INTERNATIONAL REAL ESTATE SINCE 1908

OFFERING MEMORANDUM

OFFICE CONDO NEAR JOHN WAYNE AIRPORT

2900 BRISTOL ST, UNITS A201 & A202, COSTA MESA, CA 92626

OFFERING MEMORANDUM

Braun International (Broker) has been engaged by Trustee for the sale of the property. The Property is being offered for sale in an “As Is, Where Is” condition, and Trustee and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Trustee.

The use of this Offering Memorandum and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Trustee or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This offering memorandum has been prepared to provide summary unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun International Real Estate has not made any investigation and makes no warranty or representation with respect to the income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Trustee shall have any liability whatsoever for the accuracy of completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projects, and conclusions without reliance upon the material contained herein.

Trustee reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for Sale at any time and for any reason. Trustee and Agent expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice.

This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Trustee. Trustee shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Trustee and any conditions to Trustee’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Trustee promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Trustee or Agent.

By accepting this marketing brochure, you agree to release Braun International Real Estate, and the representing agent(s), and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

OWNER-USER OFFICE CONDO NEAR JOHN WAYNE AIRPORT

2900 BRISTOL ST, UNITS A201 & A202, COSTA MESA, CA 92626

CONTACT FOR INFORMATION

TODD WOHL

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BRAUN INTERNATIONAL REAL ESTATE SINCE 1908

OFFERING SUMMARY

PROPERTY INFORMATION

Property Address	2900 Bristol St, A201 & A202 Costa Mesa, CA 92626

PROPERTY DESCRIPTION

Units	47, 48 and 49
APN	939-570-57, 939-570-58, 939-570-59
Unit Size	2,206 SF
Year Built	1982

THE OFFERING

Braun International is pleased to present this 2 unit office/medical condominium. Within walking distance to The Camp and The Lab shopping centers, minutes to John Wayne Airport, and directly adjacent to the 55 and 73 freeway intersection.

Highlights

- Incredible opportunity to own and occupy a turn-key office/medical condo with dual entry, and within walking distance to endless dining, shopping, and transportation.
- Restaurants and amenities are extremely close by.
- Two adjoining office/medical condominiums comprising located on the second floor of building A.
- Built in 1982, in “The Waters at Creekside” with high-end finishes, multiple private offices, dual entry, overlooking the courtyard.
- Approx. 2,206 SF - buyer to verify.
- Current tenant is Rice Chiropractic lease expires 10-31-2027
- Current lease rate - $4,500 per month plus HOA fees
- Effective May 1, 2023, Tenant’s Base Year for Real Estate Taxes shall be 2023/24. Tenant shall pay Landlord any increases on property taxes over and above its established Base Year.
- Parking is free.
- HOA fees include water, ground maintenance, parking lot, elevators, roof, painting and building structure.

LAYOUT

- Each condominium has it’s own access from the exterior walkway.
- There is access inside both condominiums to each other.
- Unit 201 has a bathroom with 4 suites and a reception area, Unit 202 has 5 suites without a bathroom.
- There are short-term leases in place in both condominiums, which may be extended for 5 years with an additional option (per the tenants communication).
- Opportunity to lease out two condominium with their own exterior entrances, providing income to offset ownership costs.

CONDITION

- The property is in true turn-key condition.
- The roof is maintained by the association, while the HVAC systems are in good working order under a current maintenance plan.
- Two HVAC units have been replaced during the current ownership.

BENEFITS OF DEPRECIATION

- **A cost segregation study** can reclassify an estimated 10–30% of the basis into short-life assets eligible for **100% bonus depreciation**, made permanent under the One Big Beautiful Bill Act for property acquired and placed in service after January 19, 2025. This allows an owner to immediately expense those components in year one, often generating substantial federal tax savings and stronger early cash flow. Buyers should consult their tax advisor.
- For example, if 20% of the purchase price qualifies for **100% bonus depreciation,** a 37% federal tax rate could generate approximately **$175,000 in first-year tax savings.** Combined with a 10% SBA down payment of $235,000, the **net first-year cash outlay would be only about $222,000.**
- *This example is for informational purposes only and may not reflect your specific situation. Tax laws and regulations are subject to change. Please consult a qualified tax professional, CPA, or tax attorney to determine how these concepts apply to your circumstances.


