

FOR SALE

OWNER USER OR INVESTMENT
40,066 SF OFFICE BUILDING

175
RIVERVIEW
NORTH

NEWMARK

175 N. RIVERVIEW DRIVE, ANAHEIM

175 RIVERVIEW NORTH



**TWO STORY
OFFICE BUILDING**



**EASY FREEWAY ACCESS
TO 91 AND 241**



40,066 SF



**FREEWAY VISIBLE
BUILDING SIGNAGE**



**SITUATED ON 2.24
ACRES OF LAND**



**CLOSE PROXIMITY
TO AMENITIES**



127 PARKING STALLS



**RECENT INTERIOR &
EXTERIOR RENOVATIONS**



**POTENTIAL PARTIAL
LEASE BACK BY
SELLER**



**FURNITURE POTENTIALLY
AVAILABLE**

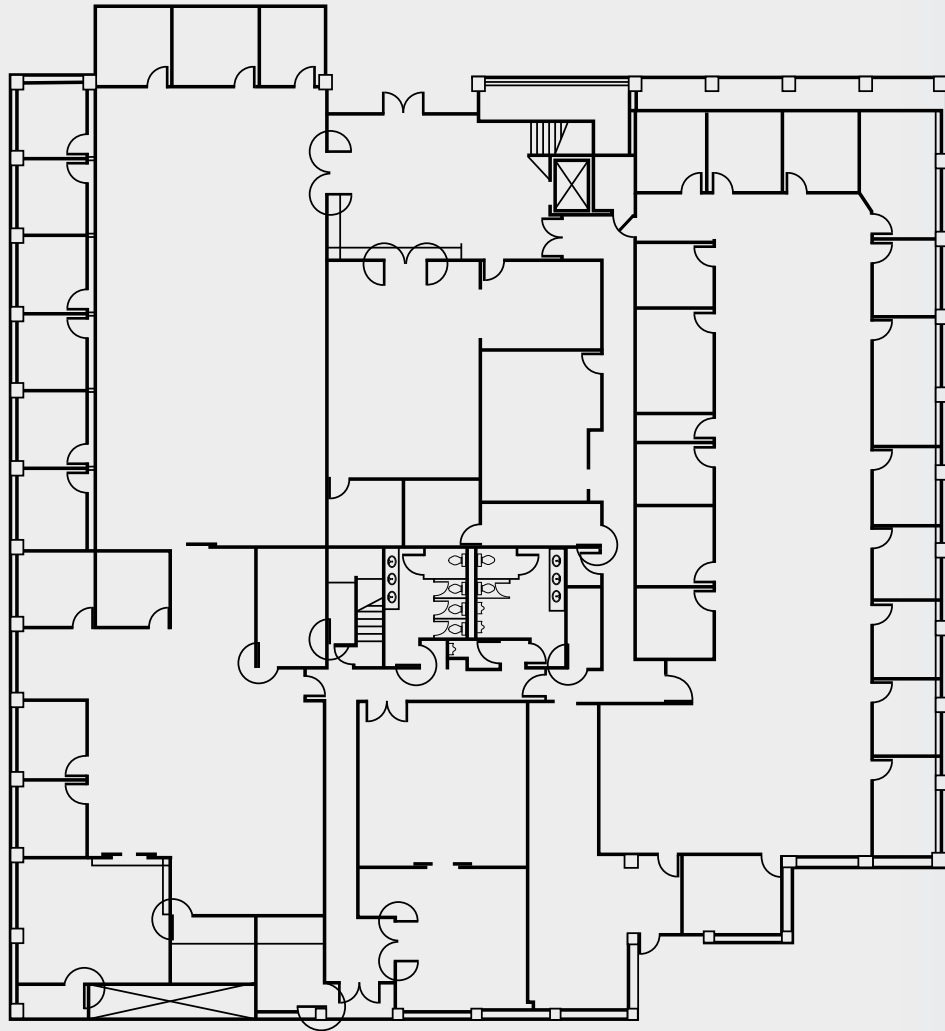


**POTENTIAL SELLER
FINANCING**



FIRST FLOOR

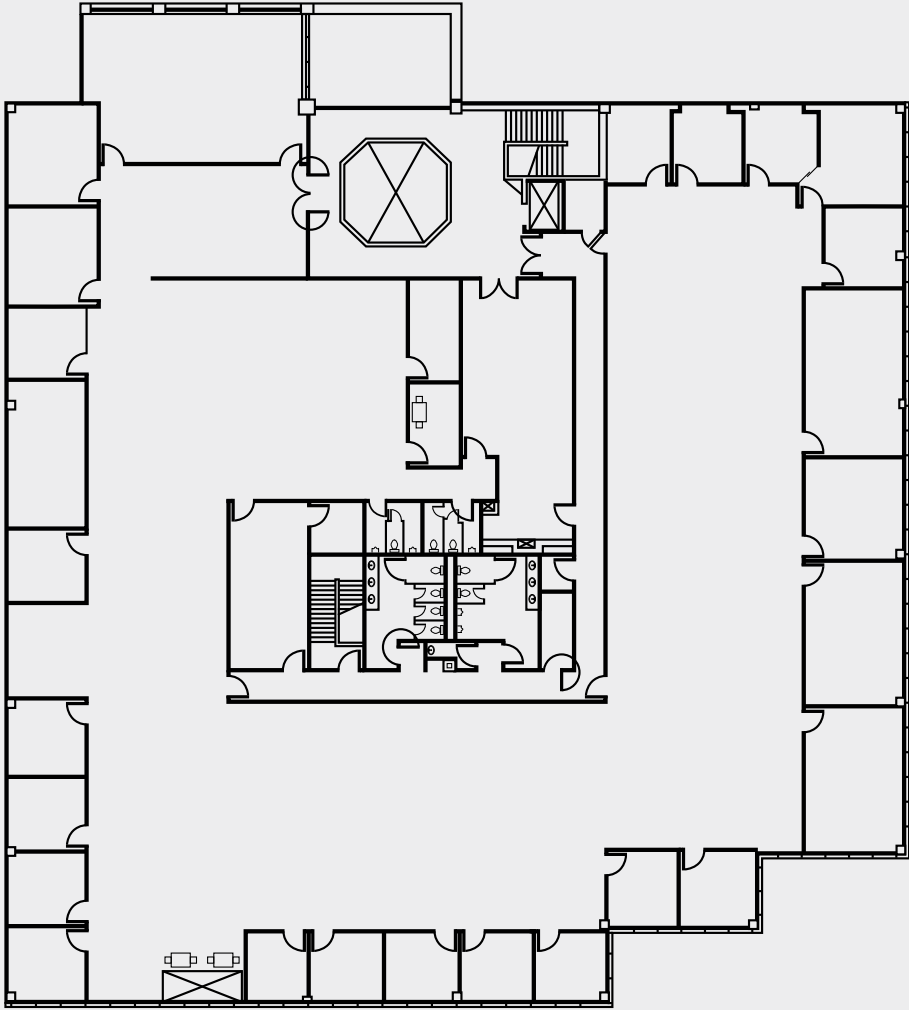
20,033 RSF





SECOND FLOOR

20,033 RSF



Yorba Canyon Center



Restaurants

- Woody's Diner
- Lampost Pizza
- Sai Sushi
- Supatras Thai
- Jack in the Box
- Jimmy's Poke & Sushi Burrito



Shopping

- Smart & Final Extra!
- Kandi Kouture



Other

- Sport Clips Haircuts
- Yorba Canyon Cleaners
- Pink Polish Nail Salon
- Citi
- Mobil
- Bank of America

Savi Ranch Center



Restaurants

- Bombay Grill Bar and Banquet
- Wahoo's Fish Taco
- Denny's



Shopping

- DICK'S Sporting Goods
- Michaels
- Kohl's
- buybuy BABY



Other

- Home Consignment Center



Anaheim Hills Festival Plaza



Restaurants

- Crumb Cookies
- Chipotle Mexican Grill
- El Cholo
- The Habit Burger Grill
- Cava
- Islands Restaurant
- Wood Ranch
- Panda Express
- Mimosas Kitchen and Bar
- Kimmie's Coffee Cup
- Panera Bread



Shopping

- Nordstrom Rack
- Target
- Vons
- Hobby Lobby
- Spirit Halloween
- Petco
- AT&T Store
- T-Mobile



