

LEASED INVESTMENT OPPORTUNITY

62,500 SQ. FT. OF BUILDINGS ON 4.8 ACRES OF INDUSTRIAL LAND



1540, 1550, 1557 & 1565 W. Mable Street
1541 Broadway, Anaheim, CA 92806

Voit
REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services, as exclusive advisor, is pleased to offer for sale the fee simple ownership of the Fairmont Private School Campus in Anaheim, CA. The portfolio consists of eight buildings, totaling approximately 62,500 square feet, on approximately 4.8 acres of prime industrial zoned land.

Located less than 1/2 mile from the Santa Ana (5) Freeway in Orange County, CA, the property is centrally located in one of the most desirable industrial markets in the nation.

Currently, the project is fully leased to a prestigious private school paying under-market rents, hence, an investor can continue to enjoy the existing cash-flow, or look forward to the future redevelopment potential should the tenant not renew. The property offers an investor the flexibility to renovate the buildings and lease to one or several tenants, or demolish the existing structures and develop new buildings. Alternatively, the investor can target storage or parking users for the excess land area. Located on six individual land parcels, the project offers excellent flexibility and a variety of future exit strategies.



FINANCIAL HIGHLIGHTS

Offering Price:	Unpriced
Year 1 NOI:	\$484,738
Year 2 NOI:	\$496,858

www.MableBroadway.com



INVESTMENT HIGHLIGHTS

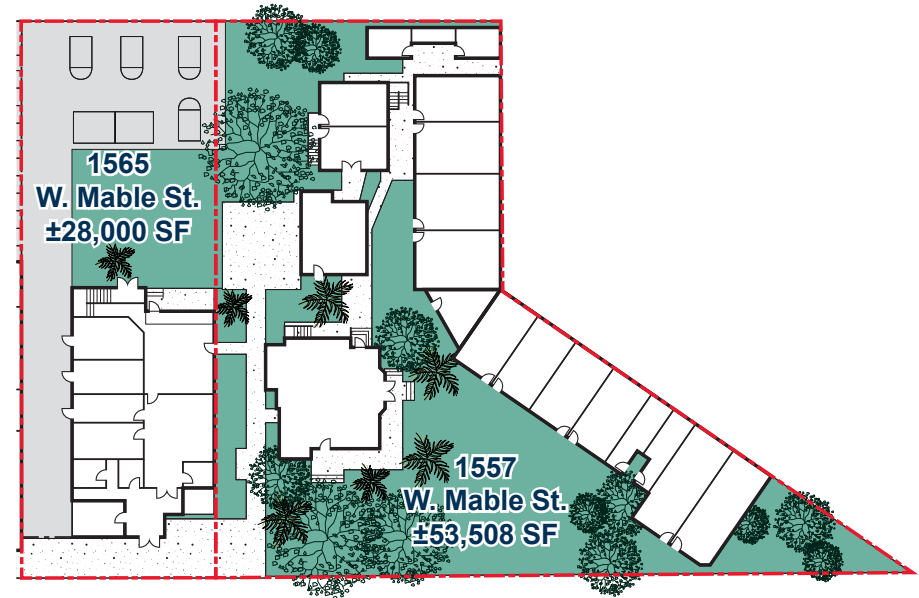
- » Below market rents offer significant potential to add value upon re-tenanting.
- » Multiple parcels and excess land area offer flexibility for future owner/user or redevelopment exit strategies creating significant upside in value.
- » Long-term industrial re-development potential on excess land area.
- » Irreplaceable location with convenient access to the Santa Ana (5), Riverside (91), Newport (55), Pomona (57) and Garden Grove (22) freeways.
- » Located in a mature, infill submarket with significant constraints to new development.
- » Strategic location within close proximity to executive housing and a skilled labor force.
- » Extensive retail amenities located nearby, including the Anaheim Convention Center, Disneyland, Anaheim Stadium, A-town, the platinum triangle, and a multitude of nearby hotels and restaurants.
- » Situated in one of the most desirable and strongest performing industrial markets in the Country, which currently boasts a historically low vacancy rate of 1.58%
- » Strategic access to Orange County Airport, Long Beach Airport, and Los Angeles International Airport, as well as the ports of Long Beach and Los Angeles.



