

16 OFFICE / MEDICAL CONDOS FOR SALE / LEASE



Development by:



Laguna Hills Medical Art Center

24953 Paseo De Valencia, Bldg B, Laguna Hills, CA 92653

AL Capital, Inc.

17877 Von Karman Ave #388

Irvine CA 92614

Tel: 949-885-8073

CalBRE #01930922

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(C) 626-354-8843

Renovations

Upgrades include:

- Add fountain in courtyard area
- Speakers for playing music in courtyard
- Upgraded landscaping area
- ADA access from the street to the building
- Resurface the 1st floor courtyard and 2nd floor hallway with water proofing material and adjust the slope to 2%

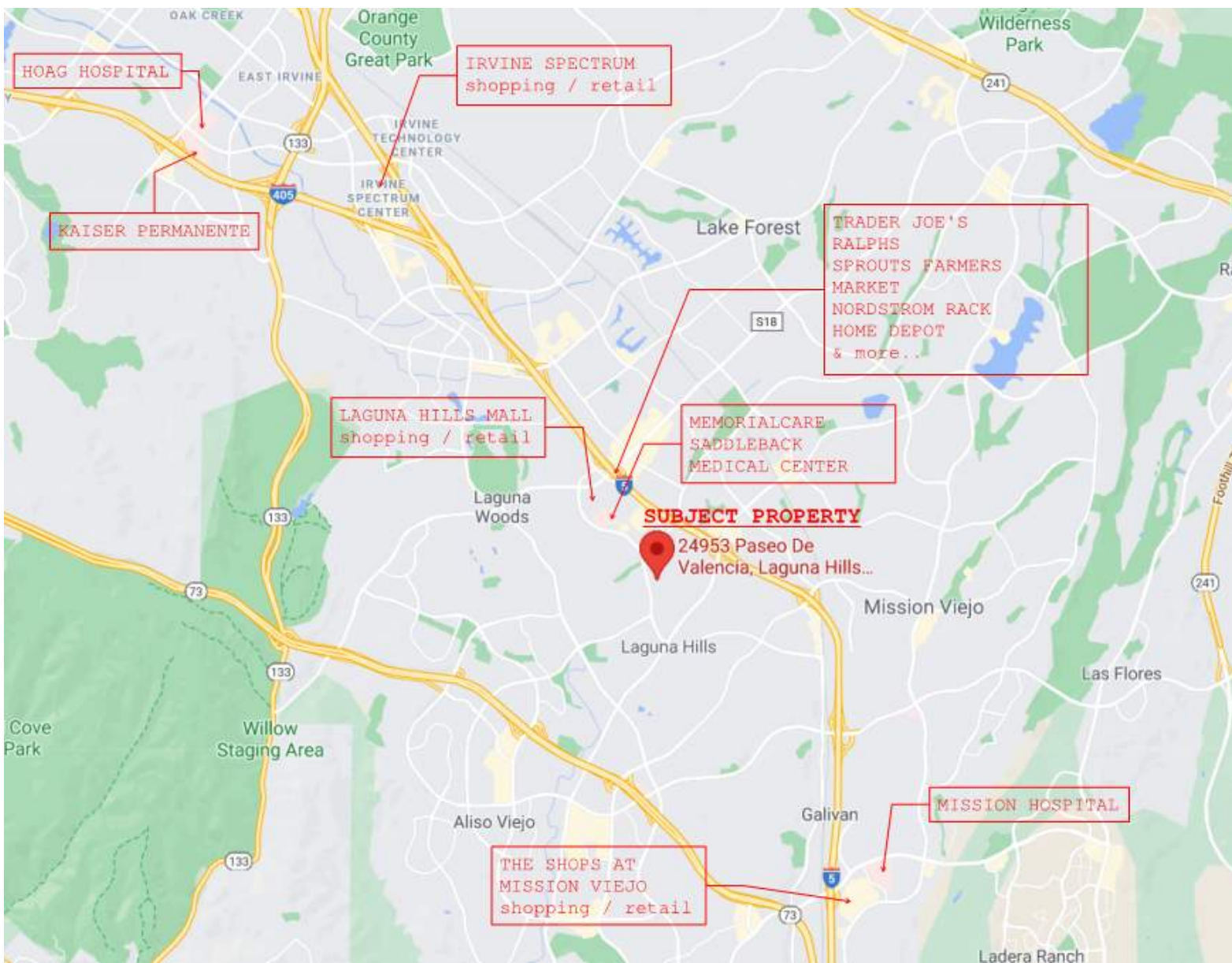


Upgrades include:

