

**\$299 PSF  
GREAT VALUE  
INVESTMENT UPSIDE**

**OWNER/USER  
INVESTMENT OPPORTUNITY  
±11,452 SQ. FT.**

**2401-2413 S BROADWAY  
SANTA ANA, CALIFORNIA**

## PROPERTY SUMMARY

Lee & Associates is pleased to present 2401-2413 S Broadway, Santa Ana for SALE. This 6-unit manufacturing building is located in the Santa Ana Airport Area near the intersection of Main and Warner. This property offers an ideal owner/user opportunity allowing 51% occupancy - or more - while allowing ownership to generate investment cash flow on the unused balance of the property. The property has been recently refurbished and provides a new roof, new office interior, new HVAC and 400 amps power.

For more information, please contact:



**CHARLIE WINN**

Senior Vice President/Principal

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DRE #: 01215482

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



# 2401-2413 S BROADWAY

SANTA ANA, CALIFORNIA

## PROPERTY FEATURES

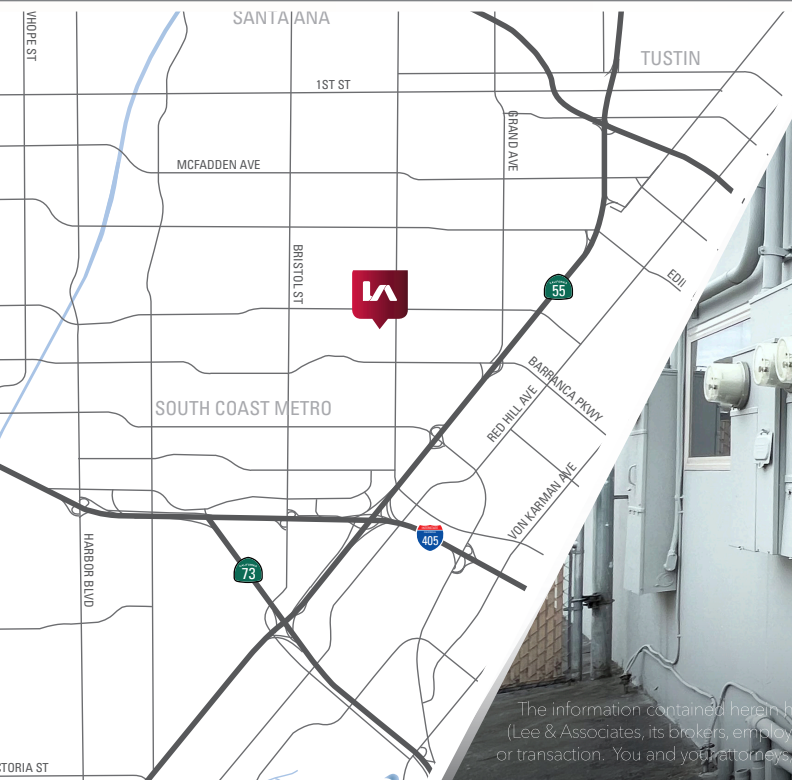
- ±11,452 Square Feet on .59 Acres (25,700 SF lot)
- 6 units total with sizes ranging from ±1,396-±5,726 SF
- 9 GL Loading doors
- 34 Parking stalls (2.9:1000)
- 10' Clearance
- Each unit separately metered
- Immediate 55 & 405 Freeway Access
- Zoning: M1

## ±5,726 SF MASTER UNIT FEATURES (2409-2413 S BROADWAY)

- 900 SF Brand new offices, ADA Restrooms
- 400A, 3phase power (verify)
- 4 GL Doors
- Private fenced yard

## ±5,726 SF 4 MULTI TENANT UNIT FEATURES (2401-2407 S BROADWAY)

- 4 Individual units
- 4 GL Doors (1 per unit)
- 100A, Single Phase power per-unit (verify)
- Private fenced yard
- Tenant pays \$.15 PSF CAM



