



23113

# OWNER USER OPPORTUNITY

23113-23117 PLAZA POINTE DRIVE  
LAGUNA HILLS, CA





This confidential Offering Memorandum (this “Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement personally or electronically signed by you (the “Confidentiality Agreement”) and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of property address (the “Property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the “Owner” or Voit Real Estate Services (“Broker”).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other “Evaluation Material”, including any computer diskettes or files distributed to you via email from Broker accessible online through Broker’s website) are for general reference only. They are based on assumptions relating to the general economy and local market, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an “As-Is, Where-Is” basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations therein have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to a separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

This Memorandum is the property of the Owner and Broker and may be used only by parties approved by the Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

# EXECUTIVE SUMMARY

23113 & 23117 Plaza Pointe Drive are an excellent opportunity for an owner/user to acquire office space for their business. 23113 Plaza Pointe will be available for immediate occupancy, and 23117 Plaza Pointe is currently 60% leased to a long term tenant, and offers additional vacant space that can be occupied or leased to increase monthly income.

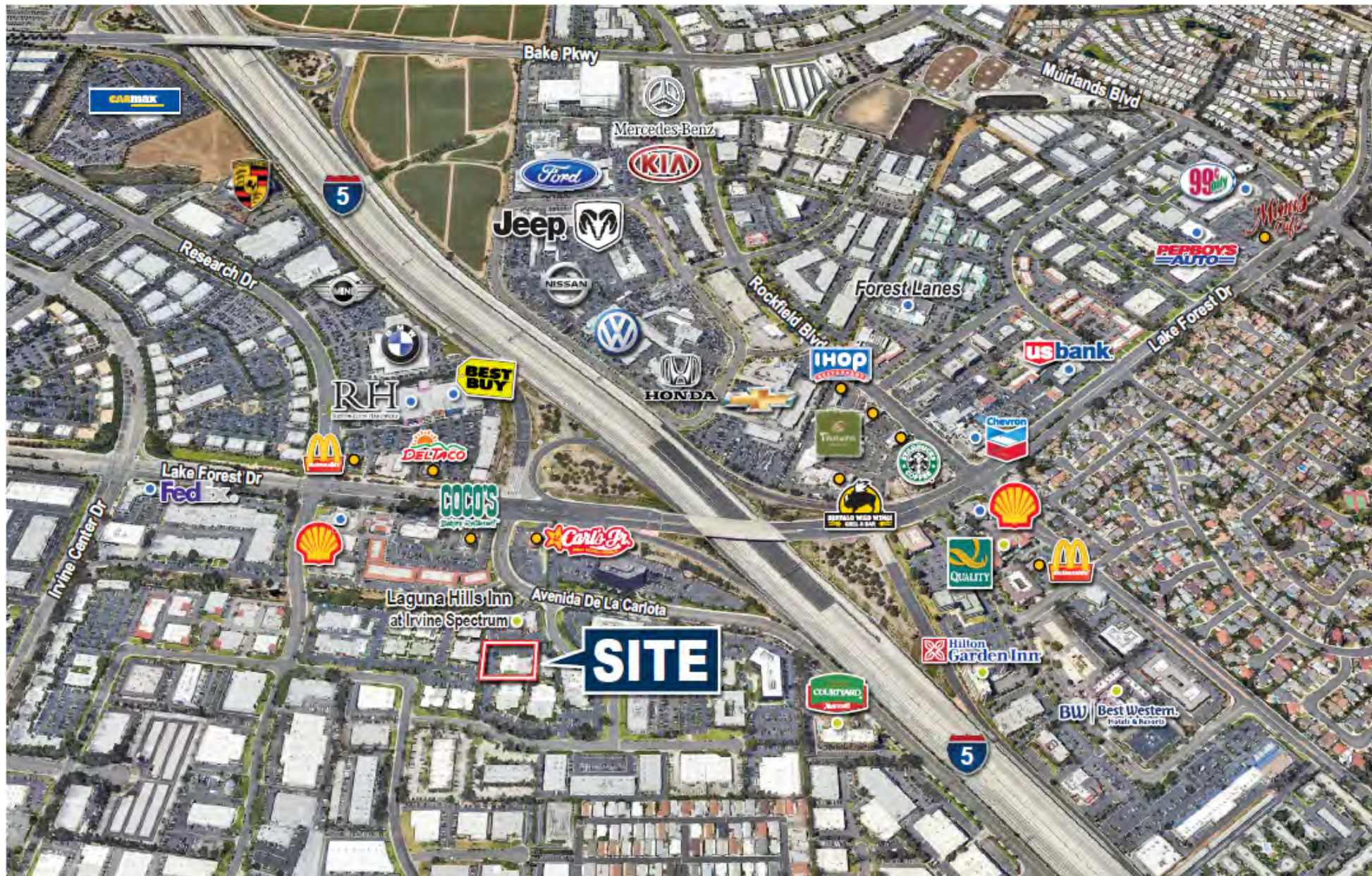
Businesses can control occupancy costs and benefit from a core real estate investment and take advantage of attractive financing terms, such as down payments as low as 10% through SBA loan programs.

