
offering memorandum

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The Orwell

COSTA MESA | CALIFORNIA

offering memorandum

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BUILDING OVERVIEW.

Elegantly designed office and meeting rooms, bathed in natural light and designed with sustainable materials, create an inspiring workspace that promotes productivity and innovation. Amenity filled common spaces are perfect for networking, while ample parking and a dedicated package room for deliveries make your workday effortless.

- + water fountains with bottle fillers
- + common area
- + package room for deliveries
- + parking

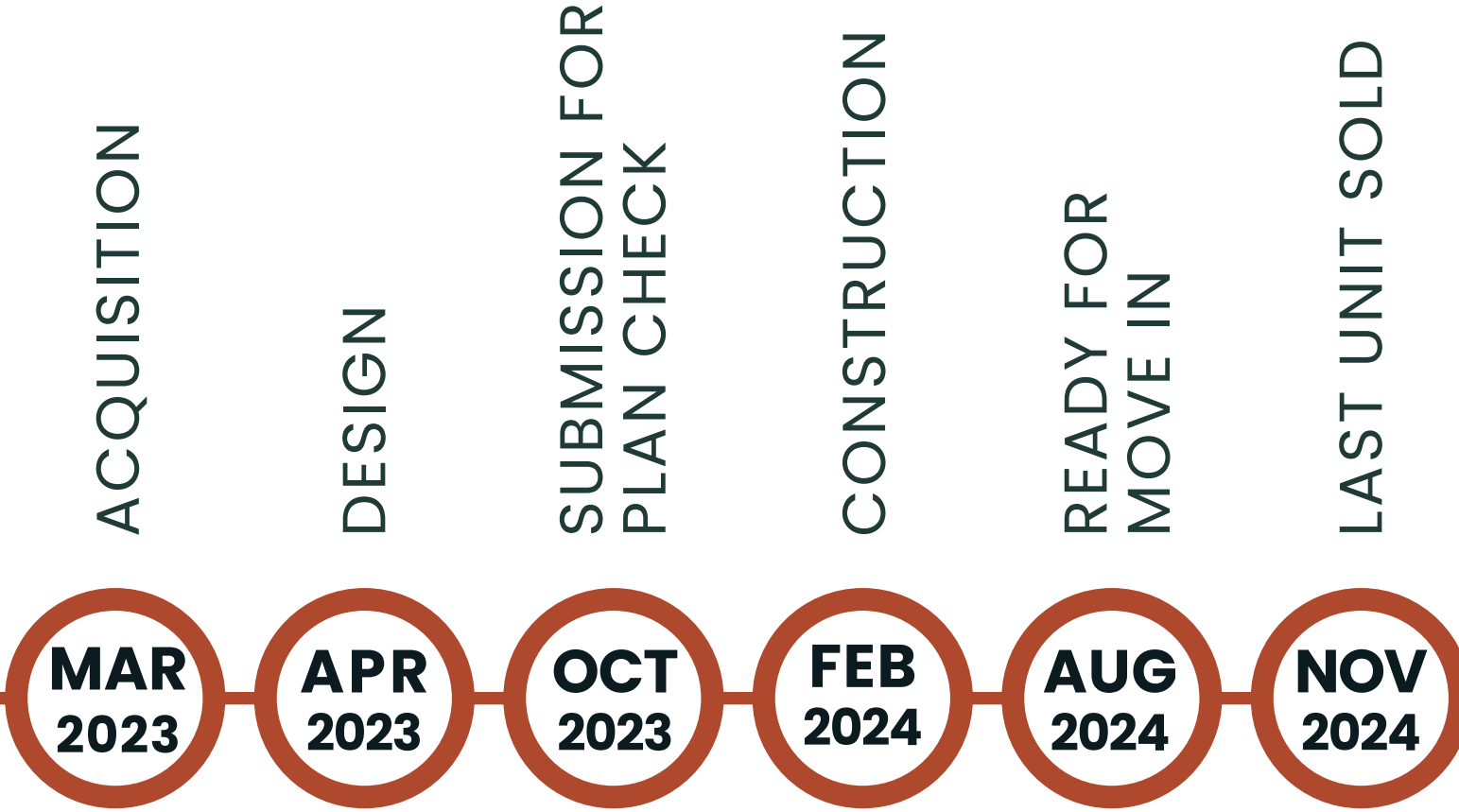
GOING GREEN.

