

BROOKHOLLOW BUSINESS PARK



1570

FOR SALE ±38,316 SF

BROOKHOLLOW DR.

SANTA ANA, CALIFORNIA 92705



CHRIS DEASON
Senior Vice President
P 949.263.5347
cdeason@voitco.com
Lic # 01031828



MICHAEL HEFNER
Executive Vice President
P 714.227.3760
mhefner@voitco.com
Lic # 00857352

Voit
REAL ESTATE SERVICES

2020 Main Street, Ste. 100, Irvine, CA 92614
949.851.5100 | 949.261.9092 Fax

www.VoitCo.com

Licensed as Real Estate Broker and Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2022 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

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



BUILDING SIZE:	±38,316 SF FIRST FLOOR - 19,658 SF SECOND FLOOR - 18,658 SF
LOT SIZE:	104,631 SF / 2.40 ACRES
YEAR BUILT / RENOVATED:	1978 / 2015
PARKING:	153 PARKING SPACES / 4.00/1,000 SF - IN COMMON
PARCEL NUMBER:	016-221-14
PROPERTY TYPE:	OFFICE BUILDING (ALTERNATIVE MEDICAL USES POSSIBLE SUBJECT TO CITY & ASSOCIATION APPROVALS)
EXPOSURE / ACCESSIBILITY:	DIRECT ACCESS TO WARNER AVENUE & BROOKHOLLOW DRIVE, EASY ACCESS TO COSTA MESA (55) FWY, SAN DIEGO (405) FREEWAY AND SAN JOAQUIN (73) TOLL ROAD
FREEWAY EXPOSURE/ SIGNAGE:	343 FEET OF FRONTAGE ALONG COSTA MESA (55) FREEWAY

FIRST FLOOR



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:	\$111,492	(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 MO./\$218,088 ANNUAL	LEASE RATE:	\$2.00 PSF MODIFIED GROSS/\$20,000 MO./\$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 AMORTIZED)**

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

BROOKHOLLOW BUSINESS PARK



55

Property Touring Guidelines >

Brookhollow Dr

1570

FOR SALE ±38,316 SF

BROOKHOLLOW DR.
SANTA ANA, CALIFORNIA 92705



CHRIS DEASON
Senior Vice President
P 949.263.5347
cdeason@voitco.com
Lic # 01031828



MICHAEL HEFNER
Executive Vice President
P 714.227.3760
mhefner@voitco.com
Lic # 00857352

Voit
REAL ESTATE SERVICES

2020 Main Street, Ste. 100, Irvine, CA 92614
949.851.5100 | 949.261.9092 Fax
www.VoitCo.com

Licensed as Real Estate Broker and Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2022 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.