



Voit

REAL ESTATE SERVICES

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6 CUSHING

IRVINE SPECTRUM

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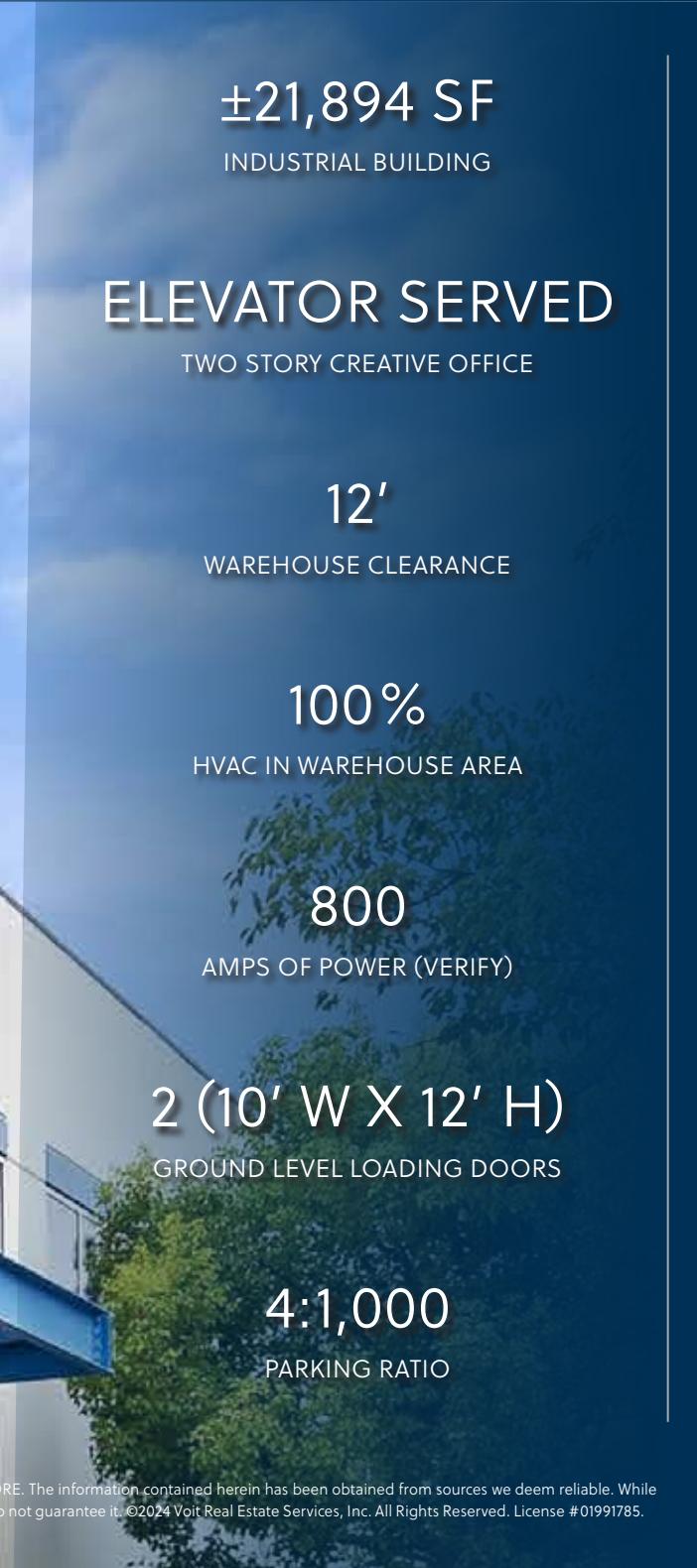


EXECUTIVE SUMMARY

6 Cushing, Irvine Spectrum We are pleased to announce a rare owner-user co-investment opportunity to purchase or lease a ±1,844 square foot, 2-story, corporate headquarters property. The freestanding building is built on approximately 1.49 acres of land with over 4,100 parking in the heart of the highly desirable Irvine Spectrum submarket in Irvine, California. Situated at the intersection of Orange County's major freeways and transportation networks, the Irvine Spectrum attracts major national and international brands capitalizing on the opportunity to locate one of Southern California's premier headquarters locations.