2900 A

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ATLAS
CHIROPRACTIC
& WELLNESS CENTER


NO MORE ASTHMA
GREEN DAY


Check Out

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Kleenex
Kleenex
ATLAS
WELLNESS
CENTER


SPINAL NERVE DISTRIBUTION


SPINAL NERVE DISTRIBUTION

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hand soap

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kids


CLINICAL APPLICATION OF LASER THERAPY
BIOFLEX LASER THERAPY


Subluxation Degeneration

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SURROUNDED BY MAJOR FREEWAYS AND ADJACENT TO JOHN WAYNE AIRPORT

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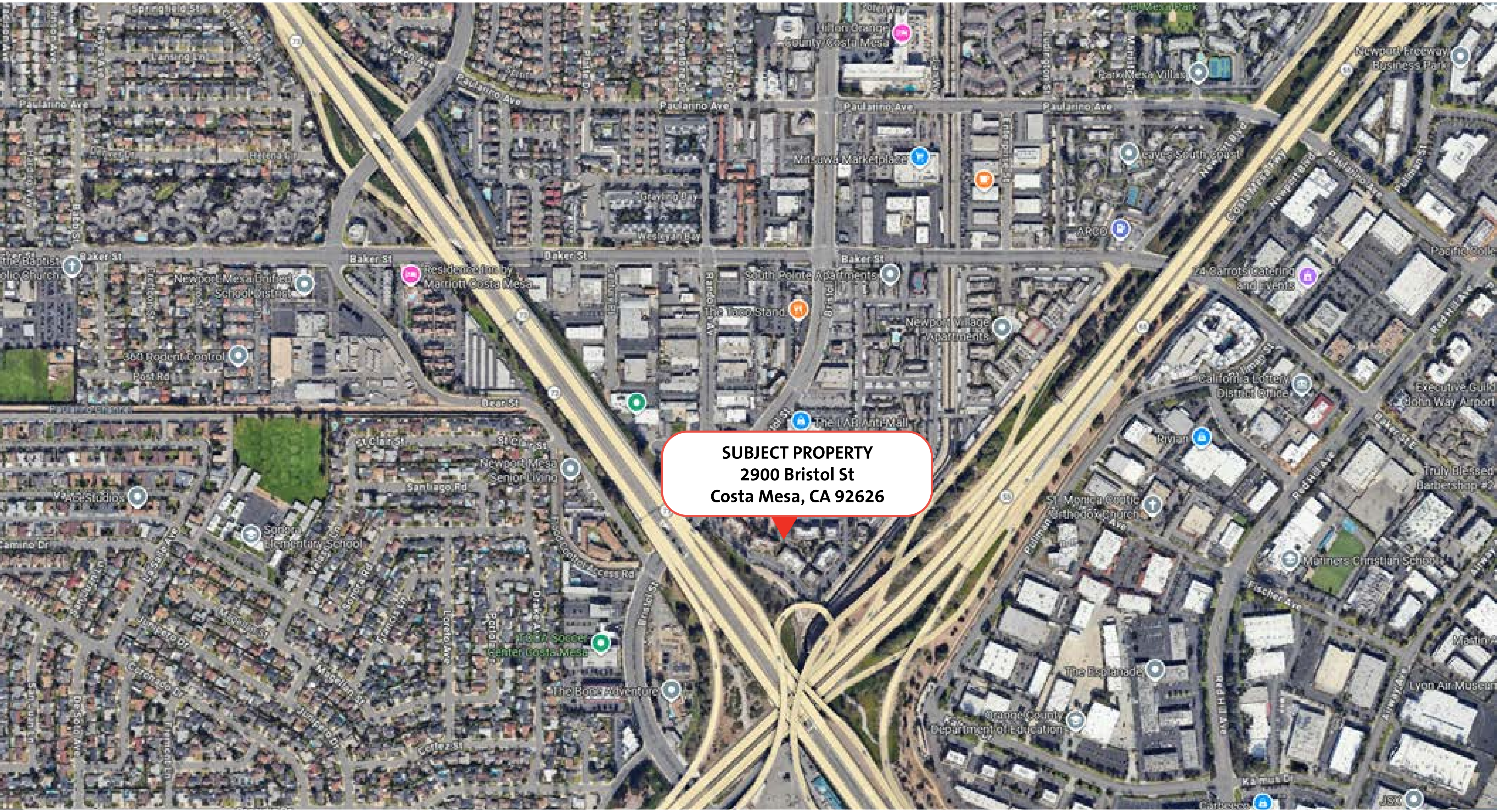
LOCATION AERIAL

