

155 NORTH
RIVERVIEW

ANAHEIM HILLS, CALIFORNIA

FRIESS
PROPERTY COMPANY

**97.5% AVERAGE
12 MONTH OCCUPANCY**

**96.41% OCCUPANCY
SEPTEMBER 2024**



OWNER OCCUPIED OR PASSIVE INVESTMENT OPPORTUNITY

FULLY OCCUPIED AND
PROFESSIONALLY MANAGED
CLASS A EXECUTIVE OFFICE
SUITE BUILDING

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Please consult your own advisor to fully understand the investment offering being made.



INVESTMENT OVERVIEW



INVESTMENT OVERVIEW

SALES PRICE (TBD):
\$7,200,000

TRAILING 12 MONTH NOI:
\$460,771

TRAILING 180 DAY NOI ANNUALIZED:
\$468,123

CAP RATE:
6.5%

RENTABLE SF:
+/- 22,030 Square Feet

PRICE PER FOOT (TBD):
\$327

CURRENT FINANCING:
No Assumable Financing Available

Tours Available For Verified Investors

Property is Currently Professionally Managed by Premier Workspaces, a Regional Leading Executive Office Firm





FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	PRIOR 12 MONTH TOTAL
REVENUE						
NET BASE RENT RECURRING SERVICES	169,589	166,922	157,483	160,463	166,682	651,549
TOTAL TELECOMMUNICATIONS	27,171	27,049	27,662	26,976	27,264	108,951
TOTAL OTHER RECURRING SERVICES	13,890	13,899	13,706	13,628	13,583	54,815
TOTAL RECURRING SERVICES	41,062	40,948	41,368	40,604	40,847	163,767
TOTAL VIRTUAL PLANS	35,536	35,399	36,589	36,710	35,760	144,459
TOTAL ANCILLARY CHARGES	4,388	5,043	5,516	4,917	4,982	20,458
TOTAL PARKING	0	0	0	685	780	1,465
TOTAL CONFERENCE ROOM	6,293	6,810	6,395	8,968	8,577	30,750
TOTAL OTHER REVENUE	13,513	6,460	9,254	7,983	7,830	31,528
TOTAL REVENUE	270,381	261,583	256,606	260,330	265,457	1,043,976
OPERATING EXPENSES						
TOTAL MARKETING EXPENSE	4,187	4,754	5,170	3,940	3,848	17,712
TOTAL PAYROLL	34,894	32,454	35,674	31,520	33,610	133,259
TOTAL BANKING FEES	0	-11	98	100	67	254
TOTAL OUTSIDE SERVICES	6,053	4,004	4,661	7,354	6,374	22,392
TOTAL REPAIRS AND MAINTENANCE	32,939	31,430	22,780	22,705	33,583	110,499
TOTAL TENANT BILLBACKS	2,863	3,171	5,715	5,323	2,857	17,066
TOTAL OFFICE EXPENSE	932	2,423	5,373	864	3,307	11,967
TOTAL TAX EXPENSE - (PROFORMA) - SPREAD MONTHLY FOR ANALYSIS	19,771	19,771	19,771	19,771	19,771	79,084
TOTAL TELECOMMUNICATIONS	7,372	6,827	8,147	7,035	6,582	28,591
TOTAL INSURANCE EXPENSES	1,666	4,486	2,434	3,309	2,705	12,933
TOTAL UTILITY EXPENSE	16,257	12,765	12,964	13,098	17,343	56,170
TOTAL LEGAL AND PROFESSIONAL	243	248	250	246	243	988
TOTAL OTHER EXPENSES	22,865	22,500	22,950	23,010	22,500	90,960
TOTAL OPERATING EXPENSES	150,041	144,832	145,889	138,176	152,792	581,688
TOTAL NET OPERATING INCOME	120,340	116,751	110,717	122,154	112,665	462,288