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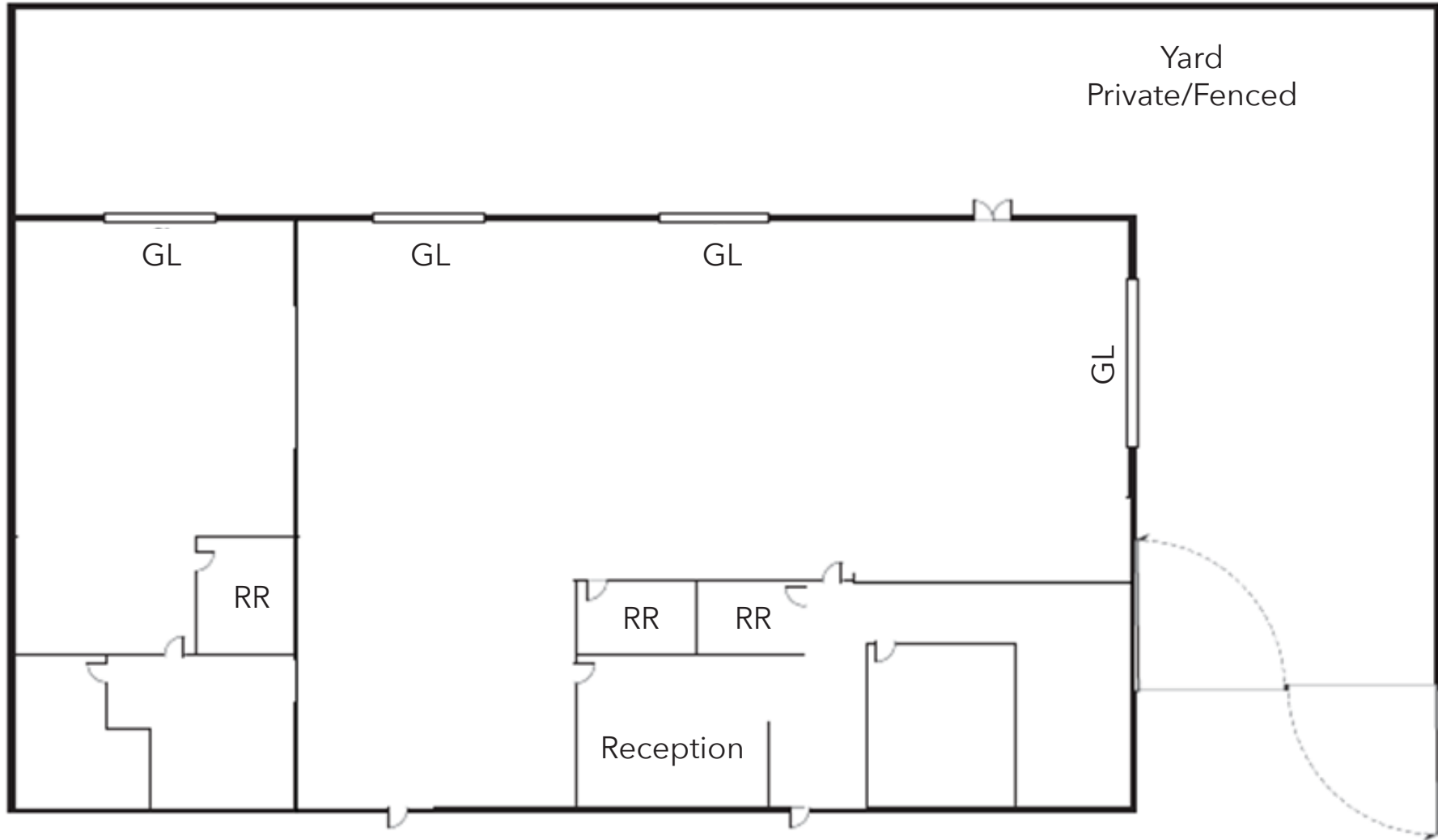


# 2401-2413 S BROADWAY

SANTA ANA, CALIFORNIA

2409-2413 S BROADWAY VACANCY - ±5,726 SQ. FT.