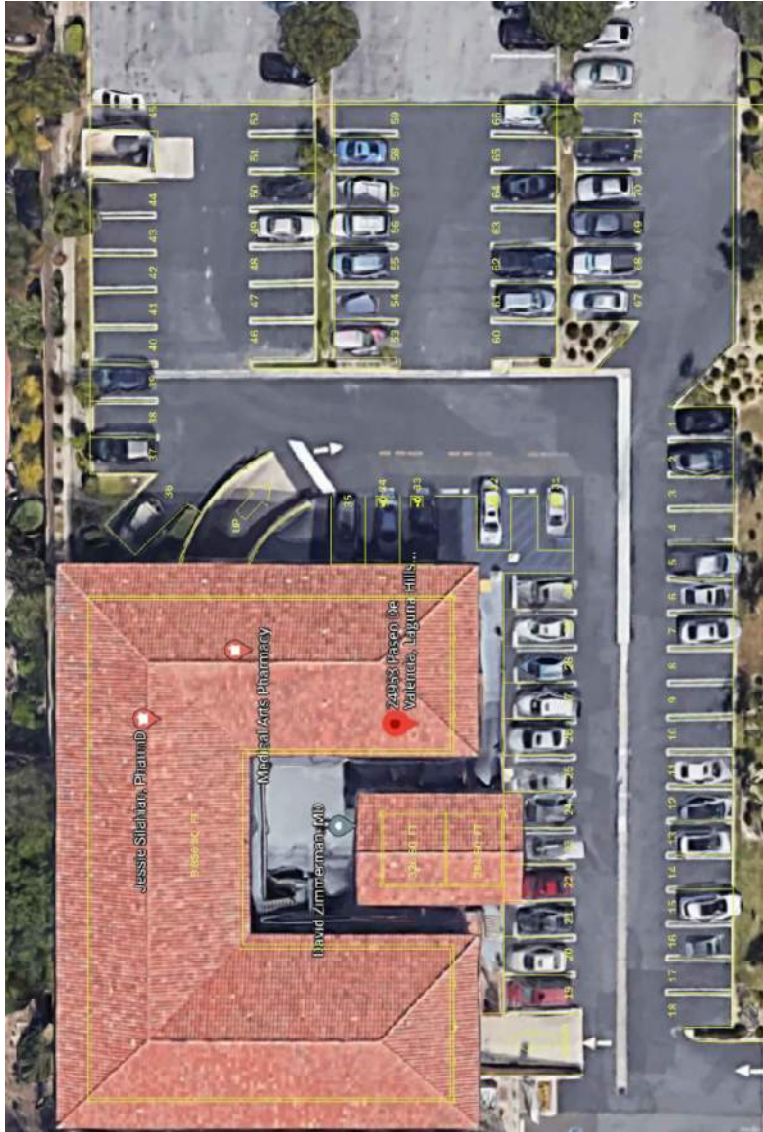
- Exterior Santa Barbara smooth stucco finish
- Modern Spanish mosaic tiles around windows and courtyard walls
- Newly engineered 1st and 2nd floor railings
- HVAC systems update
- Elevator modernization for the equipment and cabin
- New potted plants and flowers throughout the property
- Outdoor seating in two areas
- Stencil pattern on the courtyard floor
- Newly designed staircase in the courtyard to conform with ADA requirements
- New LED lighting for courtyard and parking lot area
- Restrooms upgraded to conform with ADA requirements for public use
- New asphalt in the parking lot
- New rain gutters throughout
- Add trellis on top of trash enclosure
- New signages and directory



