

Exclusive Offering Memorandum

LONG TERM TRIPLE NET MEDICAL CONDOMINIUM INVESTMENT

**602 DEEP VALLEY DRIVE, SUTIES 300 & 314
ROLLING HILLS ESTATES, CALIFORNIA 90274**



Excellent opportunity to acquire a medical condominium leased by Torrance Memorial on a triple-net basis, with fourteen years remaining on the lease term.



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Principal/Broker

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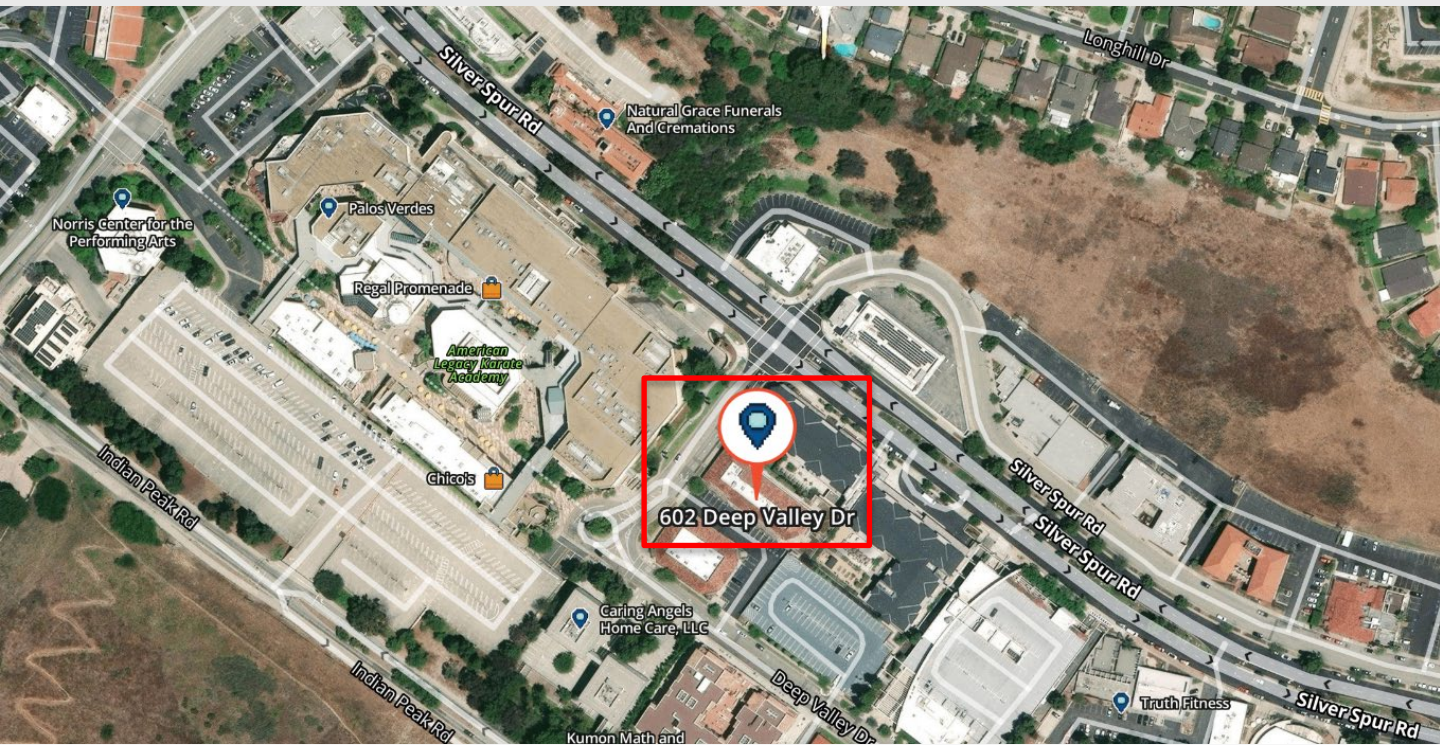
Property Highlights

LONG TERM TRIPLE NET MEDICAL CONDOMINIUM INVESTMENT

LOCATION	602 Deep Valley Drive, Suites 300 & 314 Rolling Hills Estates, CA 90274
TENANT	Torrance Health Association, Inc.
OFFERING PRICE	\$5,800,000
PRICE PER SQUARE FOOT	\$803.32
BUILDING SIZE	7,220 SF – (Tenant's lease is based on 6,865 SF, including Suite 300 – 5,850 SF & Suite 314 – 1,035 SF)

PARCEL NUMBER	7589-002-027; 7589-002-039; 7589-002-040; 7589-002-041; 7589-002-042
ZONING	General commercial
TRAFFIC COUNT	12,809 – car traffic count per day
PARKING	Property is part of the 602 Deep Valley Drive Owners Association, which oversees shared amenities including parking. It offers a total of 218 parking spaces, including 23 subterranean, 24 surface, and 171 within a dedicated garage. The seller currently pays the Association dues, which total \$5,706.29 (\$0.79/PSF) per month at present.
PROPERTY IMPROVEMENTS	Medical clinic buildout
NOI	\$320,999.52
CAP RATE	5.5%
ANNUAL ESCALATIONS	2.5%
LEASE EXPIRATION DATE	October 31, 2039
YEAR BUILT	1978
LOCATION	Conveniently located next to Promenade PV , an open-air, outdoor mall, featuring up-scale shopping and dining venues.

Aerial View & Photographs of Property



Confidentiality Memorandum & Disclaimer

Commercial Concepts, Inc. ("Agent") has been engaged as the exclusive agent for the sale of this medical condominium investment located at 602 Deep Valley Drive, Rolling Hills Estates, California 90274 ("Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this Offering Memorandum is an indication of your agreement to hold the contents of this Offering Memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Seller or Agent as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, expressed or implied, is being made by Seller or Agent or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Seller nor the Agent shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available, or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior to sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Seller or Agent promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials of the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality Agreement and/or Registration Agreement executed and delivered by the recipient(s) to Agent. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:



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