

ANCHOR TENANT CONDOS FOR INVESTORS

Guaranteed 6% annual net income | 7-Eleven Inc. occupies ±18,000 SF office space



BR METRO OFFICE

330 East Lambert Road, Brea, CA 92821

Peichin Lee <allanh@cgmdev.com>

(C) 626-354-8843

AL Capital, Inc.

17877 Von Karman Ave #388
Irvine CA 92614

Tel: 949-885-8073

CalBRE #01930922

great property condition & location

Building Size: 43,349 SF

Use: General Office

Conditional Use: Medical Office

Stories: 2

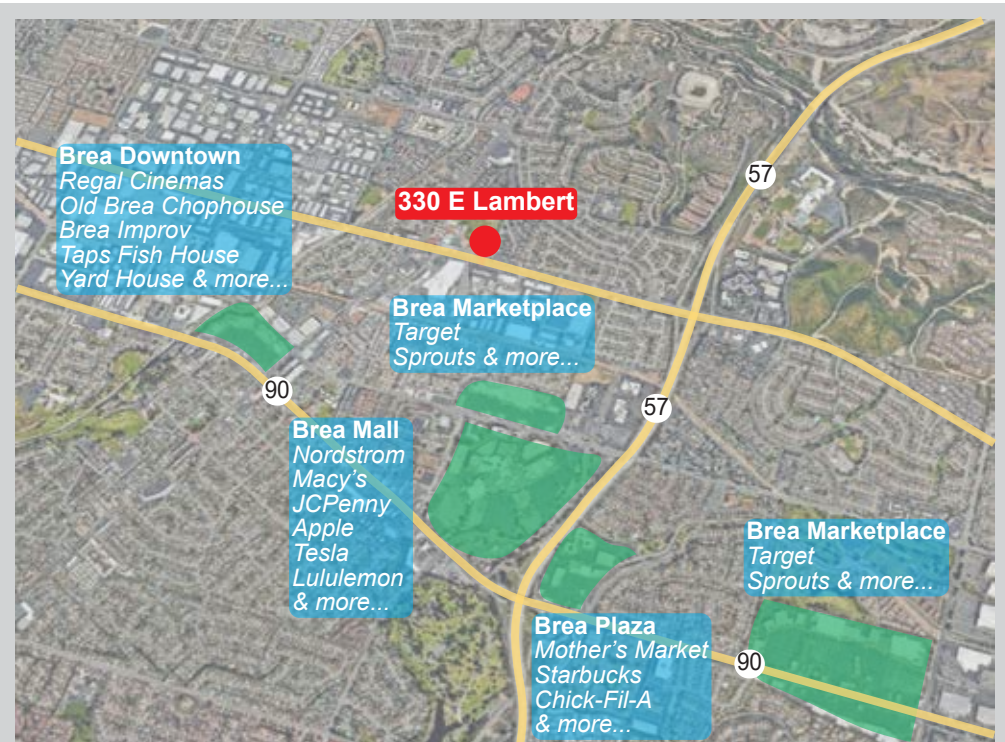
Construction: Reinforced Concrete

Year Built: 1988

Renovated: 2023

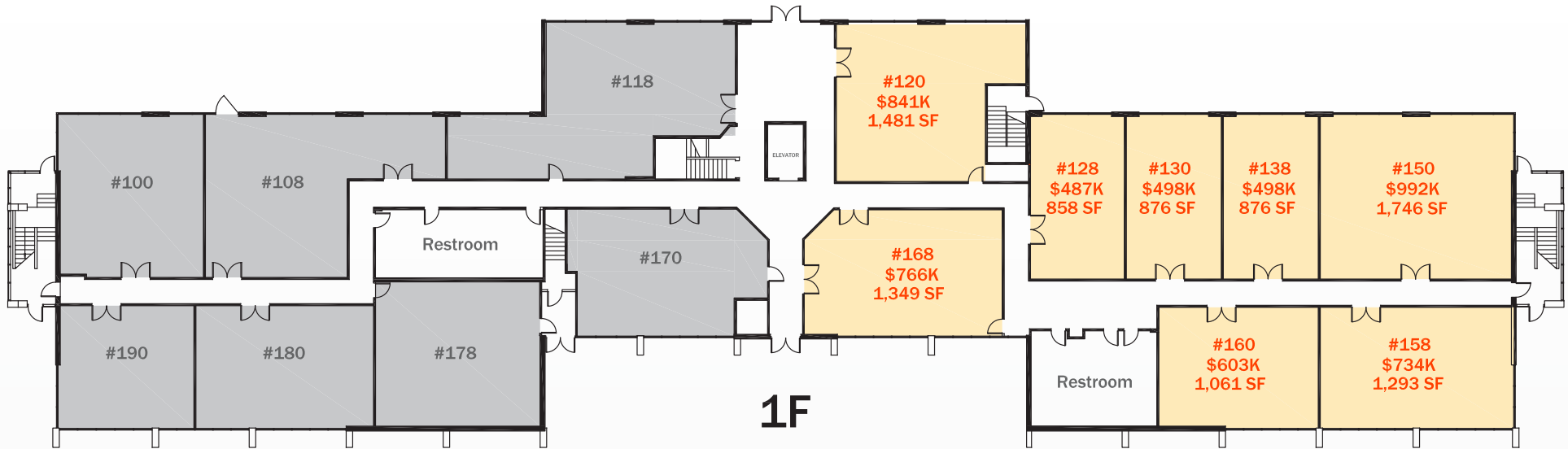
Parking: 208

ADA: Compliant

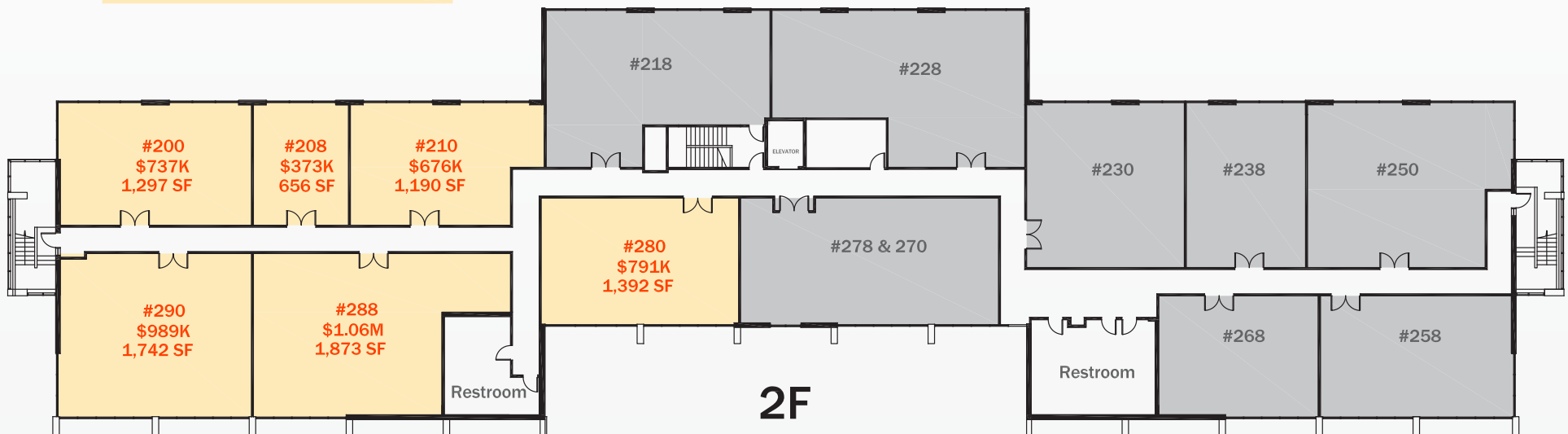


- Abundance of restaurants nearby
- Prime location near Brea Mall, Target, Whole Foods Market, Walmart, Trader Joe's and other large retailers
- Located off the 57-Freeway
- Affluent area with over \$90,000 average household income