NOI SUMMARY

15 MONTH TOTAL	\$582,627.55
AVERAGE	\$38,841.84
ANNUALIZED	\$466,102.04

12 MONTH TOTAL	\$462,287.67
AVERAGE	\$38,523.97
ANNUALIZED	\$462,287.67

6 MONTH TOTAL	\$234,819.71
AVERAGE	\$39,136.62
ANNUALIZED	\$469,639.41



PROPERTY PHOTOS











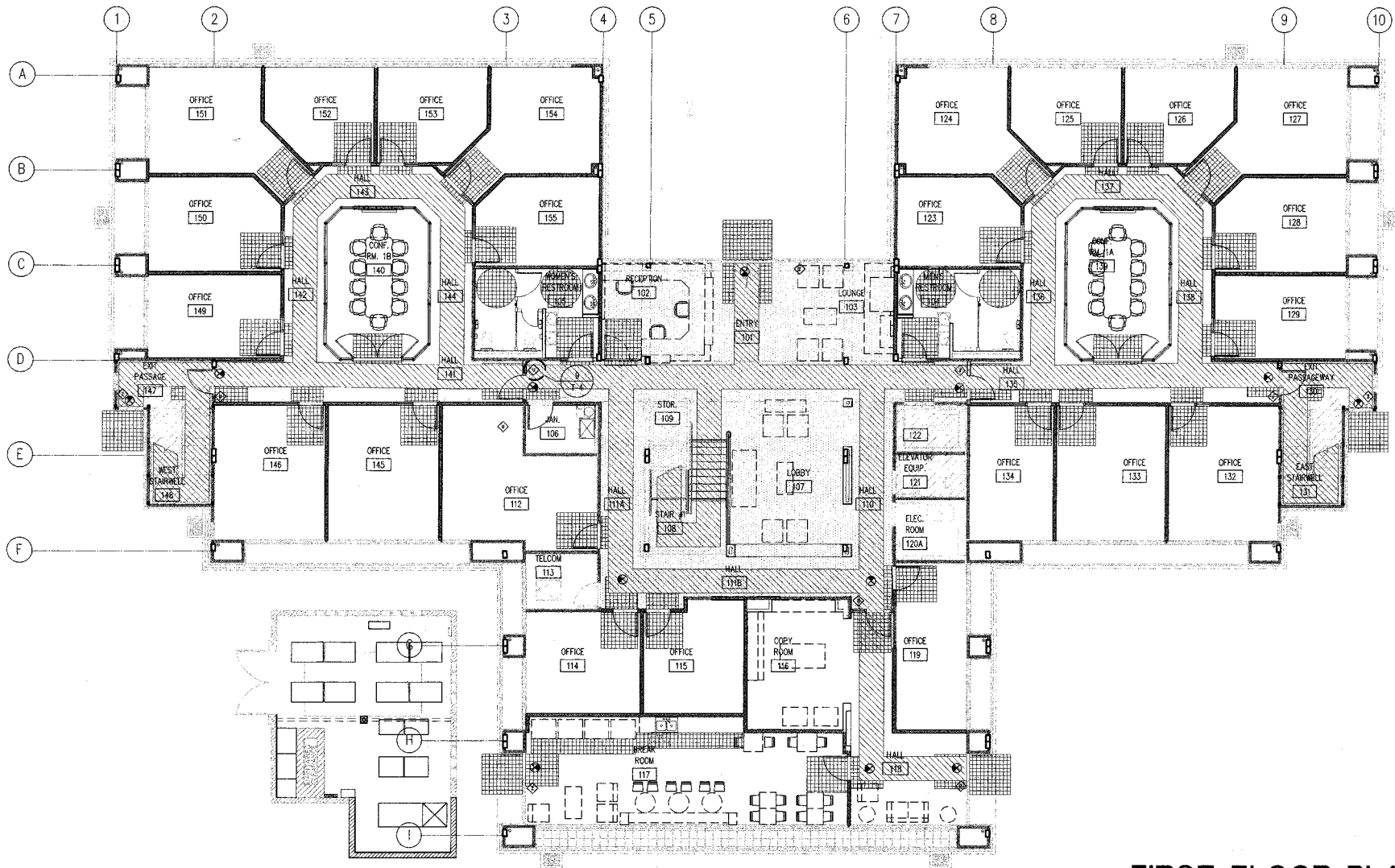




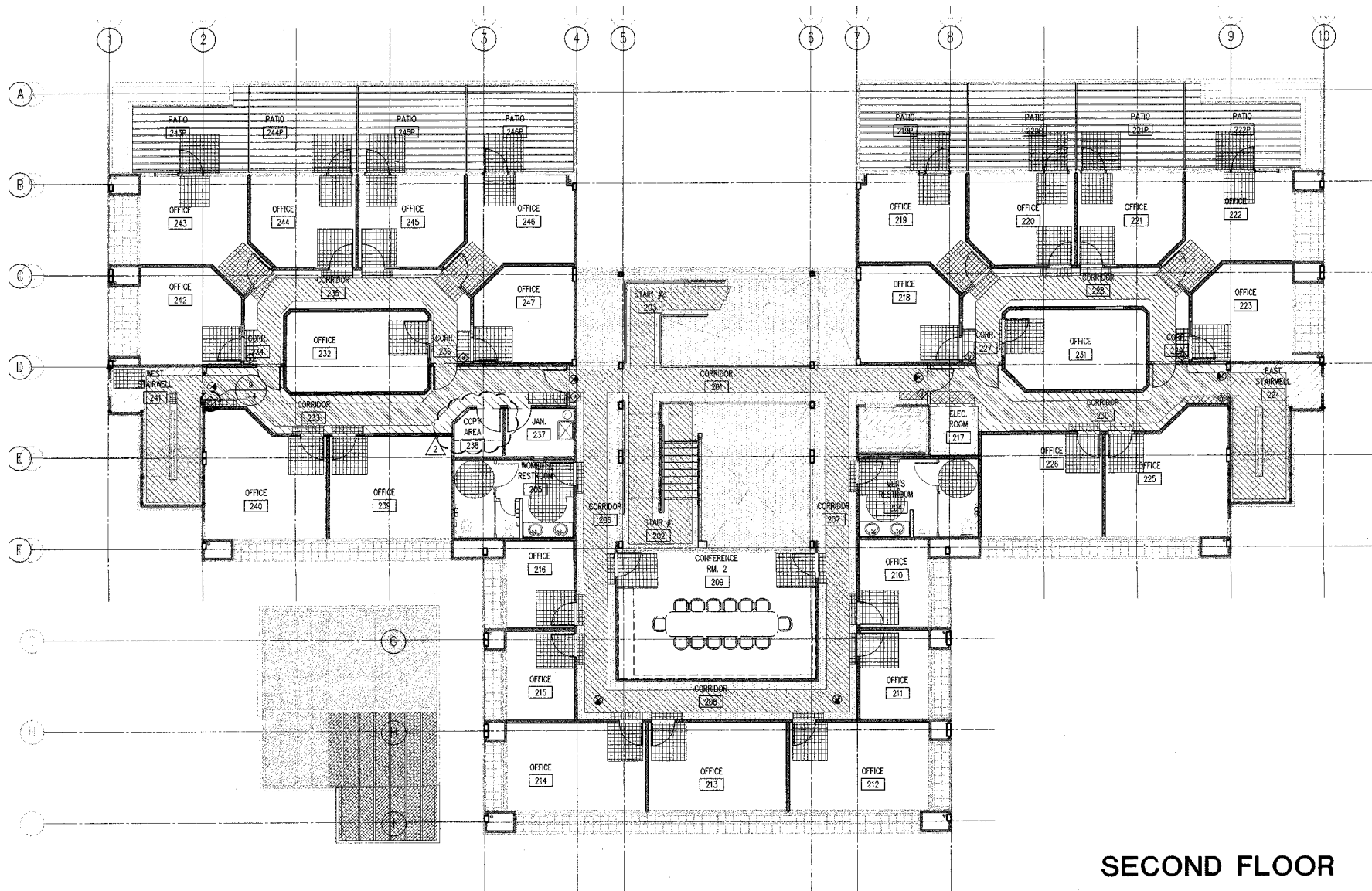


FLOOR PLAN