Project: Vicinity Map



Site Plan



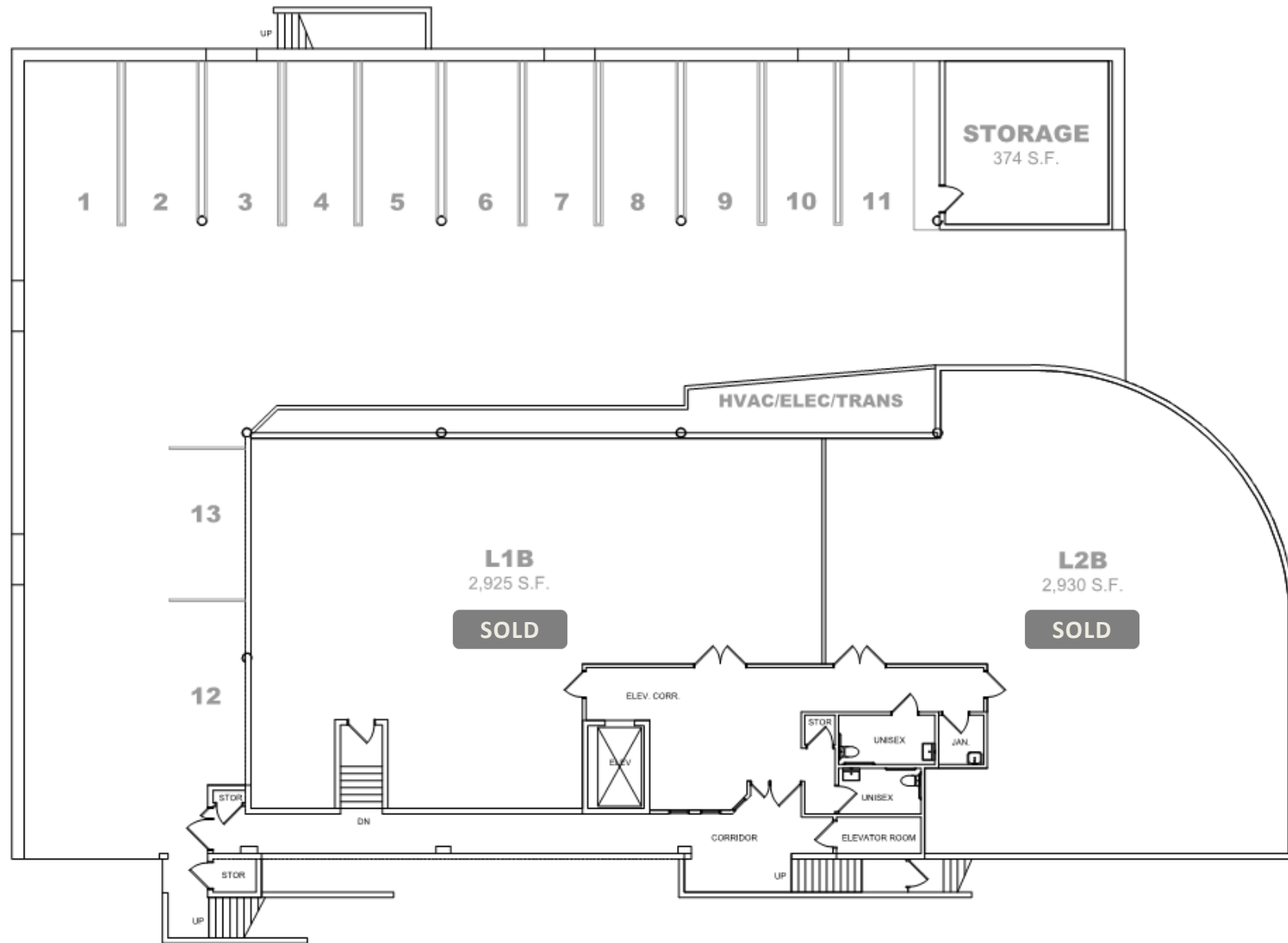
- ❑ Prime medical offices near Irvine and Laguna Beach
- ❑ Located off the 5-Freeway
- ❑ Affluent area with over \$100,000 average household income
- ❑ Major hospitals/clinics nearby
- ❑ Renovation in progress 16 medical/office condo units for sale/lease
- ❑ Building size is approximately 29,640 SF
- ❑ Condo unit size from 1,000 SF and up
- ❑ If needed, units can be easily combined for more space