BUILDING
SIGNAGE
AVAILABLE



POTENTIAL OWNER-USER OR INVESTOR OPTION

- ORTIZ OCCUPIES THE 2ND FLOOR AND A PORTION OF THE GROUND FLOOR. FERGUSON WILL BE VACATING THE BALANCE OF THE GROUND FLOOR SPACE ($\pm 10,027$ SF).
- NEW TENANT CAN LEASE $\pm 10,027$ SF OF GROUND FLOOR SPACE OR THE ENTIRE $\pm 21,894$ SF.
- NEW BUYER CAN OCCUPY THE ENTIRE $\pm 21,894$ SF OR THE SELLER WILL LEASEBACK $\pm 11,867$ SF FOR 5 YEARS UPON CLOSE OF ESCROW.
- OWNERSHIP WILL CONSIDER ALTERNATIVE USES INCLUDING RELIGIOUS FACILITIES, MONTESSORI, AND SCHOOLS.

$\pm 21,894$ SF
INDUSTRIAL BUILDING

ELEVATOR SERVED
TWO STORY CREATIVE OFFICE

12'
WAREHOUSE CLEARANCE

100%
HVAC IN WAREHOUSE AREA

800
AMPS OF POWER (VERIFY)

2 (10' W X 12' H)
GROUND LEVEL LOADING DOORS

41,000
PARKING STO



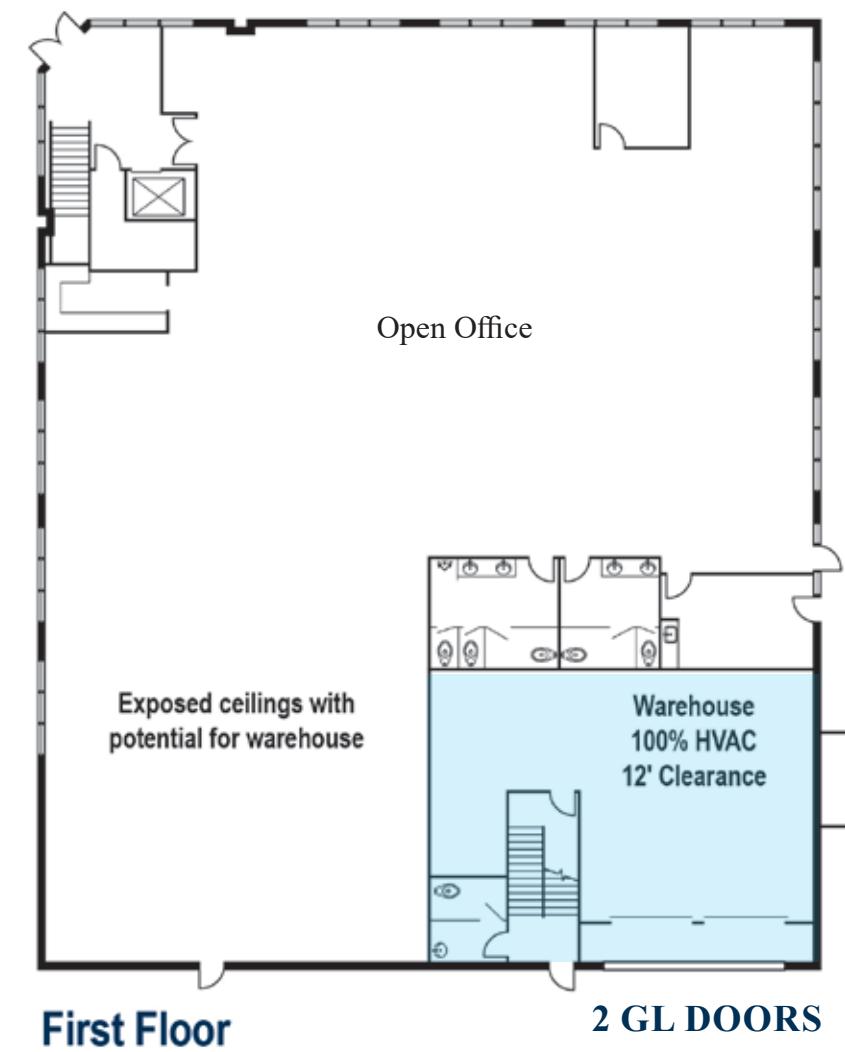
ABOUT THE OWNER - ORTIZ ENTERPRISES ORIGINALLY PURCHASED THE LAND FROM THE IRVINE COMPANY TO EXPAND THEIR GROWING GENERAL CONTRACTING BUSINESS FOR A NEW COMPANY HEADQUARTERS. TRAVEL ALONG JUST ABOUT ANY SOUTHERN CALIFORNIA FREEWAY, AND CHANCES ARE YOU'RE ON ONE THE HUNDREDS OF PROJECTS COMPLETED BY ORTIZ.

ORTIZ ENTERPRISES IS OFFERING A RARE OPPORTUNITY FOR A NEW COMPANY TO ACQUIRE 6 CUSHING FOR THEIR COMPANY HEADQUARTERS, INCLUDING THE FLEXIBILITY OF LEASING BACK TO HELP OFFSET ANY NEW LOAN USED IN THE ACQUISITION.