condo plan & pricing



Available for 7-11 Investors

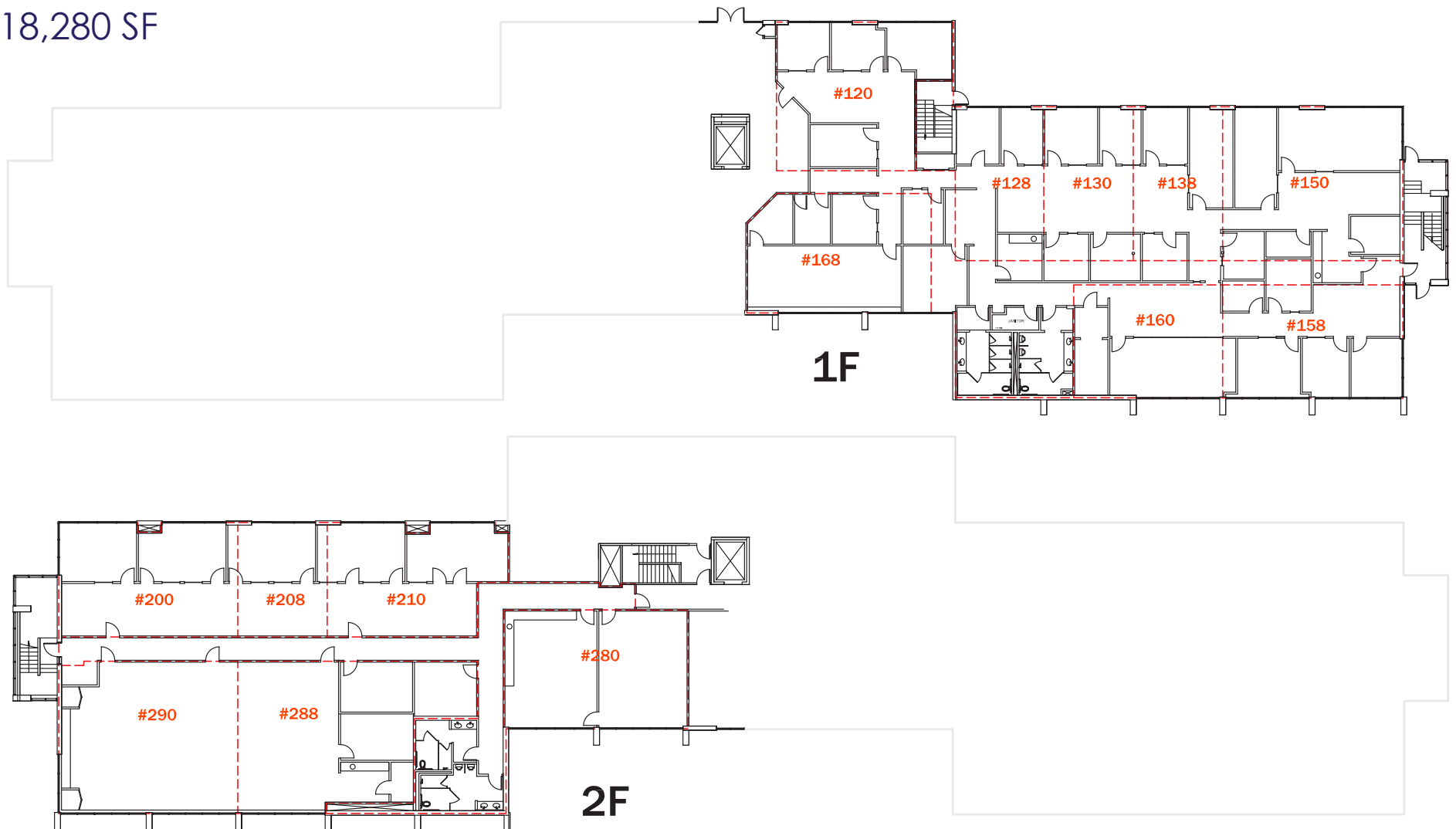


Units can be combined for larger spaces

become a landlord of a credit tenant

Current 7-Eleven Spaces

18,280 SF



we offer a 6% RENT GUARANTEE today

- Purchase price: \$568/sf
- Guaranteed Net 6% Annual Income
- Guarantee Period: 5 Years

we make it simple and hassle free:

- We take care of all management and expenses, including association fees, property taxes, management fee, and maintenance costs during the guarantee period, ensuring a worry-free investment.
- No commission will be charged for representing all investors to negotiate new lease with 7-Eleven.

INCOME ANALYSIS: UNIT 290

$\$568/\text{SF} \times 1,742 \text{ SF} = \$989,456$

	Monthly	Annual
Guarantee Rental Income	\$ 6,426	\$ 77,116
Less Propoerty Tax (~1.16%)	\$ (956)	\$ 11,478
Less Association Fee (\$0.3/sf)	\$ (522)	\$ 6,271
Net Income	\$ 4,947	\$ 59,367

Net Cap Rate (Annual Net Income/ Purchase Price) **6%**

Save \$80.34/sf today!