Other

- Orangetheory Fitness
- Bank of America Financial Center
- Unique Alterations
- Taekwondo Family Fitness
- Brain Balance
- Color Me Nail Spa
- Ritz Cleaners
- Vision Boutique Optometry
- Prime iBrow Threading Salon
- Just Food For Dogs
- Family Hair Cut
- Chase Bank

Sycamore Canyon Plaza



Restaurants

- Tempo Cantina
- Latte Da Ristorante
- Flame Broiler
- Siam Savory Thai Cuisine
- Rosine's
- Sunbliss Cafe
- Baskin-Robbins
- Señor Baja



Shopping

- Ralphs Fresh Fare
- PostalAnnex



Other

- Supercuts
- CVS
- Redbox
- Western Union
- Happy Nails & Spa
- Circle K
- Redbox

LEASE VS. BUY ANALYSIS (EXAMPLE)

LEASE TERMS

Square Footage	40,066	Years	1	2	3	4	5	6	7	8	9	10
		Initial Expenses:	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Mkt Base Rent / SF (FSG):	\$2.50	Annualized Rent:	\$1,370,257	\$1,418,216	\$1,467,854	\$1,519,229	\$1,572,402	\$1,627,436	\$1,684,396	\$1,743,350	\$1,804,367	\$1,867,520
Utilities / SF	\$0.25	Total Rent:	\$1,370,257	\$1,418,216	\$1,467,854	\$1,519,229	\$1,572,402	\$1,627,436	\$1,684,396	\$1,743,350	\$1,804,367	\$1,867,520
Janitorial / SF:	\$0.10	Cumulative:	\$1,370,257	\$2,788,473	\$4,256,327	\$5,775,556	\$7,347,957	\$8,975,393	\$10,659,789	\$12,403,139	\$14,207,506	\$16,075,026
	Total Rent/SF:											
		Tax Bracket Percentage:		35%				Average Monthly Lease Payment:	\$133,959			
Rent- Monthly:	\$114,188	Monthly Depreciation:			\$-							
% Annual Increase:	4%	Monthly Interest Deduction:			\$-			After-Tax Monthly Cost:	\$133,959			
		Monthly Tax, Util, Op. Exp.:			\$39,966			After-Tax Monthly Cost/SF:	\$3.34			

PURCHASE TERMS

Square Footage	40,066	Years:	1	2	3	4	5	6	7	8	9	10
		Upfront Expenses:	\$3,581,507	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Price / SF:	\$264.56	Annualized Mrtg & Exp.:	\$1,088,071	\$1,088,071	\$1,088,071	\$1,088,071	\$1,088,071	\$1,088,071	\$1,088,071	\$1,088,071	\$1,088,071	\$1,088,071
Purchase Price:	\$10,600,021	Total:	\$4,669,577	\$1,088,071	\$1,088,071	\$1,088,071	\$1,088,071	\$1,088,071	\$1,088,071	\$1,088,071	\$1,088,071	\$1,088,071
Capital Improvements:	\$1,000,000	Cumulative:	\$4,669,577	\$5,757,648	\$6,845,718	\$7,933,789	\$9,021,859	\$10,109,930	\$11,198,000	\$12,286,071	\$13,374,142	\$14,462,212
Total Purchase Price:	\$11,600,021											
Down Payment:	30%	(\$3,480,006)	Land Value:	65%	\$7,540,014			Avg. Mo. Mortg & Exp. Pmt:	\$90,673			
Loan Amount:	70%	\$8,120,015	Improvement Value:	35%	\$4,060,007			Average Monthly Tax Benefits:	(\$29,741)			
Loan Term (Years):	25		Depreciation Term (Yrs.):	27.5				After-Tax Monthly Cost:	\$60,932			
Closing Costs:	1%	(\$101,500)		35%				After-Tax Monthly Cost/SF:	\$1.52			
Total Upfront Expenses:		(\$3,581,507)			\$4,306							
			Monthly Interest Deduction:		\$14,702							
Mortgage Payment (P&I) / Mo.:	7.50%	\$60,006	Monthly Tax, Util, Op. Exp.:		\$10,733							
Property Taxes / Mo.:	1.10%	\$10,633										
Parking:	\$-	\$-										
Operating Expenses / Mo.:	\$0.50	\$20,033										
	Total Monthly Payment:	\$90,673										
			Monthly Tax Benefits:		\$29,741							

Note: This analysis does not account for opportunity cost of down payment

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175 RIVERVIEW NORTH



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