- + backup power system
- + recycled materials
- + ev chargers
- + reduced carbon focus
- + low-water california native plants



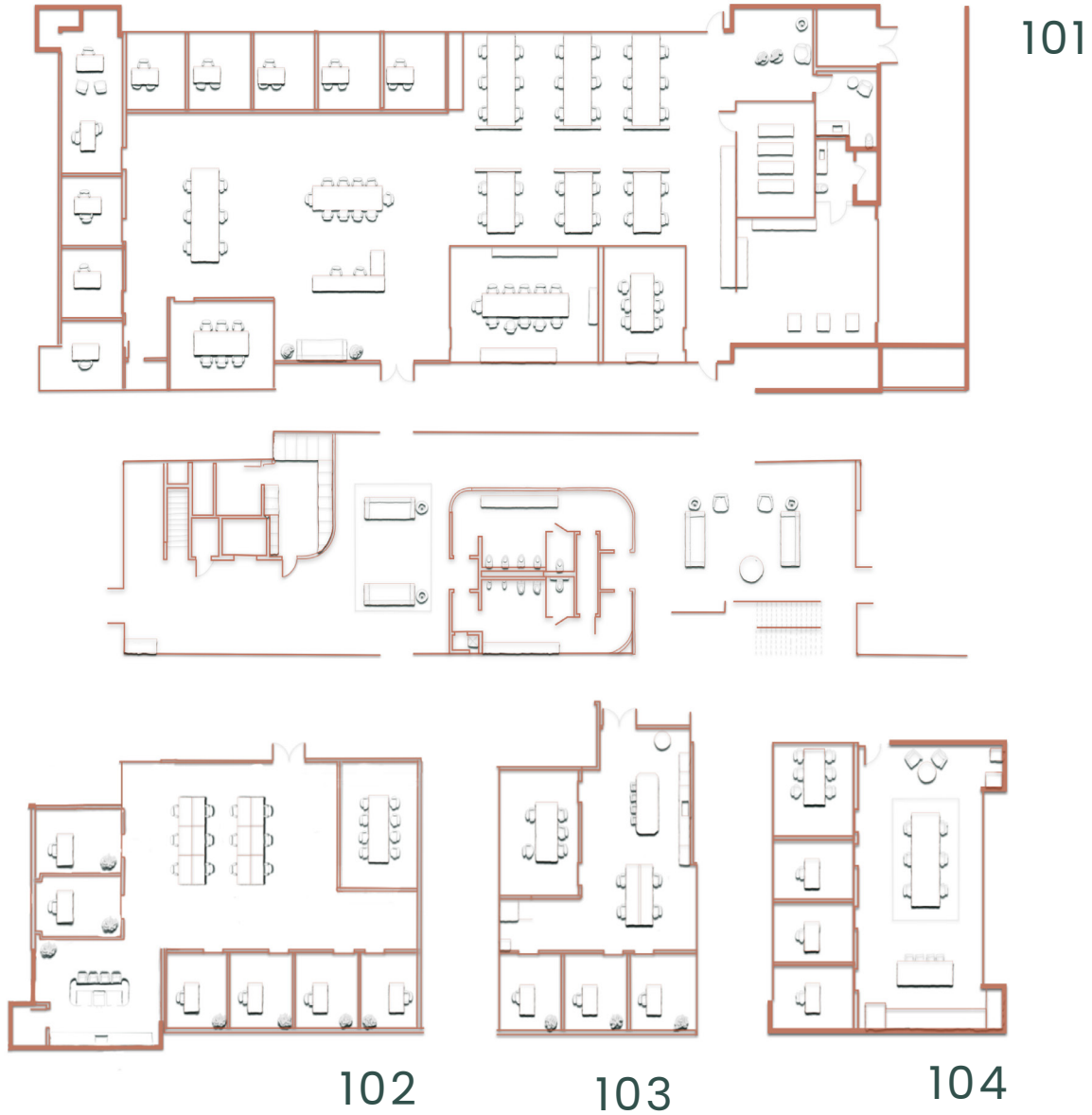
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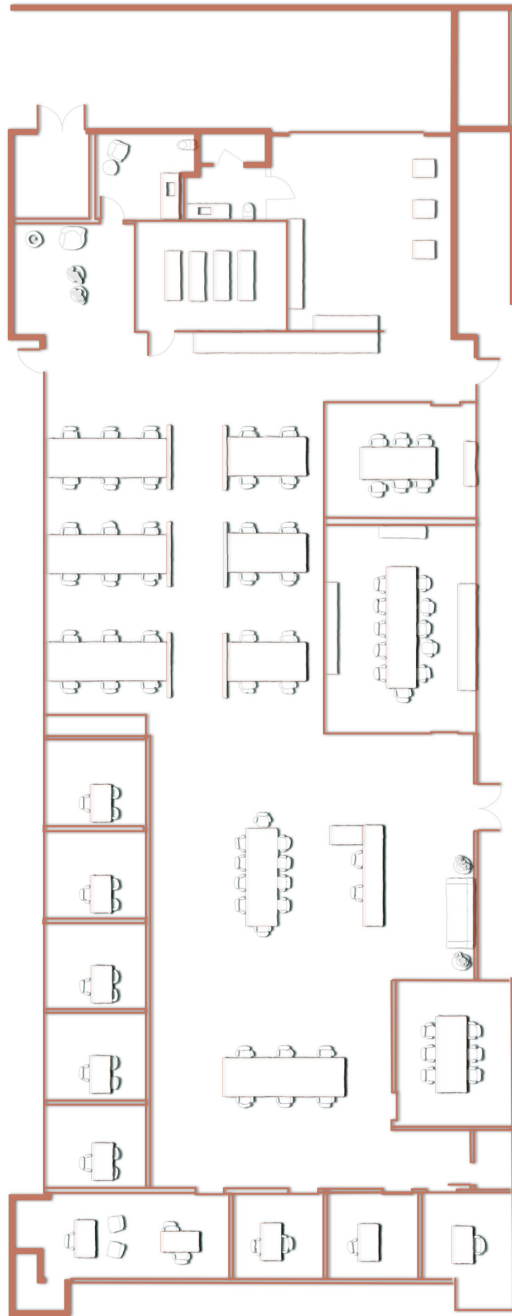
PROJECT TIMELINE.



