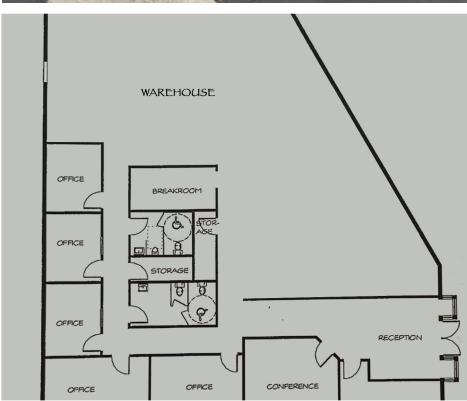
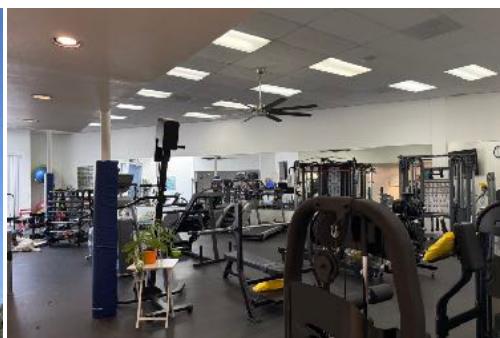


# 151 Kalmus #K3, Costa Meas

## Offered at \$2,600,000



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Address:  
1635 Ohms Way, Suite A  
Costa Mesa, CA 92627

Excellent opportunity for business owners and investors alike. Versatile office/warehouse property currently operating as a wellness center. Thoughtfully built-out with six private offices, a conference room, two bathrooms, kitchen, laundry area, plus a bonus space offering flexibility or a variety of needs. The combination of office build-out and warehouse space makes this property ideal for professional services, medical/wellness, creative uses, or a wide range of other business operations. Ample functionality, adaptable layout, and excellent potential for owner-users or investors looking for a property that can support multiple business models. Recent updates include all new paint and flooring, brand new HVAC, and build out a loft office not included in the square footage.

**Property Address:** 151 Kalmus K3, Costa Mesa, CA 92626

**Price:** \$2,600,000

**Use Type:** Office/Warehouse

**Number of Units:** 1

**Square Footage:** 5227

**Monthly HOA:** \$1001

**Market GRM:** 18.52

**Market CAP:** 3.97%

# Hoyt Real Estate, Inc

## Commerical Investment - Operating Information

Property Address: **151 Kalmus K3, Costa Mesa, CA 92626**

Summary		Photo	Map	
Price:	<b>\$2,600,000</b>			
Down Payment:	40%	\$1,040,000		
Number of units:		1		
<b>Cost per Unit:</b>		<b>\$2,600,000.00</b>		
<b>Current GRM:</b>		<b>21.67</b>		
<b>Market GRM:</b>		<b>18.52</b>		
<b>Current CAP:</b>		<b>3.21%</b>		
<b>Market CAP:</b>		<b>3.97%</b>		
Year Built / Age:		1981		
Approx. Lot Size:		5,227	Loan Amount:	<b>\$1,560,000</b>
Approx. Gross RSF:		5,227	Terms:	<b>5.50%</b>
Cost per Net RSF:		\$497.42	Payment	<b>\$7,150.00</b>
<b>Annualized Operating Data</b>				
<b>Current Rents</b>				
<b>Scheduled Gross Income:</b>		<b>\$120,000</b>	<b>Market Rents</b>	
Vacancy Rate Reserve:		3,000	2.50%	3,510 2.50%
Gross Operating Income:		117,000		136,890
Expenses:		33,585	27.99%	33,585 23.92%
<b>Net Operating Income:</b>		<b>83,415</b>		<b>103,305</b>
Loan Payments:		85,800		85,800
<b>Pre Tax Cash Flows:</b>		<b>-2,385</b>	<b>-0.23%</b>	<b>17,505</b> 1.68%
Principal Reduction:		0		0
<b>Total Return Before Taxes:</b>		<b>-2,385</b>	<b>-0.23%</b>	<b>17,505</b> 1.68%
<small><sup>1</sup> As a percent of Scheduled Gross Income</small>				
<small><sup>2</sup> As a percent of Down Payment</small>				
<b>Scheduled Income</b>				
<b>Annualized Expenses:</b>				
<b>No. of Units</b>	<b>Baths</b>	<b>Approx. Sq. Ftg.</b>	<b>Current Rents</b>	<b>Market Rents</b>
1	Two Full	5227	Monthly Rent (Avg)	Monthly Rent
			\$10,000	\$11,700
			Monthly Income	Monthly Income
			\$10,000	\$11,700
<b>Estimated</b>				
Taxes				
\$23,000				
Insurance				
\$3,000				
HOA				
\$1,001				
Maint. & Rep.				
\$200				
Off Site Mgmt				
\$200				
City Lic & Perm				
\$30				
<b>Total Scheduled Rent:</b>				
\$10,000				
\$11,700				
<b>Laundry</b>				
\$0				
\$0				
<b>Monthly Scheduled Gross Income:</b>				
\$10,000				
\$11,700				
<b>Annualized Scheduled Gross Income:</b>				
\$120,000				
<b>Total Expenses:</b>				
\$27,431				
<b>Per Net Sq. Ft:</b>				
\$5.25				
<b>Per Unit:</b>				
\$27,431				
\$33,585				

**Matt Hoyt - 949.283.1696**

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