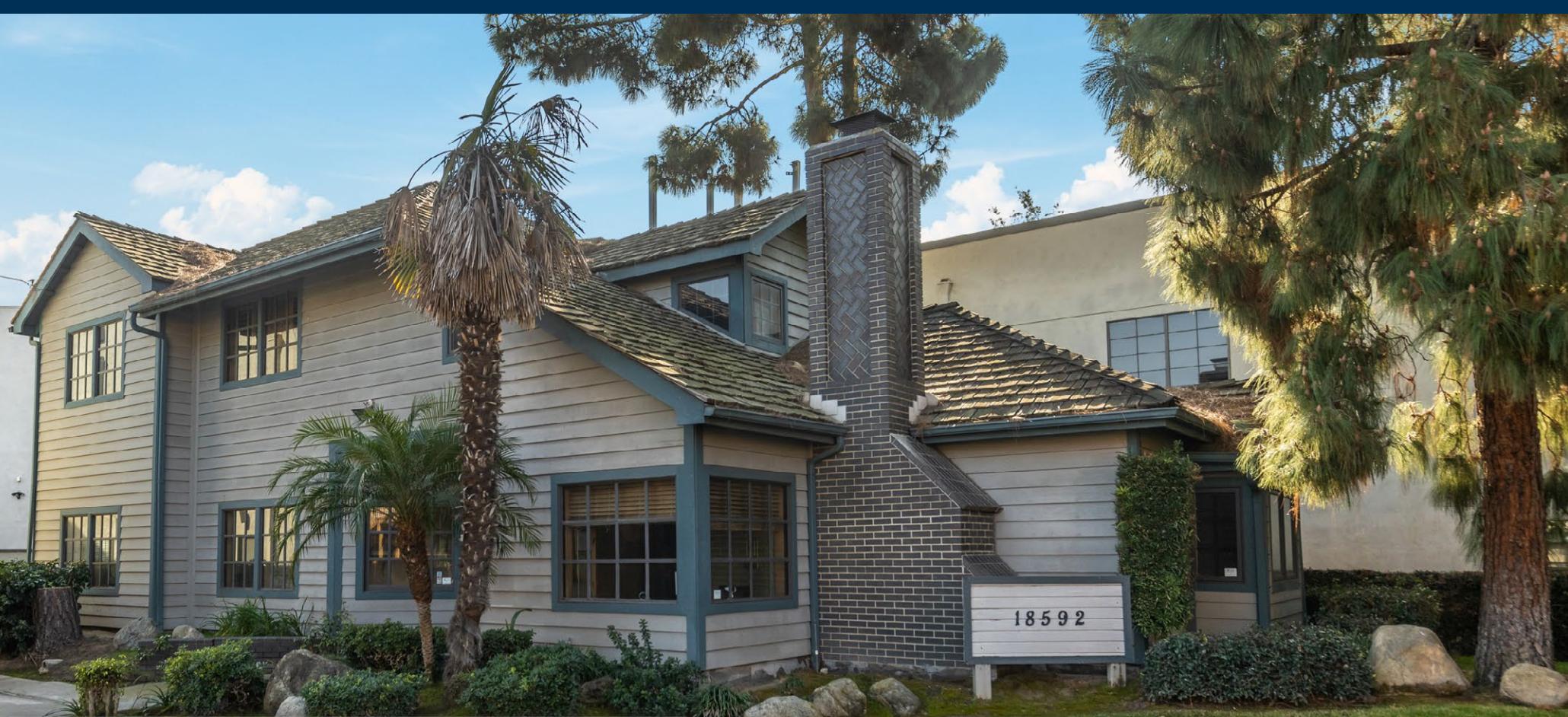


LIVE/WORK BUILDING FOR SALE & LEASE // ± 3,126 SF



18592 MAIN STREET
Huntington Beach, CA

Voit
REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services is pleased to be able to exclusively provide the opportunity to purchase or lease the property at 18592 Main St., Huntington Beach, CA 92648. This opportunity is perfect for an owner-user to fully occupy, lease a portion and/or hold onto for future redevelopment. The building features beautifully improved oak highlights with a fireplace in the main office, excellent patios/backyards for employee amenities and provides a full kitchen, multiple restrooms, and even a shower. 18592 Main St. also offers a bonus freestanding garage. This property is nearest the intersection of Main St. and Beach Blvd. and across from major retail amenities like 5 Points Plaza.