FLOOR PLANS.

FIRST FLOOR

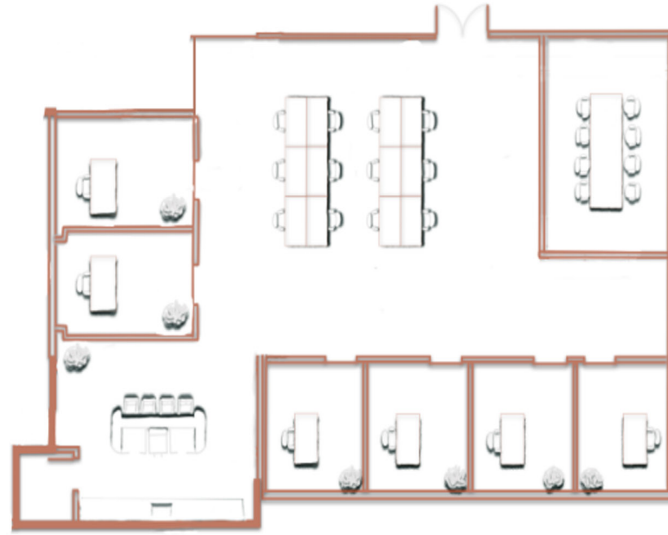




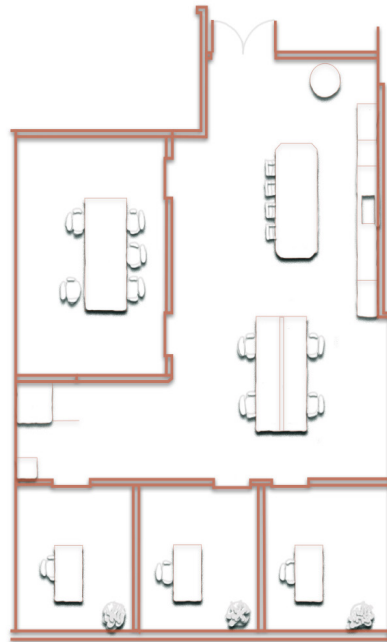
SUITE 101

Suite 101 is an expansive office space spanning over 10,500 square feet, featuring an 887 square foot outdoor patio with a stylish shade covering. This premium suite boasts a welcoming reception area, a generously-sized kitchen complete with an inviting island, bar top seating, and space for a dining table. Additionally, Suite 101 offers the convenience of a private bathroom, four well-appointed conference rooms, nine private offices, and ample room for multiple workstations, making it an ideal hub for productivity and collaboration. It is a combination of two parcels, 101 and 102.

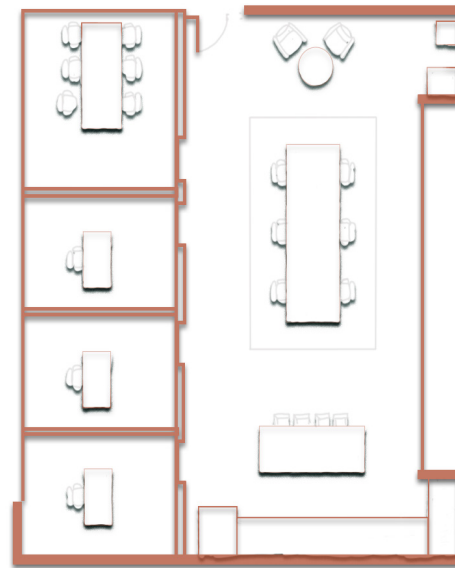




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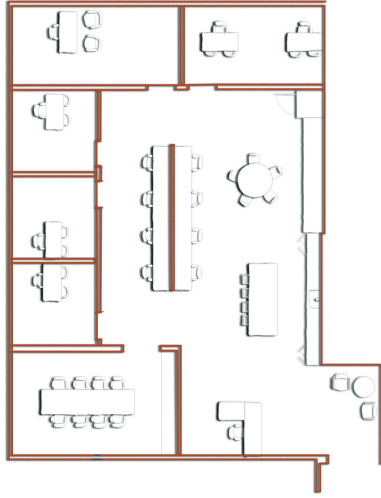


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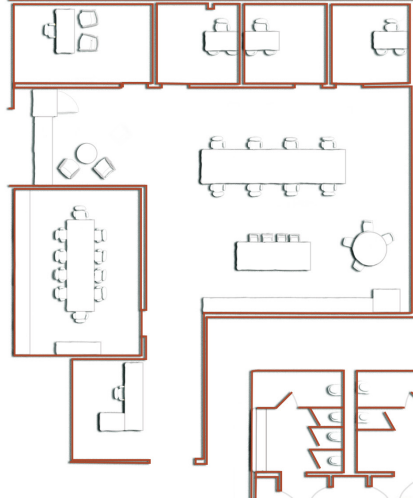


