## BROOKHOLLOW BUSINESS PARK

## FOR SALE $\pm$ 38,316 SF



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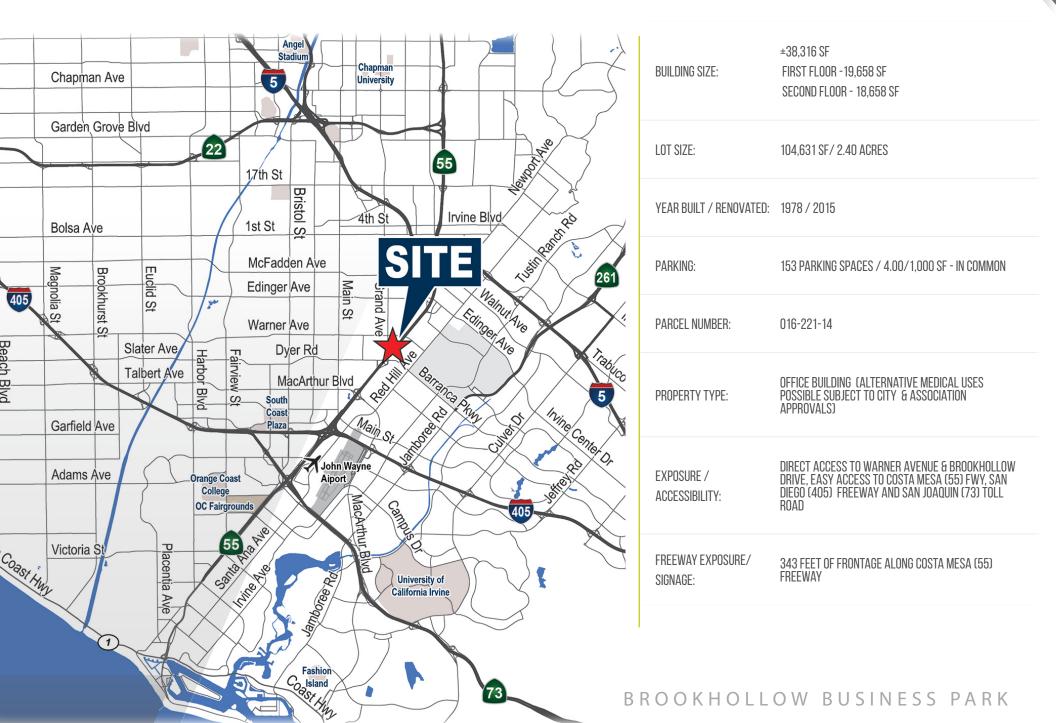
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## **BUILDING HIGHLIGHTS**