AVAILABLE FOR OWNER/USER TO OCCUPY

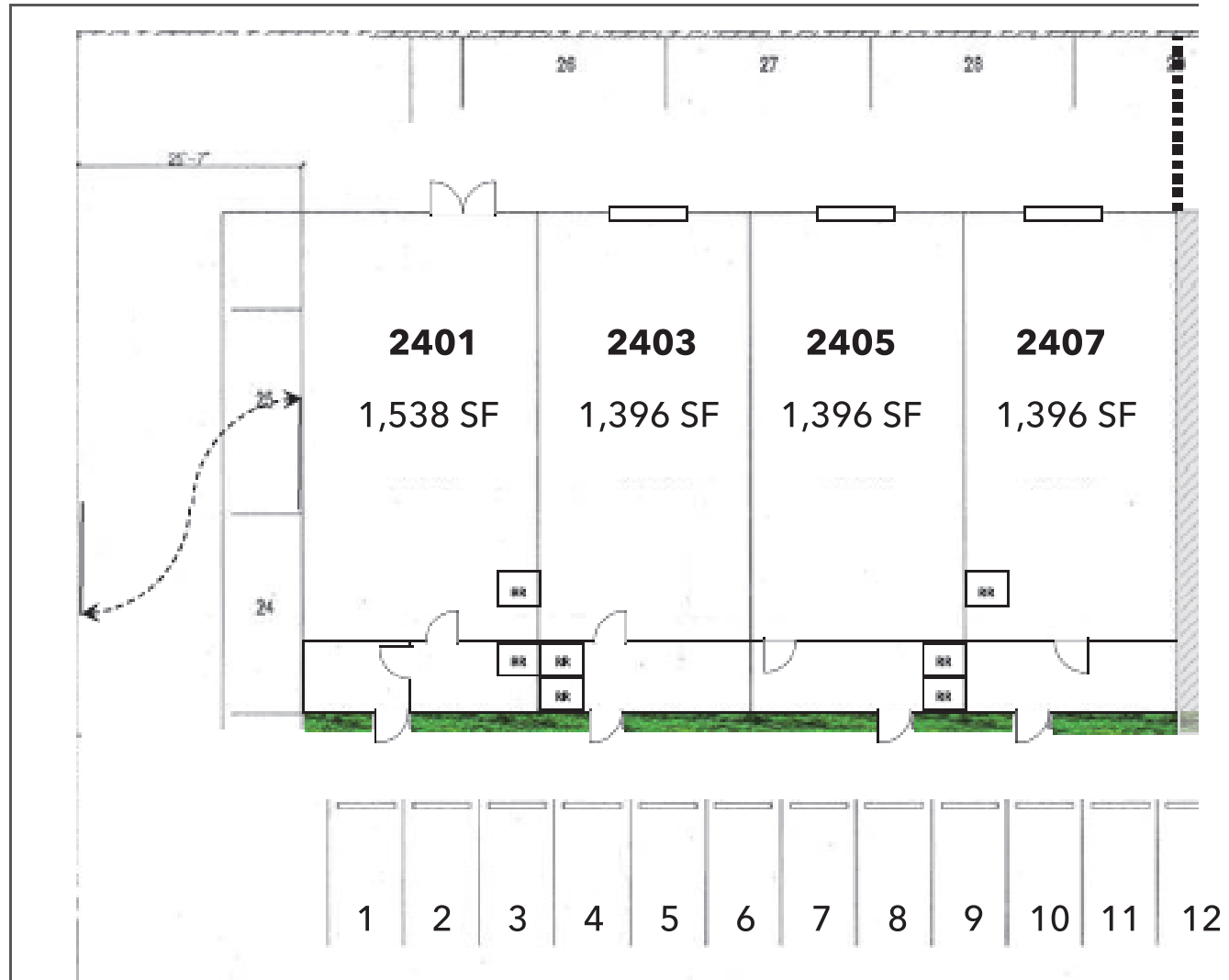


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# 2401-2413 S BROADWAY

SANTA ANA, CALIFORNIA

## 2401-2407 S BROADWAY 4 MULTI-TENANT UNITS



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**RE: Down-Leg Property Now Reduced to \$299 PSF**

Lee & Associates is pleased to announce a significant price reduction on this well-maintained industrial property in Central Orange County. **2401-2413 S Broadway is:**

**Now Offered at \$3,425,000 (\$299 PSF)**

Ownership has already identified its replacement ("up-leg") 1031 exchange property and is seeking a buyer for this asset, creating a unique opportunity for both investors and owner-users.