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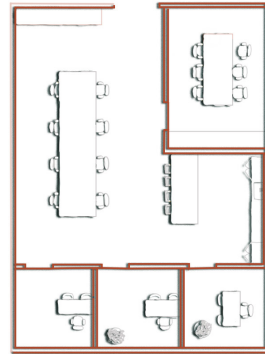
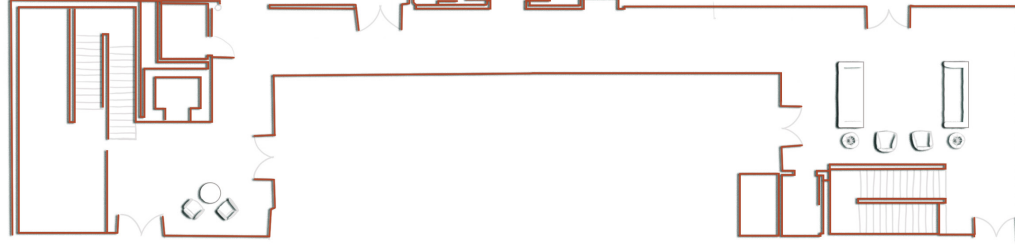
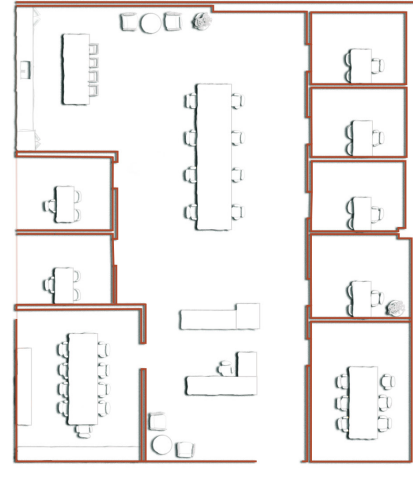
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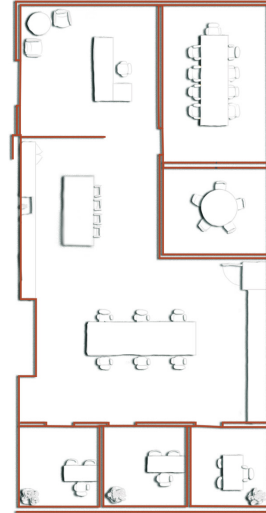
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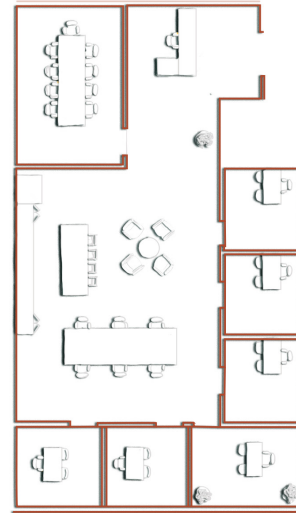