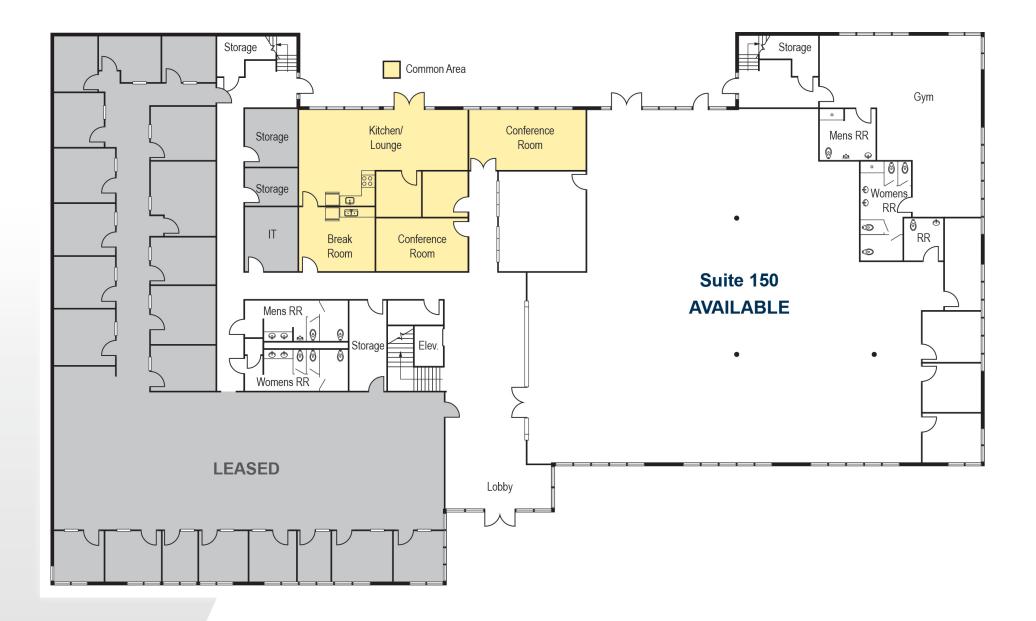


- ±7,000 TO 30,000 SQUARE FEET AVAILABLE FOR OWNER/USER
- RECENTLY UPGRADED LOBBIES, INTERIOR AND EXTERIOR COMMON AREAS
- ONSITE BUILDING AMENITIES INCLUDE CONFERENCE ROOMS, INDOOR/OUTDOOR KITCHEN AREA WITH BBQ, PUTTING GREEN, BOCCE BALL COURT, FIRE PIT AND WATERFALLS
- CAMPUS AMENITIES INCLUDE WALKING PATHS, SEATING AREAS, PONDS, ABUNDANT SURFACE PARKING AND WALKING DISTANCE TO HOTELS, RESTAURANTS AND OTHER AMENITIES
- FREEWAY VISIBLE LOCATION WITHIN THE HEART OF THE ORANGE COUNTY / JOHN WAYNE AIRPORT AREA
- BUILDING TOP SIGNAGE AVAILABLE FACING THE COSTA MESA (55)
  FREEWAY
- EASY ACCESS TO THE COSTA MESA (55), SAN DIEGO (405), SAN JOAQUIN CORRIDOR (73) TOLL ROAD AND JOHN WAYNE AIRPORT
- LISTED SALE PRICE: \$11,300,000
- ESTIMATED NET OPERATING INCOME: \$785,532
- ESTIMATED CAP RATE: 6.95%
- CALL TO TOUR

## **BUILDING FEATURES**



## **FIRST FLOOR**



BROOKHOLLOW BUSINESS PARK

## SECOND FLOOR

#### ±18,658 RENTABLE SF / ENTIRE SECOND FLOOR AVAILABLE



## INVESTMENT SUMMARY

CURRENT GROSS INCOME:	ANNUAL	
OCCUPANCY-17,800 SF (46.45%)	\$458,088	VACANT-20,516 SF (53.55%)
PROJECTED INCOME:	ANNUAL	
ESTIMATED GROSS INCOME:	\$1,034,532	
ESTIMATED BUILDING EXPENSES:	(\$249,500)	
ESTIMATED NET OPERATING INCOME (NOI):	\$785,532	
ESTIMATED LOAN PAYMENTS:	(\$674,040)	(SBA LOAN 10% DOWN)
TOTAL ESTIMATED/PROJECTED CASH FLOW:	\$111, <b>492</b>	(BEFORE TAXES & DEPRECIATION )*
ESTIMATED CAP RATE:	6.95%	

\*OWNERSHIP AND TAX BENEFITS MAY INCLUDE BUT NOT LIMITED TO ANNUAL APPRECIATION , ANNUAL TENANT RENT INCREASES, ASSET DEPRECIATION, INTEREST DEDUCTIONS, EXPENSE DEDUCTIONS AND OTHER TAX BENEFITS. PLEASE CONSULT WITH YOUR TAX ADVISOR.

TENANT 1	AMA REGENERATIVE MEDICINE / SUITE A	TENANT 2	SYSTEMS PAVING, INC. (OWNER) / SUITE C
RENTABLE SQUARE FEET:	±7,800	RENTABLE SQUARE FEET:	±10,000*
LEASE TYPE:	MODIFIED GROSS / FIXED INCREASES	LEASE TYPE:	MODIFIED GROSS / 3% ANNUAL INCREASES
LEASE TERM:	10 YEARS (9 YEARS REMAINING)	LEASE TERM:	5 YEARS (4.5 YEARS REMAINING)
CURRENT LEASE RATE:	\$2.33 PSF MODIFIED GROSS/\$18,174 M0./\$218,088 ANNUAL	LEASE RATE:	\$2.00 PSF MODIFIED GROSS/\$20,000 M0./\$240,000 ANNUAL

\*SUBJECT TO BUYER SQUARE FOOTAGE REQUIREMENTS, OWNER COULD VACATE OR LEASE AT MARKET RENT OF  $2.25\,$  PSF / Modified gross to accommodate buyer.

### **FINANCING SCENARIOS**

#### ASKING PRICE: \$294 PSF / \$11,300,000

#### **OPTION 1: NEW BUYER ACQUIRES WITH SBA FINANCING (90% LOAN TO VALUE)**

- 10% DOWN PAYMENT PLUS FEES = ±\$1,191,400
- NEW LOAN AMOUNT OF ±\$10,170,000
- TOTAL MONTHLY MORTGAGE PAYMENT OF ±\$56,170\*
- EQUIVALENT TO ±\$1.46 NNN FOR NEW BUYER TO OWN

#### \*(LOAN TERMS - ±4.44% INTEREST, 25 YEAR FULLY AMORTIZATED)

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

- 25% DOWN PAYMENT PLUS FEES = ±\$2,872,375
- NEW LOAN AMOUNT OF ±\$8,475,000
- TOTAL MONTHLY MORTGAGE PAYMENT OF ±\$45,912
- EQUIVALENT TO ±\$1.19 NNN FOR NEW BUYER TO OWN

#### \*(LOAN TERMS - ±4.25% INTEREST, 25 YEAR AMORTIZATION, DUE IN 10 YEARS)

#### FOR FURTHER LOAN INFORMATION PLEASE CONTACT:

JUSTIN GREENE PHONE: 714-710-9208 / JGREENE@ROZELLEFINANCIAL.COM ROZELLE FINANCIAL 8502 E. CHAPMAN AVE. STE. 629, ORANGE, CA 92869 CA BROKERS LICENSE #01319018

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# 55 Property Touring Guidelines Brookhollow Dr 1570

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