<b>Price:</b>	<b>23113 &amp; 23117 Plaza Pointe Dr.</b>	\$4,475,000 (\$410 PSF)
<b>Size:</b>	<b>23113 Plaza Pointe Dr.</b>	5,418 SQFT
	<b>23117 Plaza Pointe Dr.</b>	5,500 SQFT
	<b>23113 &amp; 23117 Plaza Pointe Dr.</b>	10,918 SQFT
<b>Occupancy:</b>	<b>23113 Plaza Pointe</b> will be delivered vacant upon close of escrow. <b>23117 Plaza Pointe</b> is 60% leased, call broker for details.	
<b>Association Dues:</b>	<b>23113 Plaza Pointe Dr.</b>	\$1,284.41 per month
	<b>23117 Plaza Pointe Dr.</b>	\$1,284.41 per month
	<b>23113 &amp; 23117 Plaza Pointe Dr.</b>	\$2,568.82 per month
<b>Zoning:</b>	MXU - Mixed Use	
<b>Parking:</b>	Free and in Common at a ratio of 4:1,000	



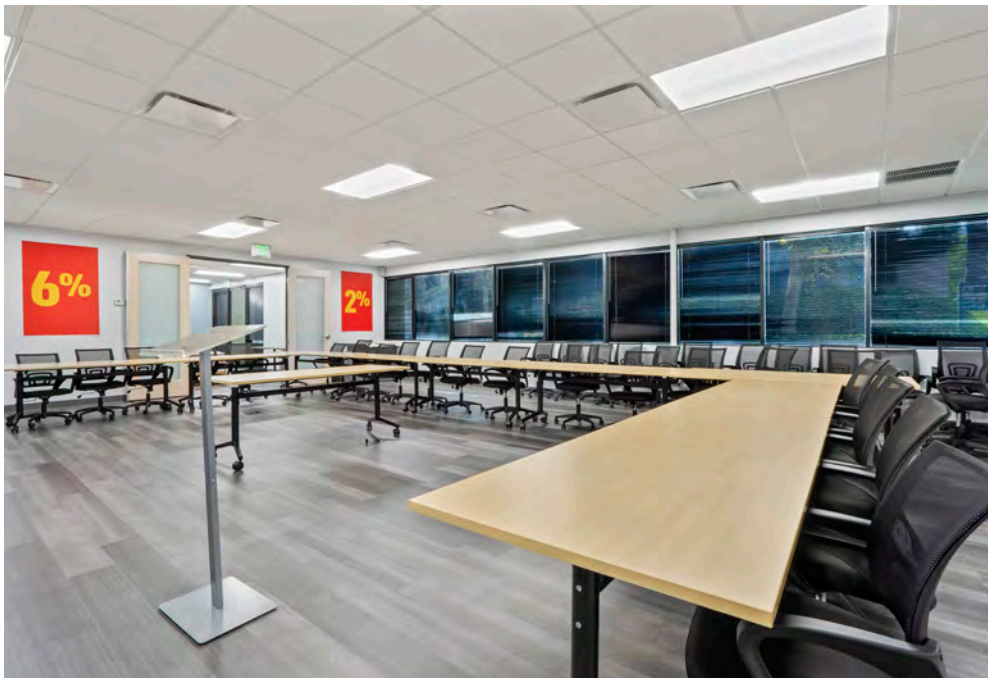


# AMENITIES MAP

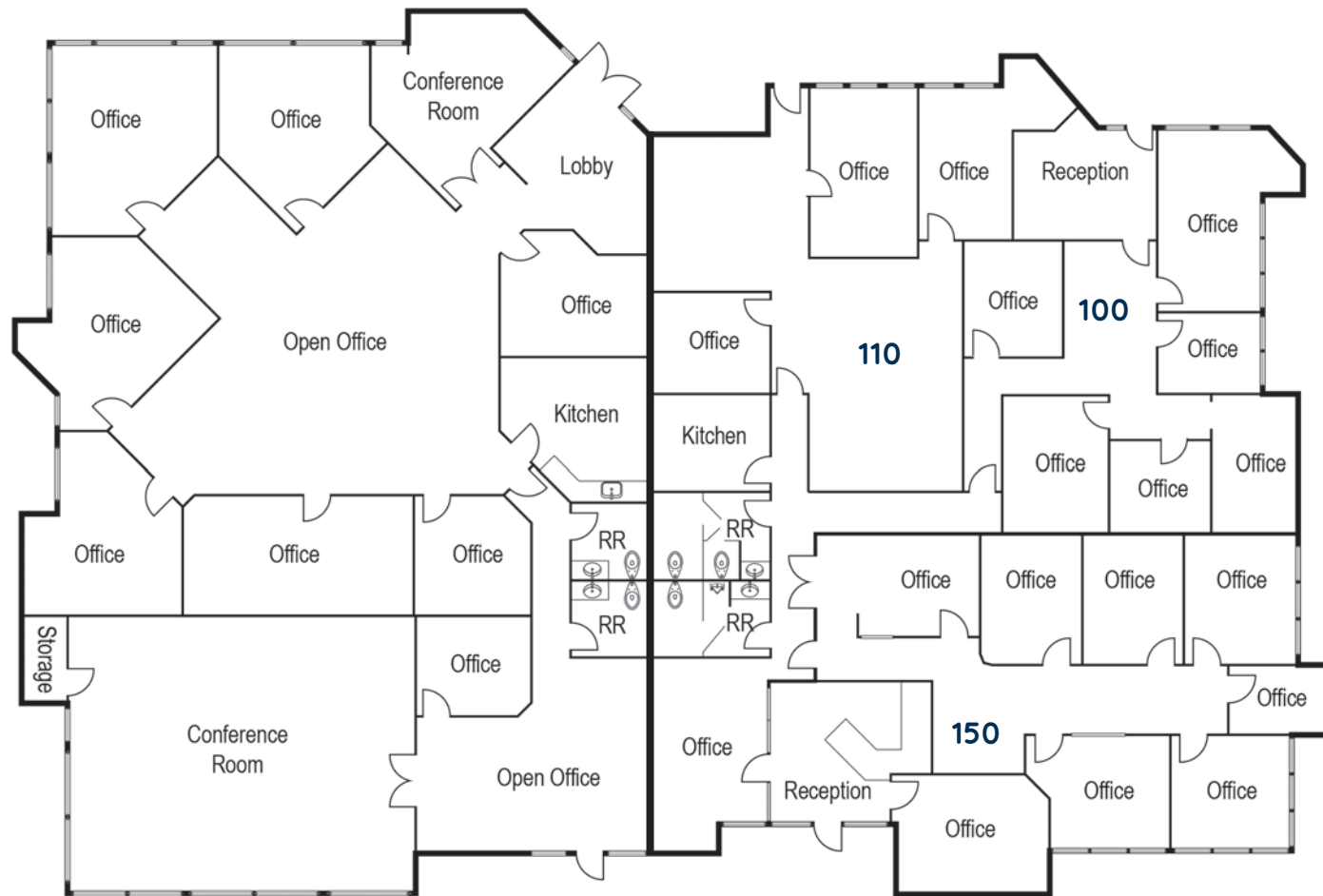




# PHOTOS



# FLOORPLANS



## 23113 FLOOR PLAN

TOTAL 5,418 SF

**VIRTUAL TOUR  
AVAILABLE**



## 23117 FLOOR PLAN

Suite 100 1,752 SF