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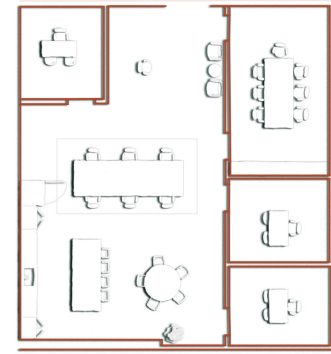
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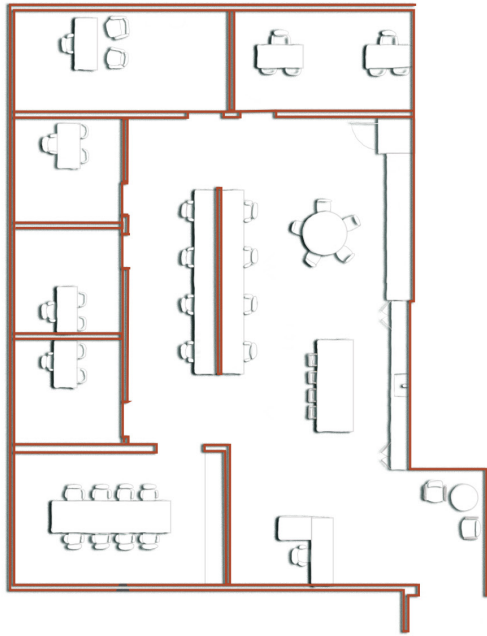
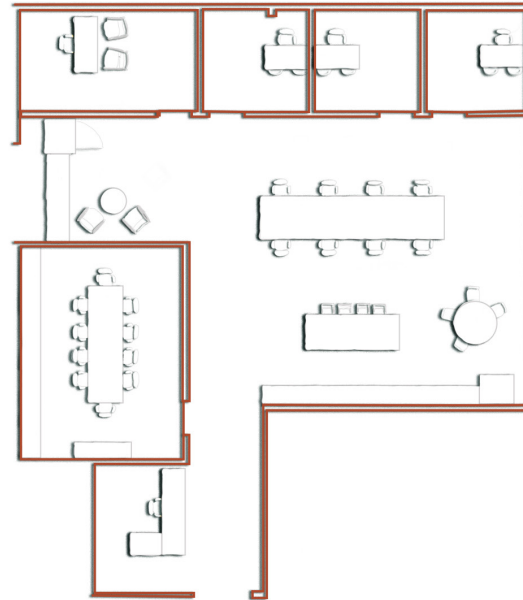
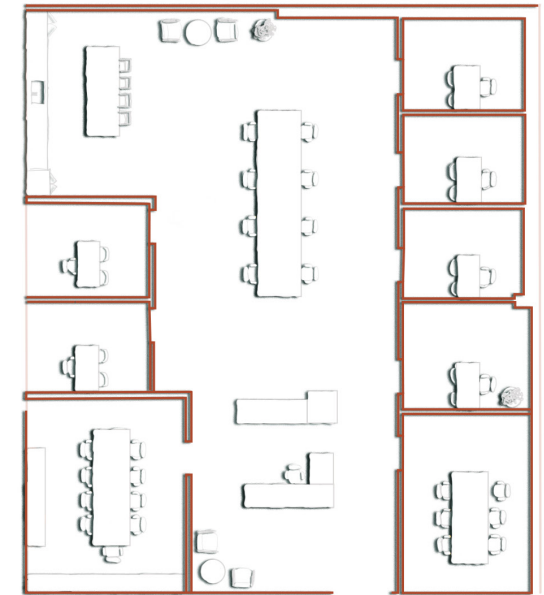
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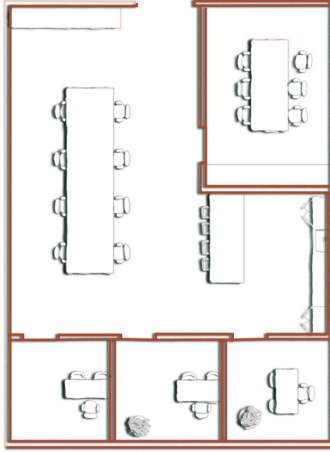