Demographic Information

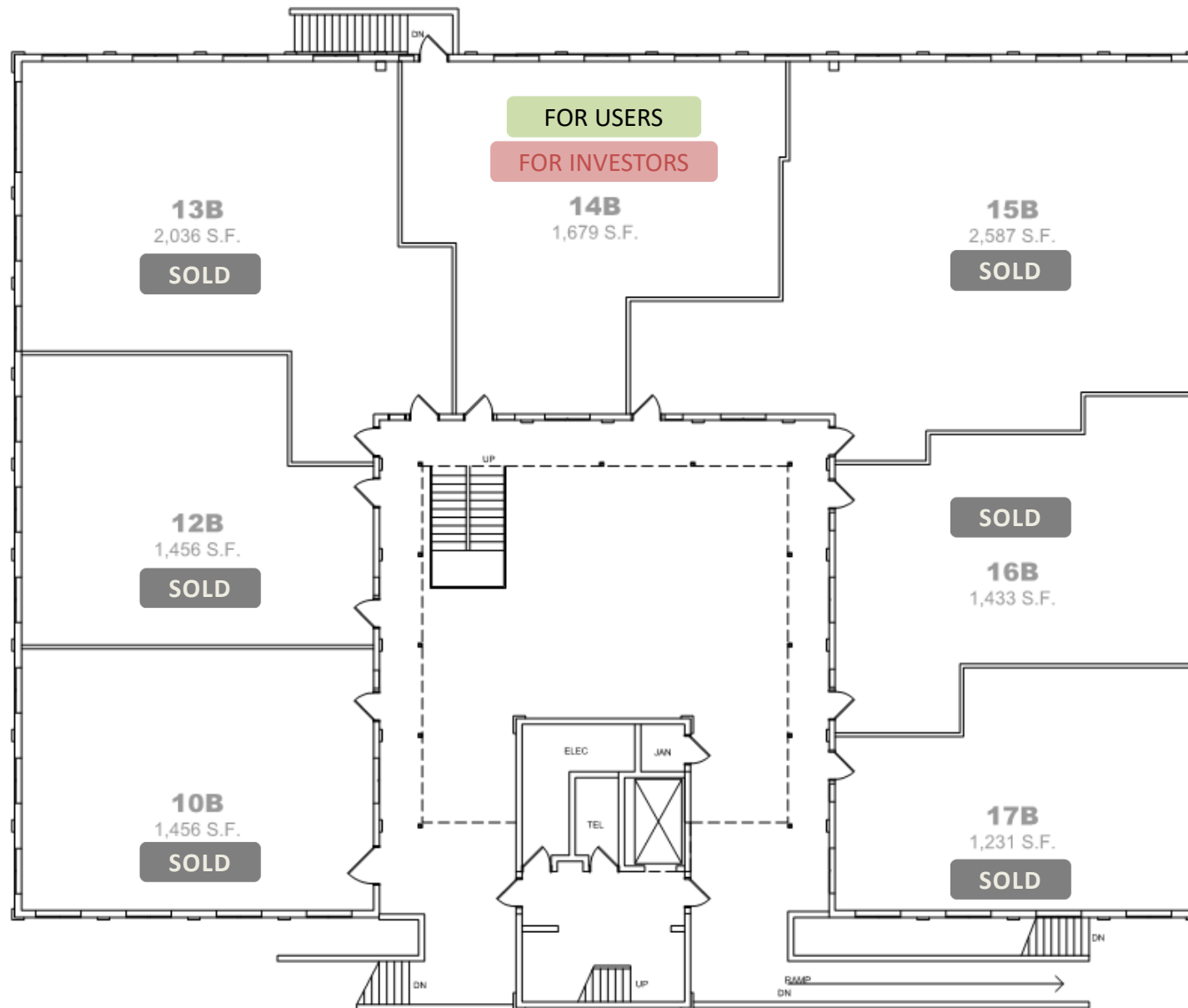
(based on 2019 US Census Bureau)

	Laguna Hills	Laguna Beach	Irvine	Orange County
Population	31,207	22,827	287,401	3,175,692
Household Incom	\$100,985	\$129,983	\$105,126	\$90,234