PROPERTY HIGHLIGHTS

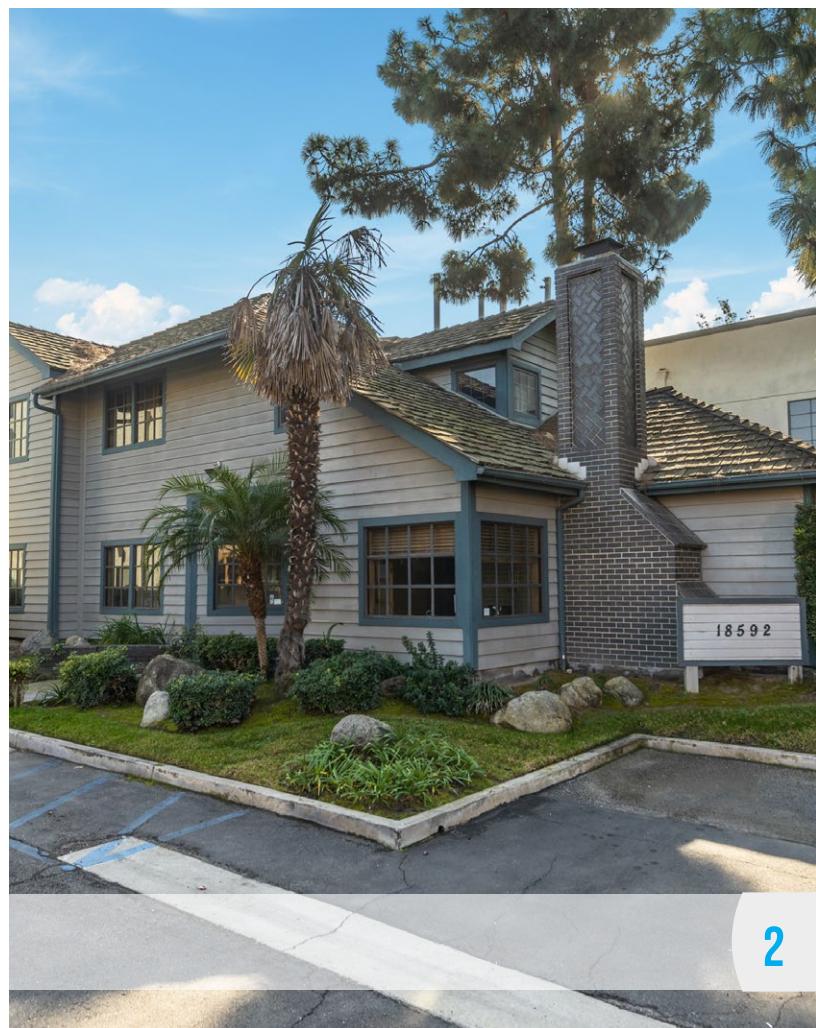
- Flexible Zoning - Live Work, Eating and Drinking Establishments, Medical, Professional Services, Lodging, Personal Enrichment, Residential (Conditional)
(*Please Verify)
- Owner-User, Partial User, Investor/Developer
- Vacant Upon Close of Escrow
- Extremely Hard to Find Small User Buildings
- Superior Location - Strong Demographics and First in Class Retail Amenities
- Redevelopment Possible, Mixed-Use/Residential
- Properties Offer Rare and Desirable Live/Work Style Amenities Like: Fireplaces, Kitchens, Showers, Patios, Garage with a Lift

Voit
REAL ESTATE SERVICES

ADVISORY TEAM:

ERIC SMITH
Vice President
714.935.2310
esmith@voitco.com
Lic #01940591

CHRIS DRZYGA
Vice President
949.263.5303
chrisd@voitco.com
Lic #01926212



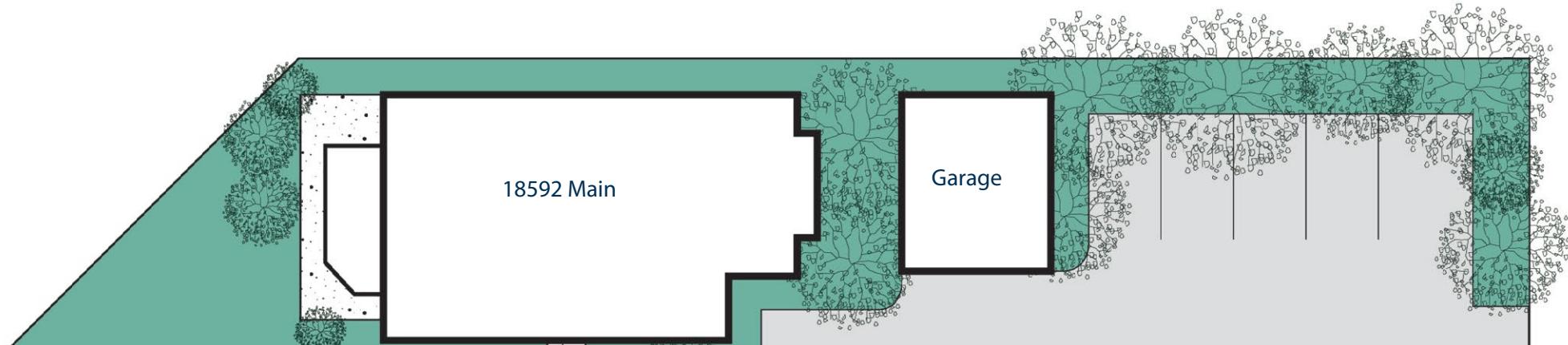
PROPERTY DESCRIPTION



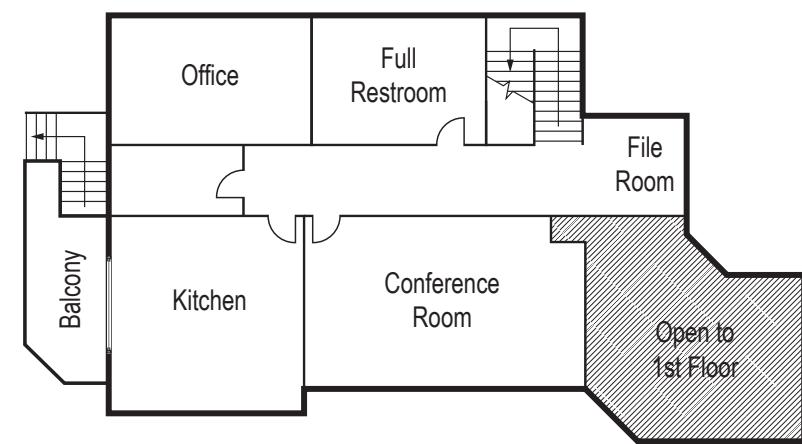
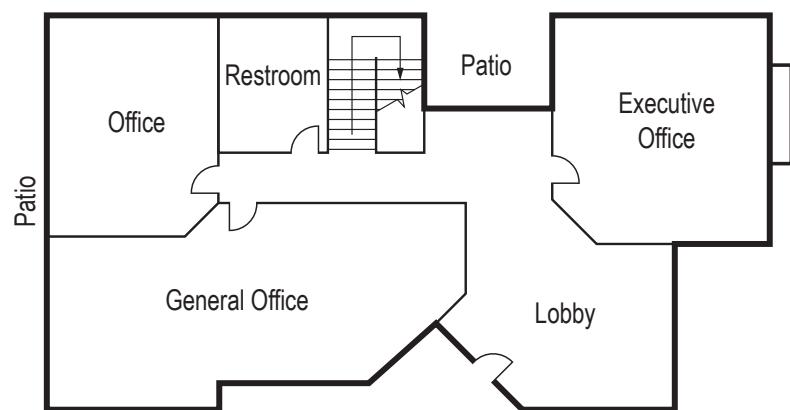
Building 2

ADDRESS	18592 Main Street
IMPROVEMENT SIZE	± 3,126 SF
LOT SIZE	± 7,820 SF
BUILT	1985
FIRE SPRINKLERS	No
ZONING	SP-14 Town Center Neighborhood
PARKING	8 Spaces
APN #	159-102-29