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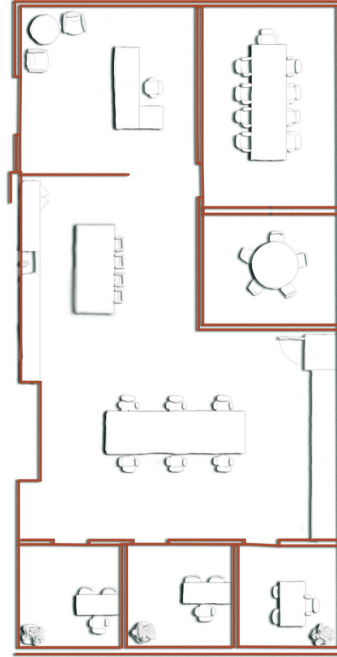
**201****202****203**

The entire second floor of The Orwell building offers a well-appointed and functional workspace with a view of downtown Costa Mesa. Each suite provides essential amenities, including fully-equipped kitchens, dedicated IT closets, individual electrical submeters, and welcoming reception desks.

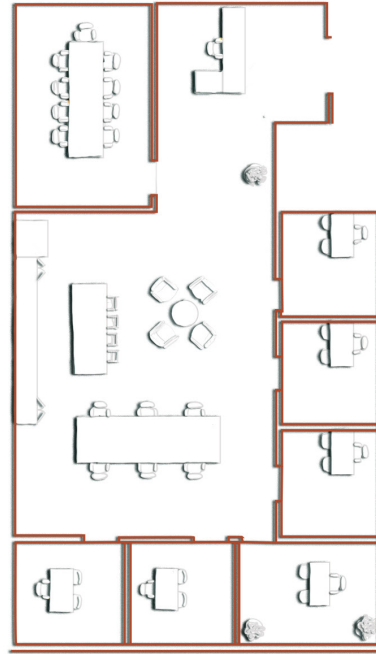