2900 BRISTOL ST, UNITS A201 & A202, COSTA MESA, CA 92626



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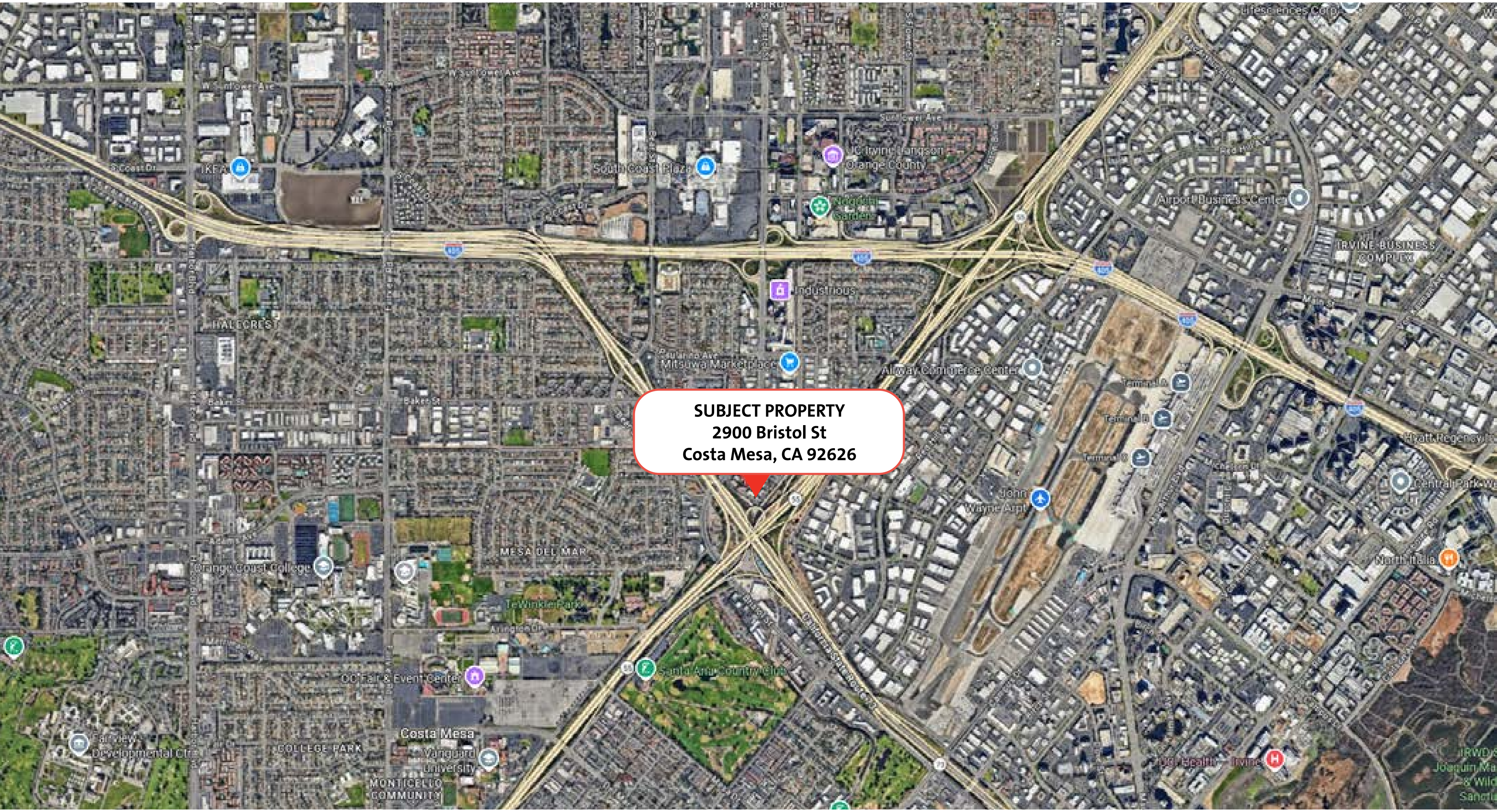
PROPERTY AERIAL

