FOR SALE
20072
SW BIRCH STREET
NEWPORT BEACH CALIFORNIA
±18,143 SF

RARE NEWPORT BEACH MEDICAL OFFICE INVESTMENT • 100% OCCUPIED

EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

PROPERTY GROUP
MAXIMIZING PROPERTY VALUES™

Lee & Associates® - Newport Beach (the "Agent") has been engaged as the exclusive sales representative for the sale of 20072 SW Birch Street , Newport Beach, CA (the "Property") by 'Ownership' (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "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 the Agent prior to delivery of this Brochure.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. 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 any other 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.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, 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 sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient 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 Seller and any conditions required under the contract for title to pass from the Seller to the buyer 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 will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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PROPERTY OVERVIEW

Fully Occupied Newport Beach Medical Office Building Offered for Sale

Lee & Associates is pleased to present the opportunity to acquire 20072 SW Birch Street, a freestanding medical office property located in Newport Beach. The ±18,143 square foot, two-story property is 100% occupied by 15 medical and healthcare-oriented suites, creating diversified in-place income within a highly specialized asset class.

The offering provides ownership of the building improvements and leasehold interest under a 40-year ground lease while the underlying land remains with the Seller.

"Medical office in Newport Beach is difficult to replace."

INVESTMENT HIGHLIGHTS:

SALE PRICE	Offered for Sale at: $9,999,000
RARE PRODUCT	High-quality medical office opportunities in Newport Beach are scarce, making this a difficult-to-replicate asset.
100% OCCUPIED	15 occupied medical / healthcare suites provide diversified in-place occupancy.
6.75% ACTUAL CAP RATE	Actual (NON PROFORMA) NOI of $674,342 after deduction of $480,000 ground lease payments
40-YEAR GROUND LEASE	$40,000/month in Year 1 with 3% annual increases.
CLEAR OWNERSHIP STRUCTURE	Buyer acquires the improvements and leasehold interest; Seller retains the underlying land.
POTENTIAL UP COMING SPACE FOR USER	6,769 sf scheduled to expire from close to 2027 offering potential spaces for a medical user to occupy.


EYEwellMD
OPTIMUM MEDICAL
INTEGRATIVE MEDICINE
University of California - Irvine
20072