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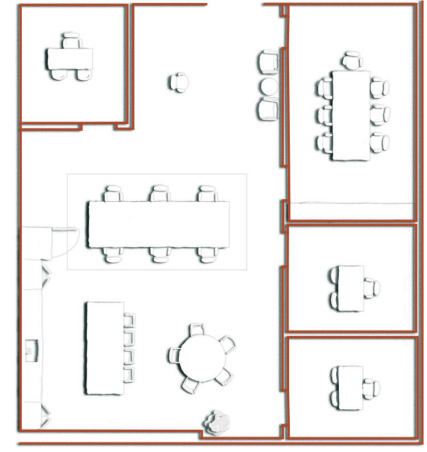
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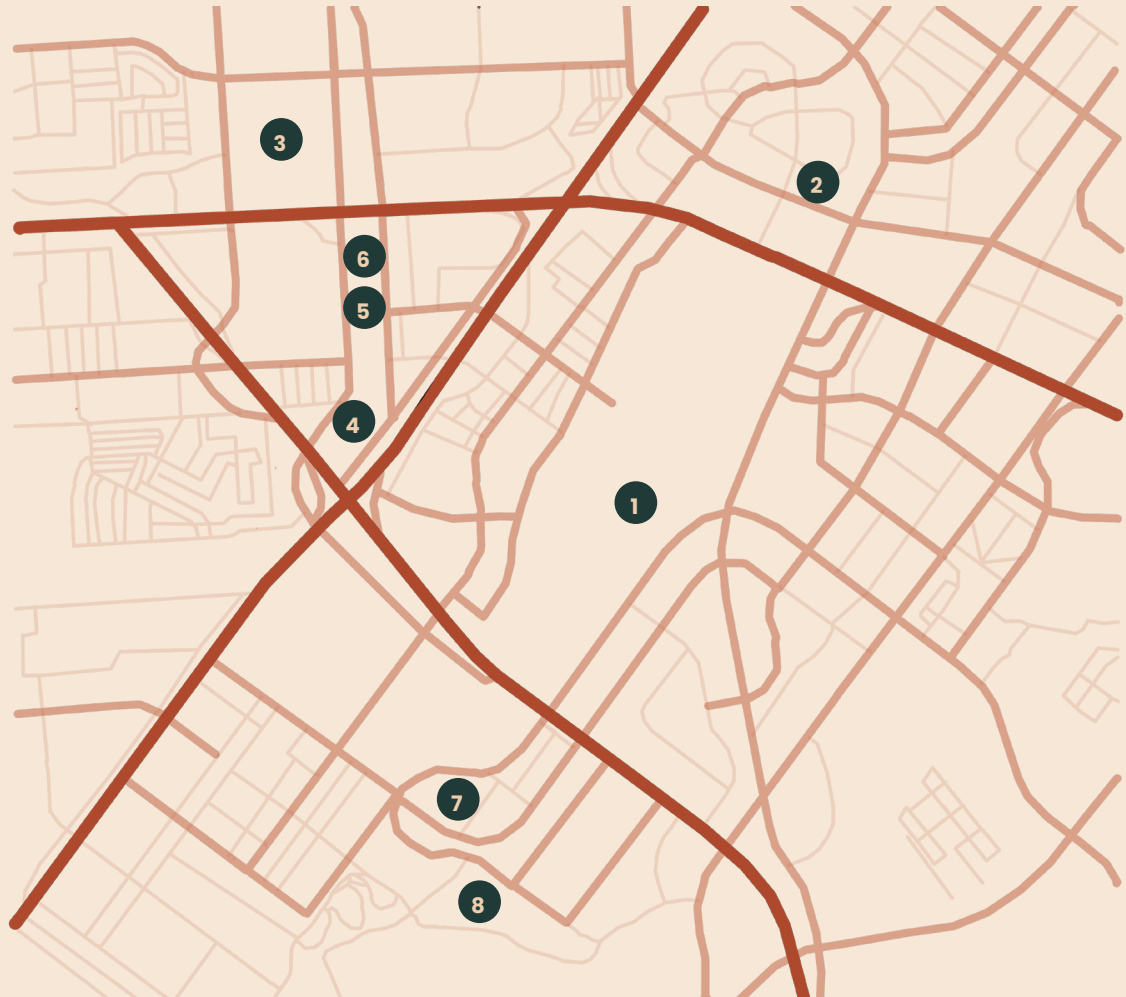


Conveniently located just off of Route 55, near John Wayne Airport, this central location provides convenient access to key business districts. The vibrant array of shopping and restaurants offers an ideal blend of business efficiency and lifestyle amenities.