The property consists of **11,452 SF** and is configured in two distinct sections:

**2413 S. Broadway (5,726 SF)**

- Single-tenant configuration
- Approximately 850 SF of office improvements
- Four grade-level loading doors
- 400A, 3-phase power
- Fully permitted ADA-compliant restrooms
- Private fenced yard
- 2.9/1,000 parking ratio

**2401-2407 S. Broadway (5,726 SF Total)**

- Four individual multi-tenant units
- All units separately metered (100A each)
- Private restroom in each suite
- Grade-level loading door for each unit
- Minimal office buildout
- Flexible multi-tenant or single-user configuration

**Additional features include:**

- New roof
- Video security monitoring
- Excellent overall condition
- 100% vacant and available for immediate occupancy

For investors, our marketing package includes a pro forma based on achievable rents of approximately **\$1.65 Gross plus \$0.15 CAM**, presenting a compelling value-add opportunity.

At **\$299 PSF**, the property is priced substantially below replacement cost and offers one of the most attractive industrial acquisition opportunities currently available in Orange County.

Please contact me or your agent for additional information or to schedule a tour.

**Charles Winn**  
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## 504 vs. Conventional Loan Comparison

### SBA 504

Purchase Price	\$3,425,000
Improvements	\$0
Other	\$0
<b>Total Project Costs</b>	<b>\$3,425,000</b>

#### 504 Loan

Bank Loan	50%	\$1,712,500
SBA 504 Loan *	40%	\$1,409,005
Cash Injection	10%	\$342,500
<b>Total Financing</b>		<b>\$3,121,505</b>

\*Includes financed SBA fee of \$36,305 and \$2,700 legal fee.

#### Monthly Costs 504

	Amort.	Rate	Payment
1st Mortgage	25 yrs.	6.00%	\$11,034
2nd Mortgage (SBA)	25 yrs.	5.95%	\$9,035
Rental Income			
<b>Total Monthly Payment</b>		<b>5.98%</b>	<b>\$20,069</b>

#### Collateral Requirements 504

- 1st Mortgage on subject property
- 2nd Mortgage on subject property

#### Fees & Out of Pocket Expenses 504\*

SBA Guaranteed Loan Amount	100.00%	\$1,370,000
SBA Fee 504 Loan (Financed)	2.65%	\$39,005
Bank Fee 1st Loan (Out of Pocket)	1.00%	\$17,125

Cash Down Payment	10.00%	\$342,500
<b>Total Out of Pocket Expenses</b>		<b>\$359,625</b>

#### Principal & Interest 504\*\*

Principal Payments	\$3,121,505
Interest Payments	\$0
<b>Total Out of Pocket Expenses</b>	<b>\$3,121,505</b>

\*All fees are estimated and will vary by lender/vendor. SBA 504 fees are financed into the loan, est. at 2.65% plus a \$2,000 to \$2,500 legal fee. Appraisal and Environmental reports may be financed, but if shown here are assumed as out of pocket expenses.

\*\*Assumes fully amortized loans paid at full term.

### CONVENTIONAL LOAN

Purchase Price	\$3,425,000
Improvements	\$0
Other	\$0
<b>Total Project Costs</b>	<b>\$3,425,000</b>

#### Conventional

Bank Loan	70%	\$2,397,500
Cash Injection	30%	\$1,027,500
<b>Total Financing</b>		<b>\$2,397,500</b>

#### Monthly Costs

	Amort.	Rate	Payment
Conventional Mortgage	25 yrs.	6.00%	\$15,447
Rental Income			
<b>Total Monthly Payment</b>		<b>6.00%</b>	<b>\$15,447</b>

#### Collateral Requirements

- 1st Mortgage on subject property
- Additional Collateral may be required (varies by lender).

#### Fees & Out of Pocket Expenses\*

Total Mortgage	75.00%	\$2,568,750
Loan Fee (Out of Pocket)	1.00%	\$25,688

Cash Down Payment	25.00%	\$856,250
<b>Total Out of Pocket Expenses</b>		<b>\$881,938</b>

#### Principal & Interest Conventional\*\*

Principal Payments	\$2,397,500
Interest Payments	\$0
<b>Total Out of Pocket Expenses</b>	<b>\$2,397,500</b>

\*All fees are estimated and will vary by lender/vendor.

\*\*Assumes fully amortized loan paid at full term.

## \$522,312.50 Total Cash Savings with SBA 504



Diana Hallal  
 Founder, CEO

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