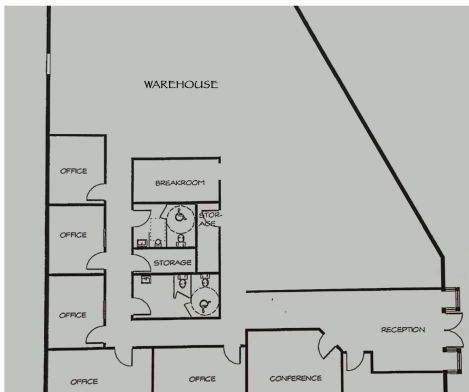


# 151 Kalmus #K3, Costa Meas

## Offered at \$2,600,000



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 includes 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%

**Matthew Hoyt**  
Office: 949-619-6159  
Cell: 949-283-1696  
Email:  
Matthew.p.hoyt@gmail.com


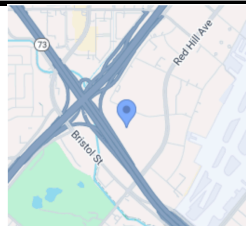
CA License: #01426139

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

# Hoyt Real Estate, Inc

Commerical Investment - Operating Information

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

Summary			Photo		Map			
<b>Price:</b> \$2,600,000								
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:		\$1,560,000	APN	427-35-334	
Approx. Gross RSF:		5,227	Terms:		5.50%	Term/Yrs	30	
Cost per Net RSF:		\$497.42	Payment		\$7,150.00	DCR	0.97	
Annualized Operating Data								
				<b>Current Rents</b>		<b>Market Rents</b>		
<b>Scheduled Gross Income:</b>			<b>\$120,000</b>				<b>\$140,400</b>	
Vacancy Rate Reserve:			3,000	2.50%			3,510	
Gross Operating Income:			117,000				136,890	
Expenses:			33,585	27.99%			33,585	
<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>	
Principal Reduction:			0				0	
<b>Total Return Before Taxes:</b>			<b>-2,385</b>	<b>-0.23%</b>			<b>17,505</b>	
<sup>1</sup> As a percent of Scheduled Gross Income								
<sup>2</sup> As a percent of Down Payment								
Scheduled Income					Annualized Expenses:			
		<b>Current Rents</b>		<b>Market Rents</b>		<b>Estimated</b>	<b>Current</b>	<b>New</b>
<b>No. of</b>	<b>Approx.</b>	<b>Monthly</b>	<b>Monthly</b>	<b>Monthly</b>	<b>Monthly</b>	Taxes	\$23,000	\$29,120
<b>Units</b>	<b>Baths</b>	<b>Rent (Avg)</b>	<b>Income</b>	<b>Rent</b>	<b>Income</b>	Insurance	\$3,000	\$3,000
1	Two Full	\$10,000	\$10,000	\$11,700	\$11,700	HOA	\$1,001	\$1,001
						Maint. & Rep.	\$200	\$200
						Off Site Mgmt	\$200	\$234
						City Lic & Perm	\$30	\$30
<b>Total Scheduled Rent:</b>					<b>\$10,000</b>			
Laundry					\$0	\$0		
<b>Monthly Scheduled Gross Income:</b>					<b>\$10,000</b>	<b>\$11,700</b>	<b>Total Expenses:</b>	<b>\$27,431</b>
<b>Annualized Scheduled Gross Income:</b>					<b>\$120,000</b>	<b>\$140,400</b>	Per Net Sq. Ft:	\$5.25
Utilities Paid by Tenant: Electricity, Gas							Per Unit:	\$27,431

**Matt Hoyt - 949.283.1696**

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