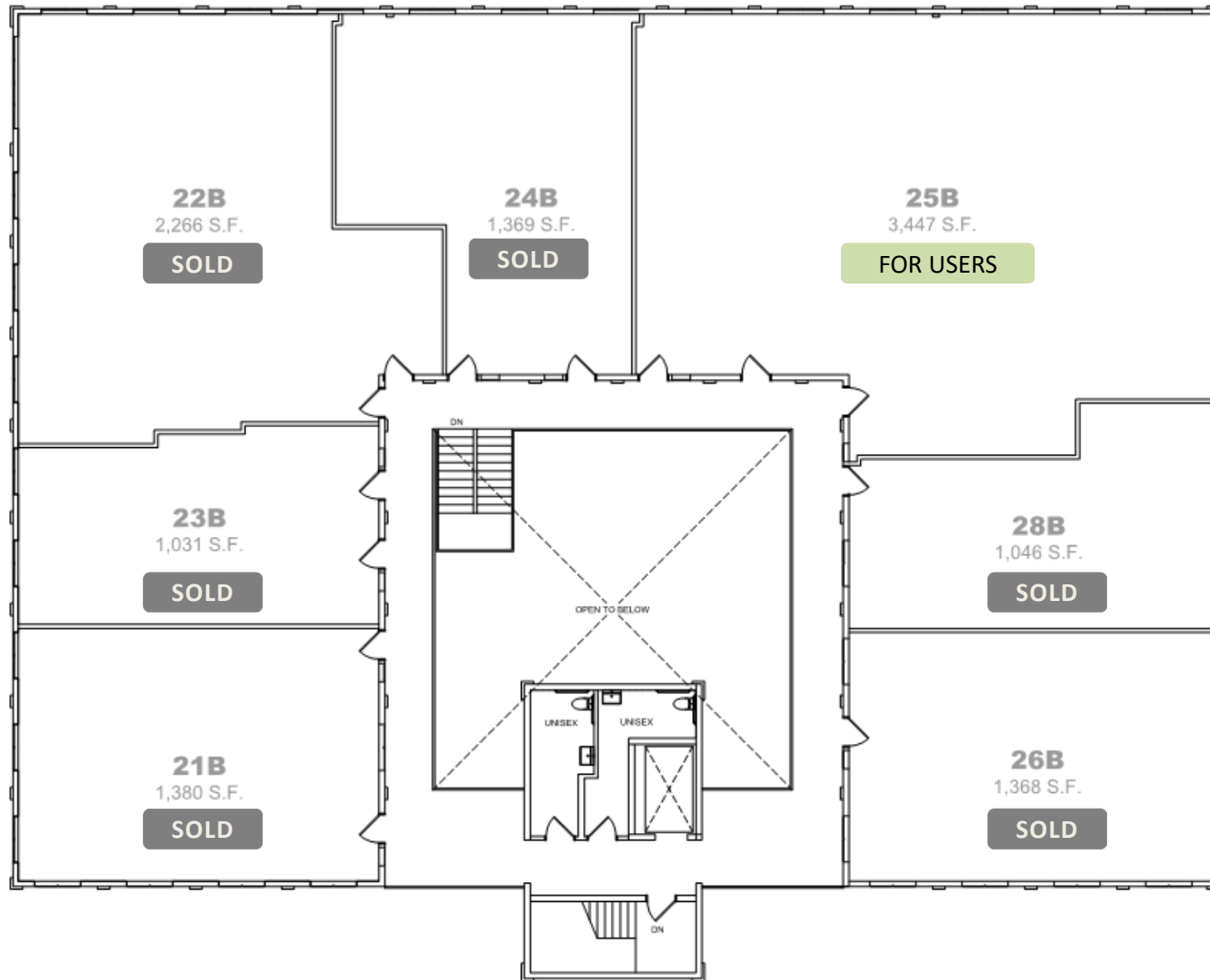
Basement Floor Plan



1F Floor Plan



2F Floor Plan



Office Condo Price List

Suite #	Rentable Square Feet	Purchase Price	Availability
L1B	2925		SOLD
L2B	2,930		SOLD
10B	1,456		SOLD
12B	1,456		SOLD
13B	2,036		SOLD
14B	1,679	\$1,087,992	AVAILABLE FOR USER / INVESTOR
15B	2,587		SOLD
16B	1,433		SOLD
17B	1,231		SOLD
21B	1,380		SOLD
22B	2,266		SOLD
23B	1,031		SOLD
24B	1,369		SOLD
25B	3,447	\$2,233,656	AVAILABLE FOR USER
28B	1,046		SOLD
26B	1,368		SOLD

- ☐ Property is zoned for commercial use with medical use allowed.
- ☐ Broker Cooperation: 3% commission to selling brokers who represent the buyer/lessee in the completed transaction.
- ☐ Monthly association fees include insurance (property, fire and liability), and CAM charge; fee is estimated to be approximately \$0.30 per rentable square foot per month; electricity is *excluded*.