Typical property management fee		$\$34.08 \times 6\% \times 5 \text{ Y} = \10.22
Leasing broker fee		$\$34.08 \times 6\% \times 5 \text{ Y} = \10.22
Property tax		$\$568 \times 1.16\% \times 5 \text{ Y} = \32.90
Association fee		$\$0.30 \times 60 \text{ mo} = \18.00
Property Maintenance		$\$0.15 \times 60 \text{ mo} = \$ 9.00$
		\$80.34

for unit 290: $\$80.34/\text{sf} \times 1,742 \text{ sf} = \$139,952$

You saved \$139,952 in operating costs

All information contained herein has been obtained from sources believed reliable. While we have no reason to doubt its accuracy, we make no guarantee, warranty or representation about it. Any estimates, projections, opinions or assumptions used are for example only. All information may be subject to change.

frequently asked questions

What do I need to pay during the guarantee period? Nothing.

What if I receive a tax bill? Send it to us, and we will pay it.

If 7-Eleven terminates the lease earlier, we will keep paying you for 5 years from close of escrow.

What happens after the guarantee period? We will represent all owners to renew the lease without any extra commission. All owners buying investment property recognize that they authorize us to make decisions to get the best deal for renewing.

If the lease is not renewed, we are responsible for building out the corridor, the demising walls, and delivering the unit to the owner in immediately leasable/usable condition.

If the lease is renewed, we will continue managing the lease and property at 3% management fee.

What is 7-Eleven actually paying? \$2.6/sf/mo base rent plus CAM/tax.

Do you think 7-Eleven is planning to stay? Yes, they have been here over 25 years since day one, and it is a central location for their Southern California operations.

Can I get medical use provisions for my unit? Yes, please contact us to see if there are still quotas available for medical square footage. The costs would be extra \$30/sf on top of \$568/sf purchase price.

What will I get for my unit after 7-Eleven moves out? We will partition the space according to recorded condo plan. If you need future floor plans or have special requirements, please contact us.

Monthly association fees include property insurance (fire and liability), utilities, and CAM charges; fees are estimated to be \$0.30/sf/mo, excluding electricity.

If you have any questions about purchasing the investment property,
please contact Peichin Lee now at 626-354-8843.

Included in the Purchase Price (\$568/sf – General Office)

As part of this investment, the following key expenses and services are fully covered during the FIVE-year guarantee period, making this a hassle-free opportunity:

1. **Property Management Fee (6%/Y)** $\$34.08 \times 6\% \times 5 Y = \10.22
Seller will manage the tenant to ensure smooth operations.
2. **Leasing Broker Commission (6%/Y)** $\$34.08 \times 6\% \times 5 Y = \10.22
The cost of securing and maintaining existing tenant (7-Eleven Inc). Seller will represent owners to negotiate a potential new 5-year lease with the tenant at no cost to Buyer.
3. **Property Tax (~1.16%/Y)** $\$568 \times 1.16\% \times 5 Y = \32.9
All property taxes associated with the unit are covered by Buyer for the duration of the guarantee.
4. **Association Fee (0.30/sf/mo)** $\$0.3 \times 60 \text{ mo} = \18
Covers property insurance, common area maintenance (CAM), and utilities.
5. **Inside Tenant Improvement Maintenance (0.15/sf/mo)** $\$0.15 \times 60 \text{ mo} = \9
Includes repairs and upkeep to ensure the property remains in optimal condition. Tenant will deal with Seller directly for any maintenance requests.

$$\begin{aligned} & \$10.22 + \$10.22 + \$32.9 + \$18 + \$9 = \underline{\underline{\$80.34}} \\ & \text{5-year total saving} = \underline{\underline{\$80.34}}/\text{sf} \times 1,061 \text{ sf} = \underline{\underline{\$85,241}} \end{aligned}$$

This all-inclusive model saves you **\$85,241** in operational costs (#160).

Most importantly, it saves you time, avoids headaches, and there will be no vacancy issues!

When the lease is not renewed, Seller will provide the following:

- **Partitioning:** Units will be divided in accordance with the recorded condo plans. Seller will construct the corridor and demising walls.
- **MEP Systems:** Each unit will be equipped with its own independent electrical panel and HVAC system.

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This all-inclusive model saves you **\$108,379** in operational costs (#168).
Most importantly, it saves you time, avoids headaches, and there will be no vacancy issues!

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