NAKED
PLASTICS



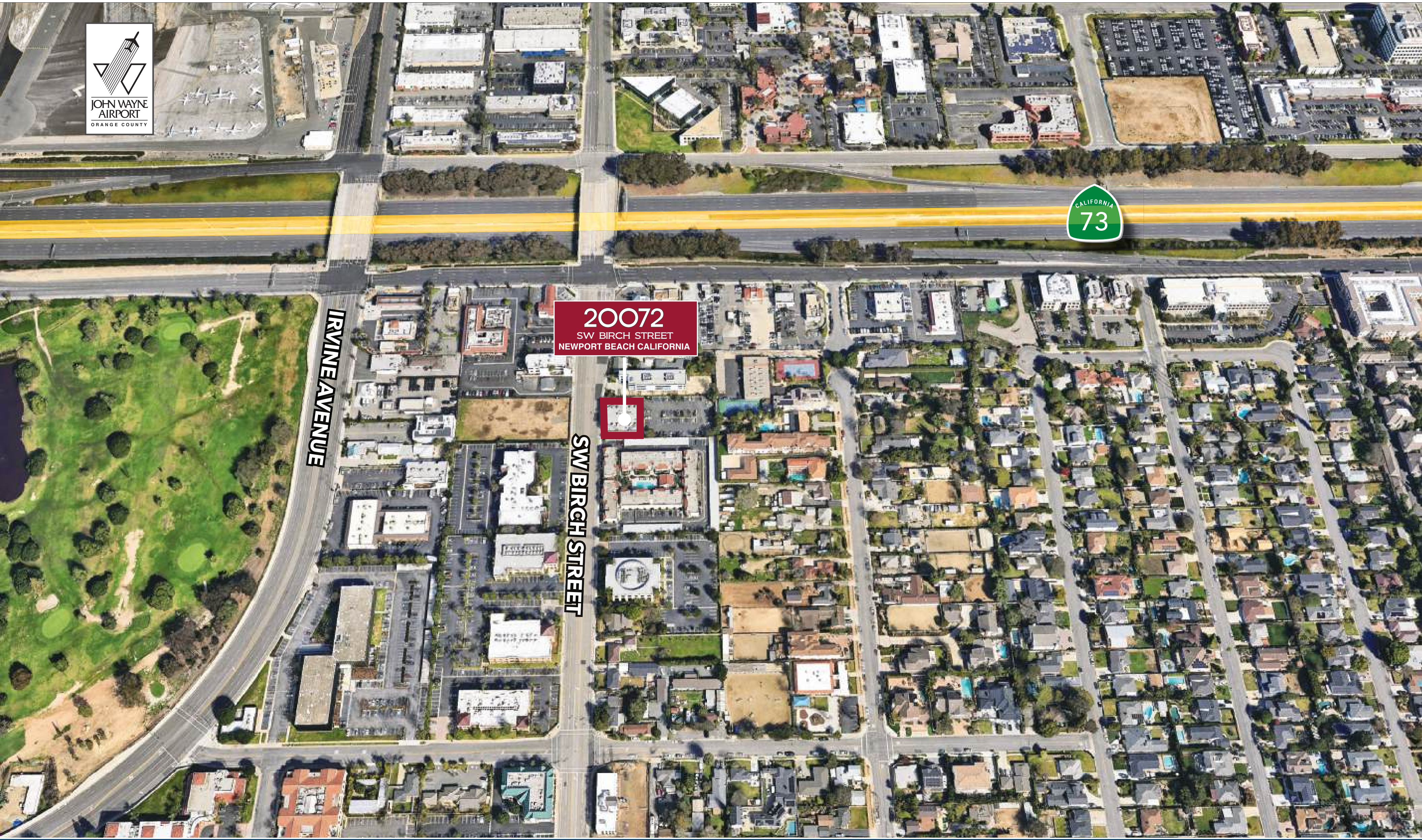
ADVANCED DENTISTRY BY
SOBOH LISWI TED

EXIT
PLASTICS
NAKED

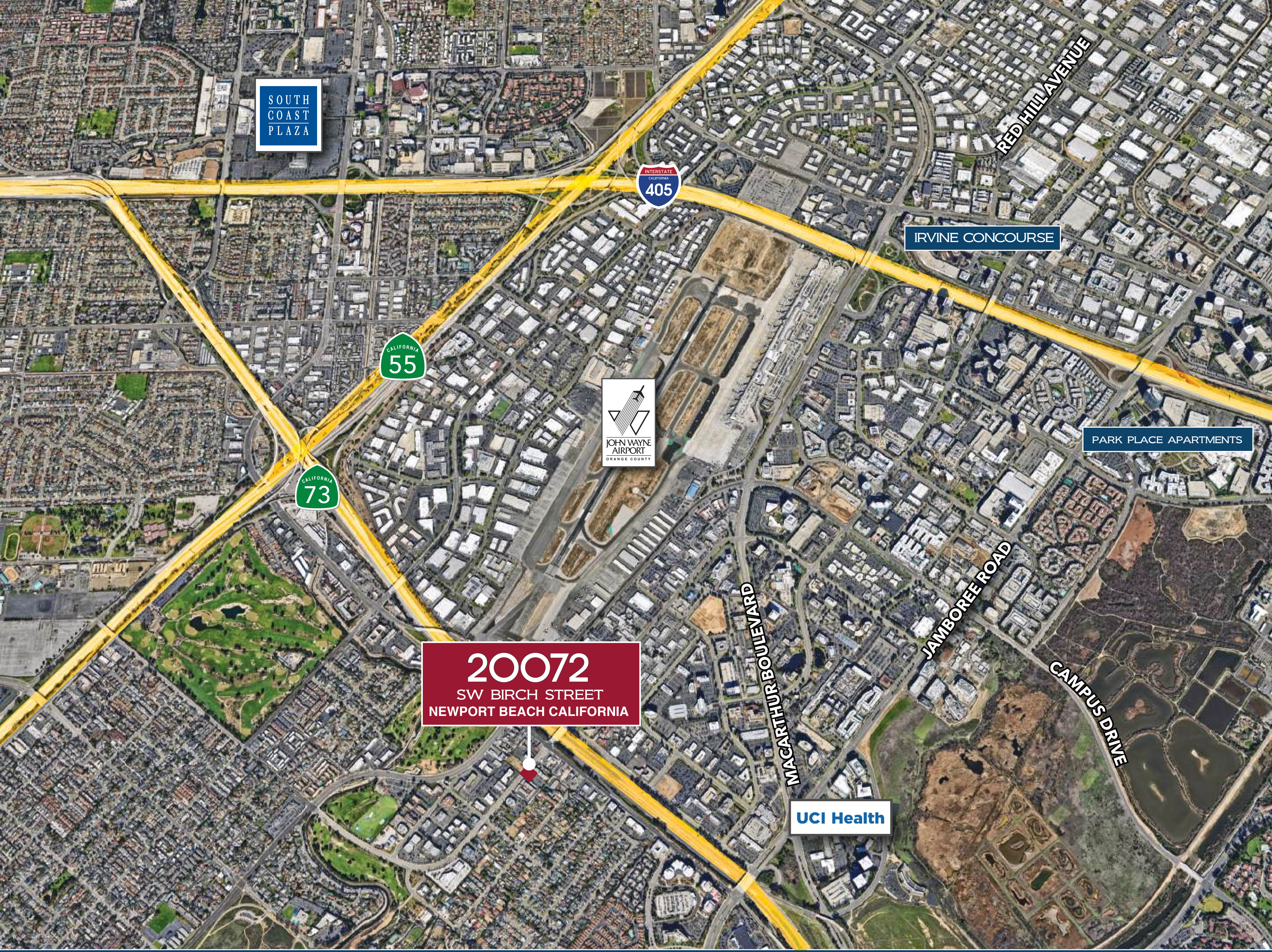

NAKED

LOCATION OVERVIEW

Rare Medical Product in a High-Barrier Coastal Orange County Location"




20072
SW BIRCH STREET
NEWPORT BEACH CALIFORNIA
IRVINE AVENUE
CALIFORNIA
73
BRISTOL STREET
SW BIRCH STREET
SW CYPRESS STREET


SOUTH
COAST
PLAZA
INTERSTATE
CALIFORNIA
405
RED HILL AVENUE
IRVINE CONCOURSE
CALIFORNIA
55
JOHN WAYNE
AIRPORT
ORANGE COUNTY
PARK PLACE APARTMENTS
CALIFORNIA
73
JAMBOREE ROAD
MACARTHUR BOULEVARD
CAMPUS DRIVE
20072
SW BIRCH STREET
NEWPORT BEACH CALIFORNIA
UCI Health

THE LEASE - HOW IT WORKS

CASH FLOW ANALYSIS

Projected Annual Cash Flow – Before Debt Service Analysis 2026-2035 · 18,143 SF · Medical Office · Leasehold basis (ground rent deducted											
Line Item ($)	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**Total**
Less: Turnover Vacancy	1,151,139	1,177,429	1,233,691	1,298,652	1,255,215	1,297,119	1,317,465	1,344,608	1,385,857	1,428,381	
Less: Free Rent	0	(11,773)	(110,112)	(71,969)	(68,591)	(89,029)	(78,324)	(71,306)	(64,552)	(66,489)	(632,144)
Scheduled Base Rent	**0**	**(3,924)**	**(36,704)**	**(23,990)**	**(22,864)**	**(29,676)**	**(26,108)**	**(23,769)**	**(21,517)**	**(22,163)**	**(210,715)**