Monthly Payment Breakdown*

Unit Size (#Unit)	1,031 SF (#23B)	1,679 SF (#14B)	1,433 SF (#16B)
Purchase Price	\$668,088	\$1,087,992	\$928,584
Down Payment (15%)	\$100,213	\$163,199	\$139,288
Mortgage Interest (6% interest)	\$2,839/mo.	\$4,624/mo.	\$3,946/mo.
Property Tax (1.03%)	\$573/mo.	\$934/mo.	\$797/mo.
Association Fee (\$0.30/SF)	\$309/mo.	\$504/mo.	\$430/mo.
Total Monthly Payments	\$3,721	\$6,062	\$5,173

- ☐ Build up your own equity through mortgage payments.
- ☐ Take advantage of the historically low interest rates.
- ☐ Enjoy the property value appreciation.
- ☐ Pride of ownership, with great location & quality.
- ☐ Owner occupy or income property with good return on investment.
- ☐ No more tedious landlord relationship and surprise rent increases.
- ☐ Flexibility to sell or lease at any time.

*Above breakdown is based on current interest rate; property tax rate includes special assessment fees and is approximate.

Association Fee Breakdown

ITEMS	\$/SF
Trash Disposal	\$0.019
Electricity	\$0.024
Water	\$0.024
Phone / Internet	\$0.004
Gardening / Landscaping	\$0.015
Insurance - Liability & Fire	\$0.048
Janitorial Services/ Cleaning Supplies*	\$0.020
Management Fee	\$0.101
Repair and Maintenance	\$0.027
Misc Supplies	\$0.003
Elevator Maintenance	\$0.005
License / Professional Fee	\$0.003
Federal and State Tax (Inc Tax)	\$0.003
Reserve for Major Maintenance	\$0.003
Monthly Association Fees	\$0.300

Lenders Familiar with CGM Projects



Mirna Yuriar
(714) 947-3092



Greg Dill
(949) 274-9442



Victoria Liang
(626) 363-7433

Loan Broker

Michael Chou
(213) 434-4530



Theresa Chiu
(626) 363-8988

Frequently asked questions

What types of use are allowed?

Medical or any professional office use are allowed .

What is included in the \$0.30/sf monthly association fees?

- Property insurance: fire and liability.
- CAM charges: trash, water, gardener, janitor for common area, management fee, elevator, AC & roof maintenance.

What other fees do I need to pay for?

Your own property tax, electricity & janitorial service within your unit.

Who pays for the HVAC and roof maintenance?

The association will pay for both filters are replaced three times a year, and cleaning & patch roof twice a year.

Are there assigned parking spaces for owners?

No, parking is available on a first-come, first-served basis.

Where is my electrical panel for my unit?

Each unit has an individual electrical meter with Edison.

Can you build out the interior for us?

Yes, we have in-house designer / general contractor can assist with your custom-designed tenant improvements.

What are the first and second deposits to purchase?

First Deposit is 3% of the purchase price. Second Deposit is 7% of the purchase price after free study period expires.

**If you have any questions about purchasing or touring the property, please contact
Peichin Lee at 626-354-8843**

CGM Development Past Projects

(for full list of past projects, please visit our website at www.cgmdev.com)

Brea Metro Office Condo

330 East Lambert Road, Brea, CA 92821



CURRENTLY ON THE MARKET!

Nogales Plaza

2707 East Valley Blvd, West Covina, CA 91792



Diamond Star Office Condo

2705 Diamond Bar Blvd, Diamond Bar, CA 91765



Laguna Hills Medical Condo

24953 Paseo De Valencia, Bldg B, Laguna Hills, CA 92653



CURRENTLY ON THE MARKET!

Acacia Medical Condo

20280 Acacia St, Newport Beach, CA 92660



CURRENTLY ON THE MARKET!

DB Office Condo

660 N Diamond Bar Blvd, Diamond Bar, CA 91765



University Office Park

2501 E Chapman Ave, Fullerton, CA 92831



Lambert Office Plaza

1800 E Lambert Rd, Brea, CA 92821



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