LOCATION.

-
- | | |
|---------------------------|---------------------------------------|
| 1 John Wayne Airport | 5 Mitsuwa Marketplace |
| 2 Airport Business Center | 6 Hilton Orange County |
| 3 South Coast Plaza | 7 Newport Beach Golf Course |
| 4 The LAB Anti-Mall | 8 Newport Beach Vineyards
& Winery |
-

Costa Mesa is teeming with trendy restaurants, cafes and shops, perfect for networking and team building activities. Nearby parks and recreational areas provide an excellent work-life balance. Commuting is a breeze with easy access to major transportation hubs. John Wayne Airport is just a short drive, ensuring your business connections are never far away.



The Orwell Financial Analysis

	Unit	Ste 101*	Ste 102	Ste 103	Ste 104	Ste 201	Ste 202	Ste 203	Ste 204	Ste 205	Ste 206	Ste 207
Purchase Price		\$8,697,825	\$2,923,925	\$1,593,550	\$1,788,575	\$2,670,175	\$2,636,825	\$3,285,700	\$1,575,425	\$2,262,00	\$2,435,275	\$1,937,925
Square Footage		11,997	4,033	2,198	2,467	3,683	3,637	4,532	2,173	3,120	3,359	2,673
504 Loan												
Bank Loan 1st	50%	\$4,348,913	\$1,461,963	\$796,775	\$894,288	\$1,335,088	\$1,318,413	\$1,642,850	\$787,713	\$1,131,00	\$1,217,638	\$968,963
SBA 504 Loan 2nd	40%	\$3,595,834	\$1,208,802	\$658,802	\$739,428	\$1,103,897	\$1,090,110	\$1,358,366	\$651,308	\$935,151	\$1,006,786	\$801,172
Cash Injection	10%	\$869,783	\$292,393	\$159,355	\$178,858	\$267,683	\$263,683	\$328,570	\$157,543	\$226,200	\$243,528	\$193,793
<i>Includes Financed SBA Fees of</i>		\$116,704	\$39,232	\$21,382	\$23,998	\$35,827	\$35,380	\$44,086	\$21,138	\$30,351	\$32,676	\$26,002
Monthly Costs												
	Rates											
1st Mortgage	7.50%	\$28,691	\$7,020	\$5,823	\$6,514	\$9,725	\$9,599	\$11,961	\$5,738	\$8,240	\$8,868	\$7,057
SBA 2nd Mortgage	7.02%	\$22,601	\$5,544	\$4,602	\$5,148	\$7,675	\$7,576	\$9,431	\$4,539	\$6,507	\$7,003	\$5,572

Estimated Rates and payments based on current market as of 11/2023

504 Fees & Out of Pocket

Expenses

SBA Gauranteed Loan	\$3,595,834	\$1,208,802	\$658,802	\$739,428	\$1,103,897	\$1,090,110	\$1,358,366	\$651,308	\$935,151	\$1,006,786	\$801,172
Bank Fee 1st Loan (est.)	\$43,489	\$14,620	\$7,968	\$8,943	\$13,351	\$13,184	\$16,429	\$7,877	\$11,310	\$12,176	\$9,690
Appraisal & Enviromental Reports	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Cash Down Payment	\$869,783	\$292,393	\$159,355	\$178,858	\$267,018	\$263,683	\$328,570	\$157,543	\$226,200	\$243,528	\$193,793
Total out of Pocket Expenses	\$923,272	\$317,012	\$177,323	\$197,800	\$290,368	\$286,867	\$354,999	\$175,420	\$247,510	\$265,704	\$213,482

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