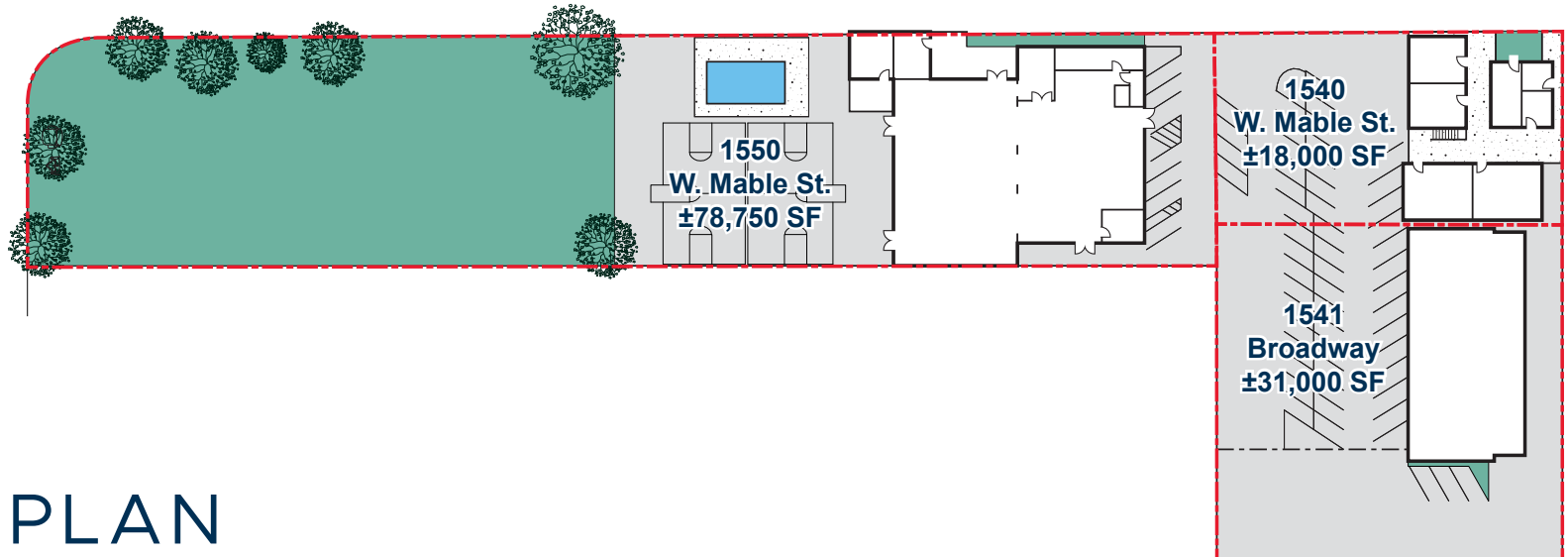
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	1540 W. Mable St.	1550 W. Mable St.	1557 W. Mable St.	1565 W. Mable St.	1541 Broadway
Site Size Sq. Ft.	±18,000	±78,750	±53,508	±28,000	±31,000
Improvement Sq. Ft.	±4,800	±17,127	±16,613	±18,640	±5,400
Year Built	1958	1977	1910 and later	1963	1964
Assessor Parcel #	250-124-09	250-114-01	250-113-06 & 036-151-04	250-113-07	250-124-10
Description	Large Paved Fenced Parking Area	Oversized Land Parcel	Oversized Land Parcel	Fenced Yard Area	Large Paved Fenced Parking Area

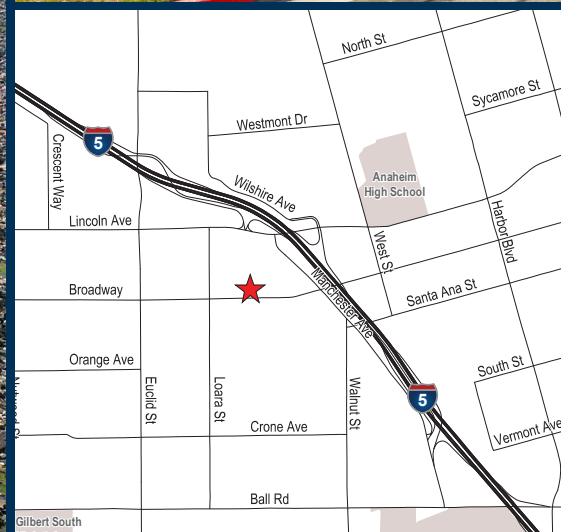


MABLE ST



BROADWAY

SITE PLAN



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