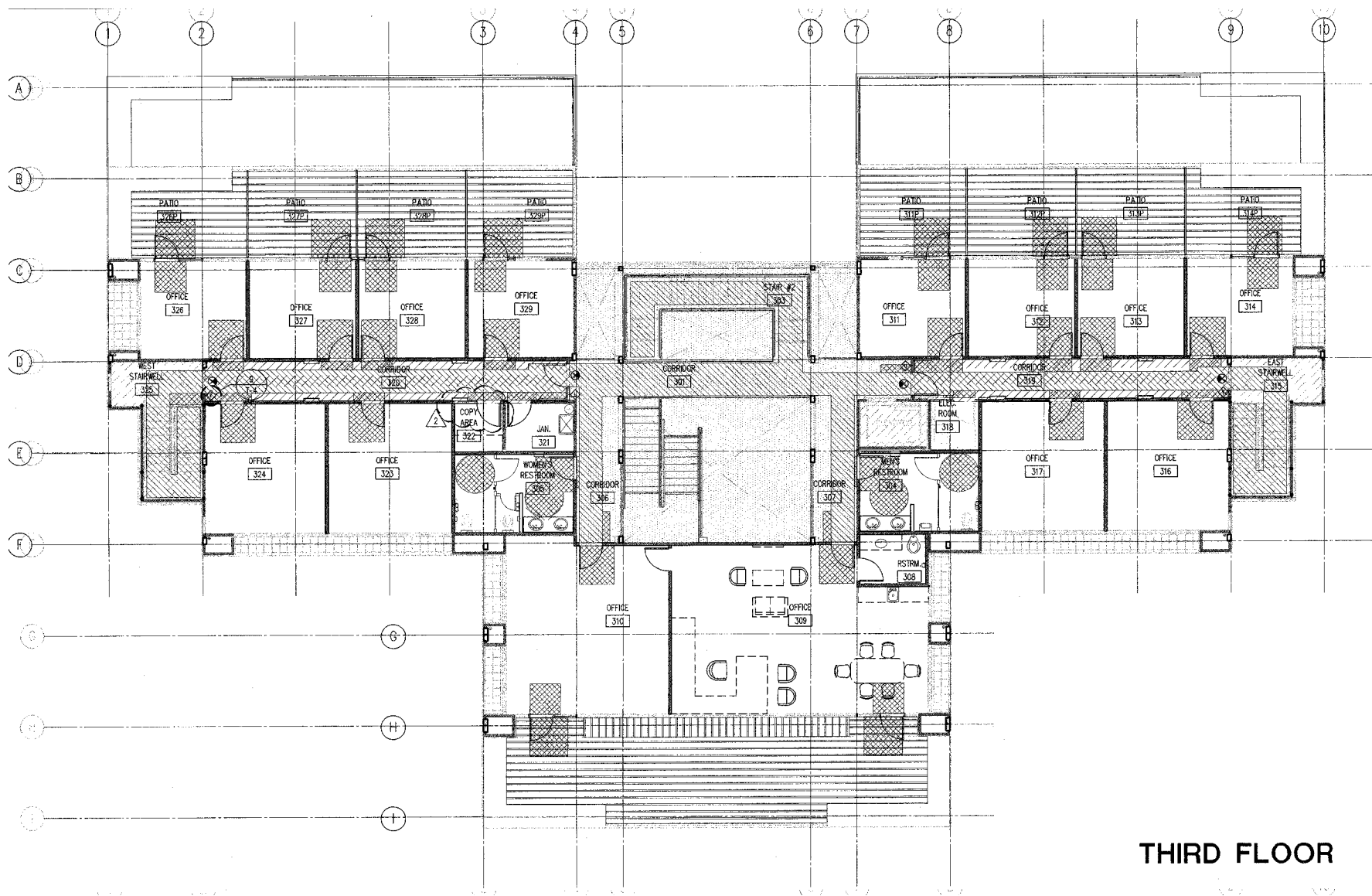




FIRST FLOOR PLAN



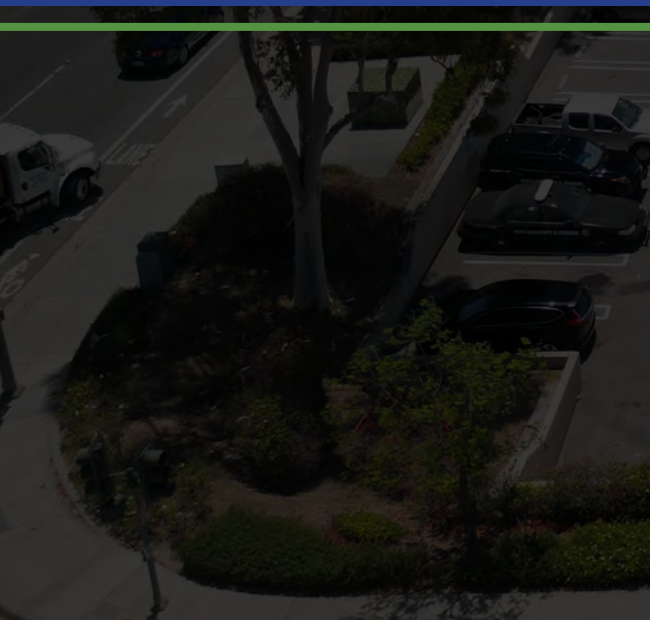
SECOND FLOOR



THIRD FLOOR



SITE PLAN



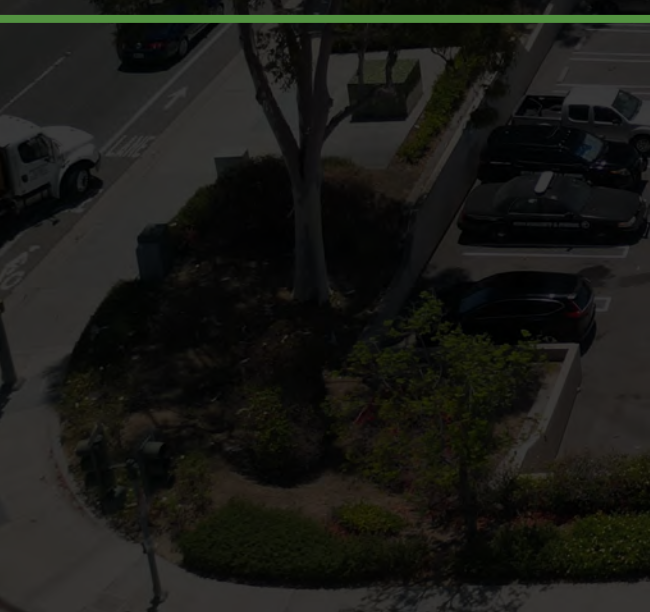


N RIVERVIEW DRIVE

E SANTA ANA CANYON RD



RETAIL MAPS





SIERRA VISTA
BUSINESS PARK

155 NORTH
RIVERVIEW

E SANTA ANA CANYON RD

S WEIR CANYON RD

RIVERSIDE FWY

91

91

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91

RIVERSIDE FWY

ANAHEIM HILL FESTIVAL

ANAHEIM PUBLIC LIBRARY



155 NORTH RIVERVIEW

E SANTA ANA CANYON RD

S WEIR CANYON RD

91

RIVERSIDE FWY

N RIVERVIEW DR



Staples

SPROUTS
FARMERS MARKET

COSTCO
WHOLESALE

ASHLEY

Chick-fil-A

Denny's

KAISER
PERMANENTE

Maserati

AYRES SUITES
VISTA LINDA

FLORIDA

extended
STAY
AMERICA

91

RIVERSIDE FWY

N RIVERVIEW DR

155 NORTH
RIVERVIEW

ESANTA ANA CANYON RD



Michaels

U-HAUL

BEST BUY

KOHL'S

KeyMe
LOCKSMITHS

DICK'S
SPORTING GOODS

extended
STAY
AMERICA



AYRES SUITES
YORBA LINDA

155 NORTH
RIVERVIEW

RIVERSIDE FWY

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S WEIR CANYON RD

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