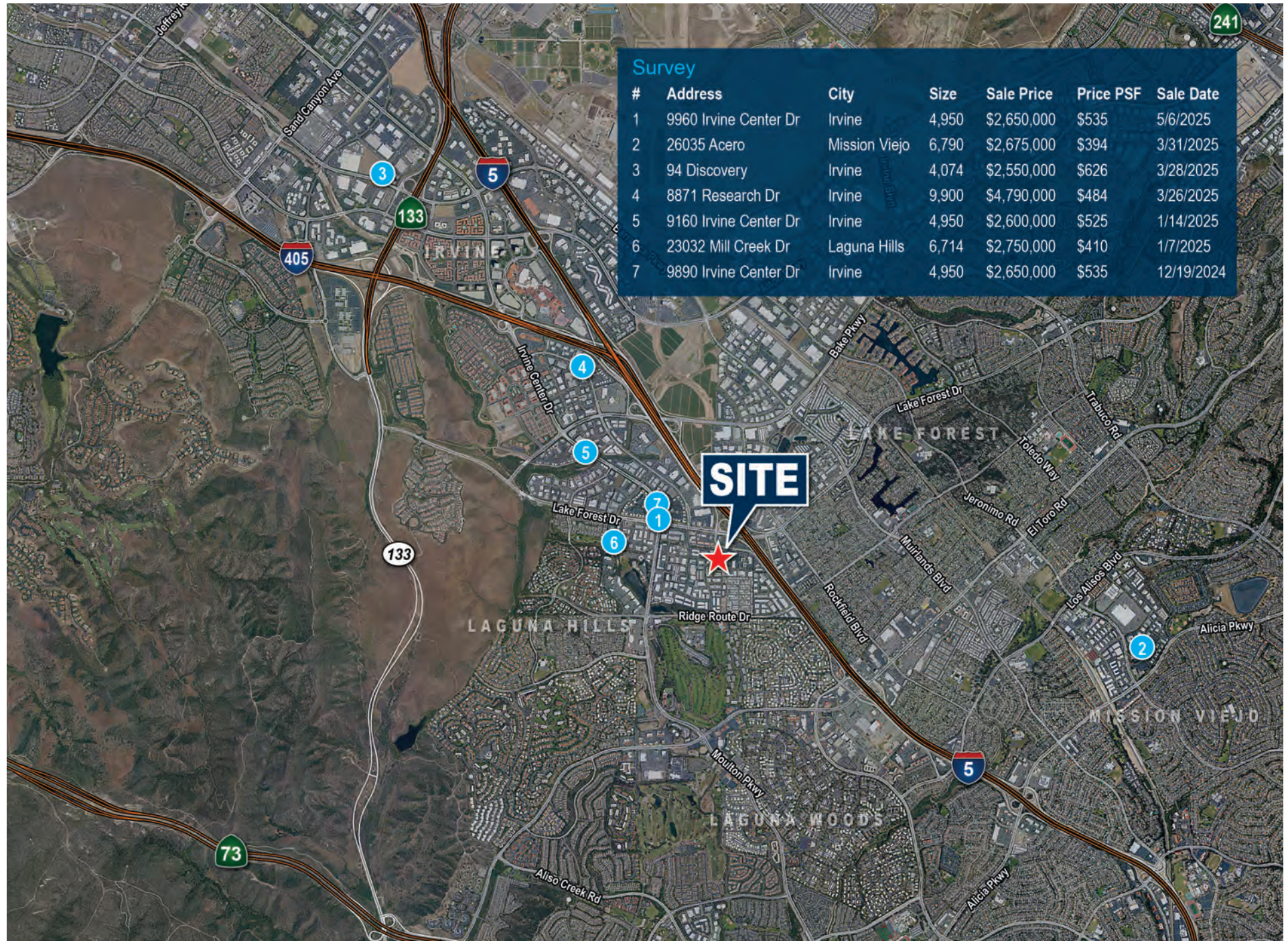
Suite 110 1,583 SF

Suite 150 2,165 SF

TOTAL 5,500 SF



# SALE COMPS





# REASONS TO PURCHASE COMMERCIAL REAL ESTATE



## CASHFLOW FROM TENANTS

Your business will pay all expenses for the cost of ownership and, depending on debt, provide cashflow to the investment LLC.



## APPRECIATION

Market appreciation over the last 10 years has averaged 3% annually.



## THE OPPORTUNITY FOR LEVERAGE AND PRINCIPAL PAYDOWN

Few investments offer the ability to obtain financing like real estate. Financing can increase investment returns and income will be applied to principal that can be realized through a future sale or refinance.



## TAX ADVANTAGES FROM DEPRECIATION

The improvements on commercial property can be depreciated over 39.5 years or less. This offers income tax reduction to the property owner.



## TANGIBLE INVESTMENT

Supply of land is finite and real estate is an investment that is not held by a stock exchange.



## HEDGE AGAINST INFLATION

Real estate is known to absorb the risks of inflation vs. other investments that have fixed income and no appreciation.



## INVESTMENT DIVERSIFICATION

Owning real estate helps diversify investment portfolios that contain equities and debt.



## TAX DEFERMENT OPPORTUNITIES - 1031 EXCHANGE

Gains from real estate can be applied to the purchase of an "upleg" property to grow the value of the real estate portfolio over time.



## BUSINESS SECURITY

Business owners can benefit from more predictable and stable occupancy costs compared to renting.





# 23113-23117 Plaza Pointe Drive

LAGUNA HILLS, CA

## OWNER USER OPPORTUNITY

SALES ADVISORY TEAM:

**RUSS SMITH**  
Vice President  
949.565.5595  
rsmith@voitco.com  
Lic #01919442

Licensed as Real Estate Salespersons by the DRE. ©2023 Voit Real Estate Services, Inc. All Rights Reserved. Lic #01991785