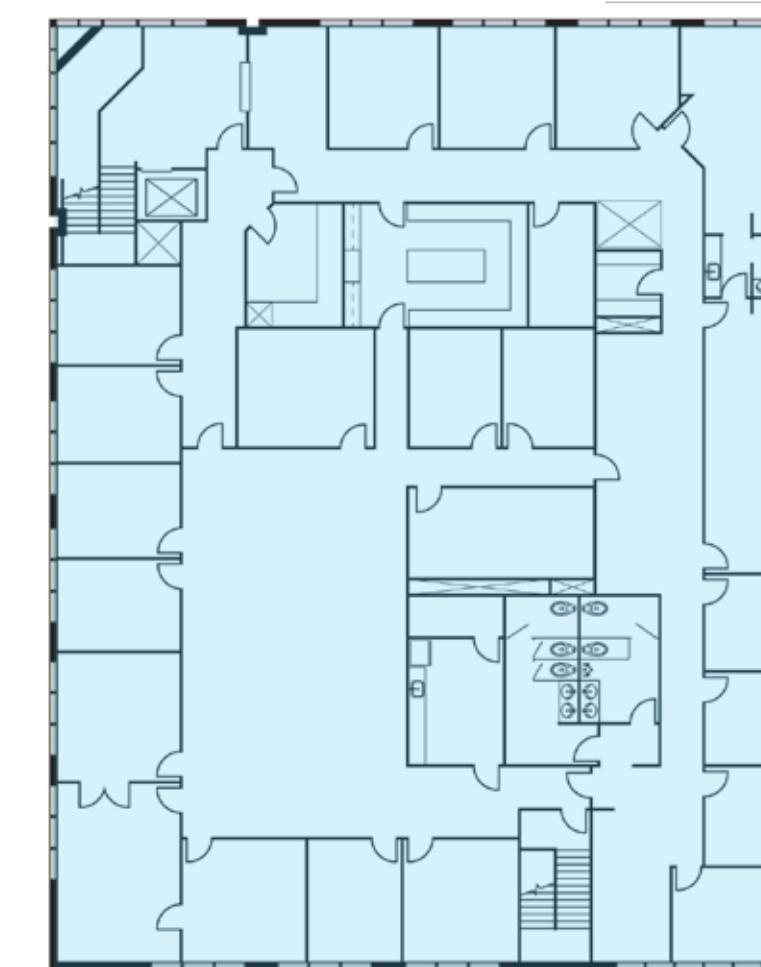
±8,750 Available Immediately

±13,144 Occupied by Ortiz Enterprises Inc.



First Floor

2 GL DOORS



Second Floor



POSSIBLE BUYER FINANCING SCENARIOS

ASKING PRICE: \$9.85M

FOR MORE INFORMATION CONTACT: JUSTIN GREENE / ROZELLE FINANCIAL
JGREENE@ROZELLEFINANCIAL.COM / 714.10.9.0.8

OPTION 1: NEW BUYER ACQUIRES WITH SBA 504 PROGRAM (90% LOAN TO VALUE)

- 10% DOWN PAYMENT PLUS FEES: $\pm \$1.05M$
- TOTAL NEW LOAN AMOUNT: $\pm \$8.8M$
- TOTAL MONTHLY MORTGAGE PAYMENT: $\pm \$57K$

EQUIVALENT TO $\pm \$2.60$ NNN FOR NEW BUYER TO OWN

(ORTIZ ENTERPRISES WILL ENTERTAIN LEASING BACK UP TO 49% TO ACCOMMODATE BALOAN REQUIREMENT)

OPTION 2: NEW BUYER ACQUIRES WITH CONVENTIONAL FINANCING (75% LOAN TO VALUE)

- 25% DOWN PAYMENT PLUS FEES: $\pm \$2.5M$
- TOTAL NEW LOAN AMOUNT: $\pm \$7.4M$
- TOTAL MONTHLY MORTGAGE PAYMENT: $\pm \$47K$

EQUIVALENT TO $\pm \$2.17$ NNN FOR NEW BUYER TO OWN

(ORTIZ ENTERPRISES WILL ENTERTAIN LEASING BACK UP TO $\pm 55\%$ FOR NEW USER OR INVESTOR)



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Irvine Spectrum Submarket

The City of Irvine is the heart of Southern California's "Technology Coast" and has the heartbeat of Orange County's business community. With state-of-the-art transportation, exceptional real estate and stellar educational institutions, Irvine is renowned for its dynamic business environment and convenient access to a highly educated and skilled labor force. The city also boasts a reputation as one of the nation's safest communities and offers a full-range of housing opportunities, excellent climate, and a wealth of lifestyle amenities.