2900 BRISTOL ST, UNITS A201 & A202, COSTA MESA, CA 92626



COSTA MESA, CA

Costa Mesa, California, is a dynamic and thriving city in the heart of Orange County, home to approximately 109,000 residents. Known for its vibrant blend of business, culture, shopping, and coastal living, Costa Mesa is home to world-renowned destinations such as South Coast Plaza, the Segerstrom Center for the Arts, and the OC Fair & Event Center. Its central location provides convenient access to major employment centers, John Wayne Airport, and the nearby beaches of Newport and Huntington, making it one of Southern California's most desirable places to live and work.

Costa Mesa boasts a highly educated and affluent population, with a median household income of approximately $111,500 and a strong labor force driven by industries such as healthcare, professional services, technology, retail, finance, and hospitality. The city attracts young professionals, entrepreneurs, established families, and business owners who value its walkable neighborhoods, diverse dining scene, and exceptional quality of life. Combined with a robust local economy and high consumer spending, Costa Mesa offers an outstanding market for businesses seeking to reach affluent homeowners and professionals throughout Orange County.

DEMOGRAPHICS

Category	Costa Mesa, CA
Population	108,881
Households	42,292
Median Age	35 years
Average Household Size	2.56 people

INCOME PROFILE

Metric	Amount
Median Household Income	~$92,000
Median Home Value	$1.1 Million
Median Monthly Rent	$2,446
Owner Occupied Homes	39.6%
Renters	60.4%

INCOME CHARACTERISTICS

Costa Mesa is considered an upper-middle income community.

Typical residents include:

- Young professionals
- Entrepreneurs
- Technology employees
- Healthcare professionals
- Business owners
- Creative professionals
- College graduates
- Established families

The city attracts residents who want Orange County amenities without Newport Beach prices.

WORKFORCE

- Labor force participation: 73.5%
- Strong employment in:
  - Healthcare
  - Professional services
  - Retail
  - Technology
  - Finance
  - Hospitality
  - Education
  - Creative industries

Major employers nearby include:

- South Coast Plaza
- Orange Coast College
- Hoag Health
- Experian
- Anduril Industries
- Numerous design, advertising, and technology firms.

HOUSING PROFILE

- Median home value: $1.1M
- Median rent: $2,446/month
- Majority of residents rent rather than own
- Mix of:
  - Luxury condos
  - Single-family homes
  - Townhomes
  - Apartments
  - New mixed-use developments

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- Listing Price $895,000
- The property is sold in as is condition
- Seller will not make any repairs
- Buyer will execute sellers trust addendum
- Buyer to provide proof of funds with offer
- Buyer deposit upon acceptance of offer is 3% of purchase price
- Property and financial information available at BraunCo.com
- Property Sold with existing tenants
- Seller is a Manager of the LLC

INFORMATION AVAILABLE

- Lease
- Preliminary title report
- HOA Documents

CONTACT INFORMATION

TODD WOHL

DRE#01912556

- Email: Todd@BraunCo.com
- Phone: 866.568.6638 x 100
- BraunCo.com

DISCLAIMER

This memorandum is provided for the sole purpose of allowing a potential buyer to evaluate the property. The potential buyer is urged to perform its own examination and inspection of property, and shall rely solely on such examination and investigation and not on this brochure or any materials, statements or information contained herein or otherwise provided. Neither Braun, its members, managers officers, employees or agents, nor any of its partners, directors, officers, employees and agents, nor seller, make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this memorandum, the property or any materials, statements or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition of the property, quality or fitness of the property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this brochure contains information relating to any “hazardous materials” in relation to the property, such information shall in no way be construed as creating any warranties or representations, expressed or implied, by operation of law or otherwise, by Braun, broker, sales agents or seller, as to the existence or non-existence or nature or extent of hazardous materials in, under, on or around the property. This brochure is provided subject to errors, omissions, prior sale, change of price or terms and any other changes to the materials, statements and information contained herein or relating to the Property. Braun will not be responsible if the property is unsatisfactory to the buyer in any way. By accepting the marketing brochure, you agree to release Braun International, Braun suggests each buyer obtain appropriate advice from investment professionals prior to purchasing the property. LIC# 01248708