SITE PLAN



Floor Plan of 18592 Main Street



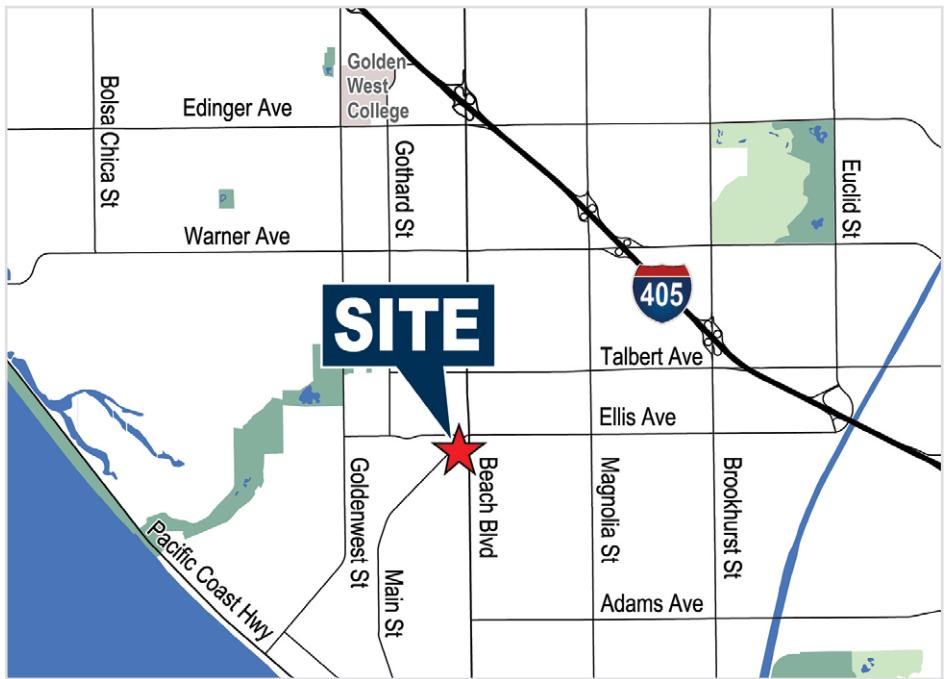




PARTIAL USER - LEASE SCENARIO

BUY VS. LEASE ANALYSIS		
A First Year Pro Forma		
PREPARED FOR:	Buyer	
	Building Size: 3,126	
	Buying Leasing	
Price Per Square Foot	\$543.83	\$2.35
Total Purchase Price	\$1,700,000.00	N/A
Down Payment	\$170,000.00	N/A
Amount to be Financed	\$1,530,000.00	N/A
Years Amortized Over	25	300
Annual Interest Rate	3.50%	N/A
Monthly Payment Amount	\$7,659.54	N/A
Lease Payment	N/A	\$7,346.10
Property Taxes (1.05367%)	\$1,492.70	\$0.00
Insurance (\$.015/sf)	\$46.89	\$0.00
Common Area Fees	\$0.020	\$62.52
Gross Monthly Cost	\$9,261.65	\$7,408.62
P.S.F.	\$2.96	\$2.37
Gross Annual Cost	\$111,139.80	\$88,903.44
Annual Interest	\$52,928.55	N/A
Annual Lease Payment	N/A	\$88,153.20
Annual Taxes/Insurance	\$18,475.07	\$0.00
Annual Operating Expenses	\$750.24	\$750.24
Depreciation	\$30,512.82	N/A
Total Tax Deductions	\$102,666.68	\$88,903.44
Tax Bracket	36%	36%
Tax Savings	\$36,960.00	\$32,005.24
Net Annual Cost	\$74,179.79	\$56,898.20
Debt Reduction	\$38,985.94	
Net Effective Monthly Cost	\$2,932.82	\$4,741.52
Effective Mthly. Cost PSF	\$0.94	\$1.52

The information contained herein has been obtained from sources that we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All figures are approximate. You should always contact your accountant and/or your attorney to evaluate any tax or legal consequences.



Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
714.978.7880
714.978.9431 Fax
www.voitco.com
Lic. #01991785

ADVISORY TEAM:

ERIC SMITH
Vice President
714.935.2310
esmith@voitco.com
Lic #01940591

CHRIS DRZYZGA
Vice President
949.263.5303
chrisd@voitco.com
Lic #01926212