Irvine is well-known as one of the nation's largest master-planned urban communities and encompasses 65 square miles. The City is bordered by Santa Ana, Huntington Beach, Fountain Valley, and Costa Mesa to the north, with Newport Beach, Lake Forest, Laguna Hills, Aliso Viejo and Laguna Beach to the south, and only a 10-minute drive from the Pacific Ocean. With its proximity to the Pacific Coast, Los Angeles and San Diego, Irvine's central location provides residents and businesses alike easy access to world markets, a quality labor supply, plentiful executive housing and first-class entertainment. Irvine is located approximately 40 miles southeast of downtown Los Angeles and 85 miles north of downtown San Diego. Inland Empire's industrial cluster is within a 30-minute drive from Irvine.

With more than 17,000 companies of all sizes, including corporate headquarters and international centers of operation, companies of all types have a robust presence in Irvine. Two major business centers—the Irvine Business Complex and the Irvine Spectrum—account for more than 170,000 jobs. Irvine's jobs-to-population ratio of 9.4% is No. 1 for American cities with 200,000 residents or larger.

The 2,600-acre Irvine Business Complex (IBC) is located adjacent to John Wayne Airport. A variety of professional and technical businesses, as well as residential properties, are located in this area. University Research Park is a 183-acre business, research, and development office park located next to UCI. Irvine Spectrum, home to prestigious high-rises and campus-like environments, is one of California's leaders in its concentration of technology, research, and development companies.

ORANGE COUNTY

AT A GLANCE

3.17 M
POPULATION

6TH
LARGEST POPULATION IN USA

2ND
HIGHEST DENSITY IN CALIFORNIA

\$709,800
MEDIAN PROPERTY VALUE
4.47% GROWTH

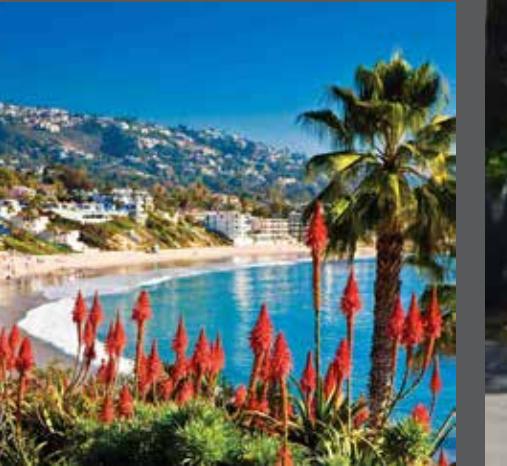
1.61 M
NUMBER OF EMPLOYEES
0.386% GROWTH

39 %
BACHELOR'S DEGREE OR HIGHER
POPULATION

38.3
MEDIAN AGE

\$89,759
MEDIAN HOUSEHOLD INCOME
4.11% GROWTH

\$213.6M
GDP
4.2% GROWTH



COMPANIES HEADQUARTERS OR
NORTH AMERICAN HEADQUARTERS
ARE LOCATED IN IRVINE.



TOP 25 SALES TAX PRODUCERS

ALBERTSONS | APPLE COMPUTER | ARBONNE | AUTONATION TOYOTA IRVINE
CARMAX | CHEVROLET OF IRVINE | CHEVRON | COSTCO | E PLUS TECHNOLOGY
EDWARDS LIFESCIENCES | FINANCIAL SERVICES VEHICLE TRUST | IPC USA
IRVINE BMW | KIA OF IRVINE | LIVING SPACES FURNITURE | NORDSTROM
NORM REEVES HONDA | PC MALL | RALPH'S | TARGET | TESORO
TUTTLE CLICK FORD | TUTTLE CLICK MAZDA | VICTOR MEDICAL | WALMART

IRVINE

AT A GLANCE

TOP EMPLOYERS

RANK | EMPLOYER | NO. OF EMPLOYEES

1 UNIVERSITY OF CALIFORNIA, IRVINE 2,700

2 IRVINE UNIFIED SCHOOL DISTRICT 3,244

3 EDWARDS LIFESCIENCES 2,987

4 BLIZZARD ENTERTAINMENT 2,744

5 BROADCOM 2,604

6 GLIDEWELL LABORATORIES 1,960

7 PARKER HANNIFIN 1,800

8 NATIONSTAR 1,556

9 B. BRAUN 1,370

10 WESTERN DIGITAL 1,300



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