Expense Recoveries	1,151,139	1,161,732	1,086,876	1,202,693	1,163,760	1,178,414	1,213,033	1,249,533	1,299,788	1,339,730	
Other Income	175,849	180,074	184,406	188,845	193,397	198,062	202,844	207,747	212,774	217,927	
Less: General Vacancy & Credit Loss	0	0	0	0	0	0	0	0	0	0	0
Effective Gross Revenue	**(39,810)**	**(40,254)**	**(38,138)**	**(41,746)**	**(40,715)**	**(41,294)**	**(42,476)**	**(43,718)**	**(45,377)**	**(46,730)**	**(420,259)**
Less: Operating Expenses	1,287,178	1,301,552	1,233,143	1,349,792	1,316,442	1,335,182	1,373,401	1,413,562	1,467,185	1,510,927	
Net Operating Income	**(175,849)**	**(180,074)**	**(184,406)**	**(188,845)**	**(193,397)**	**(198,062)**	**(202,844)**	**(207,747)**	**(212,774)**	**(217,927)**	
Less: Ground Rent	1,111,329	1,121,478	1,048,737	1,160,946	1,123,046	1,137,120	1,170,557	1,205,815	1,254,411	1,293,000	
Less: Leasing Capital (TI / LC)	(480,000)	(494,400)	(509,232)	(524,509)	(540,244)	(556,452)	(573,145)	(590,339)	(608,050)	(626,291)	
Less: Capital Expenditures	0	(20,536)	(189,685)	(122,463)	(115,313)	(147,906)	(128,613)	(115,755)	(103,620)	(105,556)	
Cash Flow Before Debt Service	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Economic Occupancy	631,329	606,542	349,820	513,974	467,489	432,762	468,798	499,720	542,742	561,153	
Economic Occupancy	100.0%	98.7%	88.1%	92.6%	92.7%	90.8%	92.1%	92.9%	93.8%	93.8%	

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