

FOR SALE

26391 Crown Valley Parkway, Mission Viejo, CA 92691
±8,206 SF Multi-Tenant Office Building



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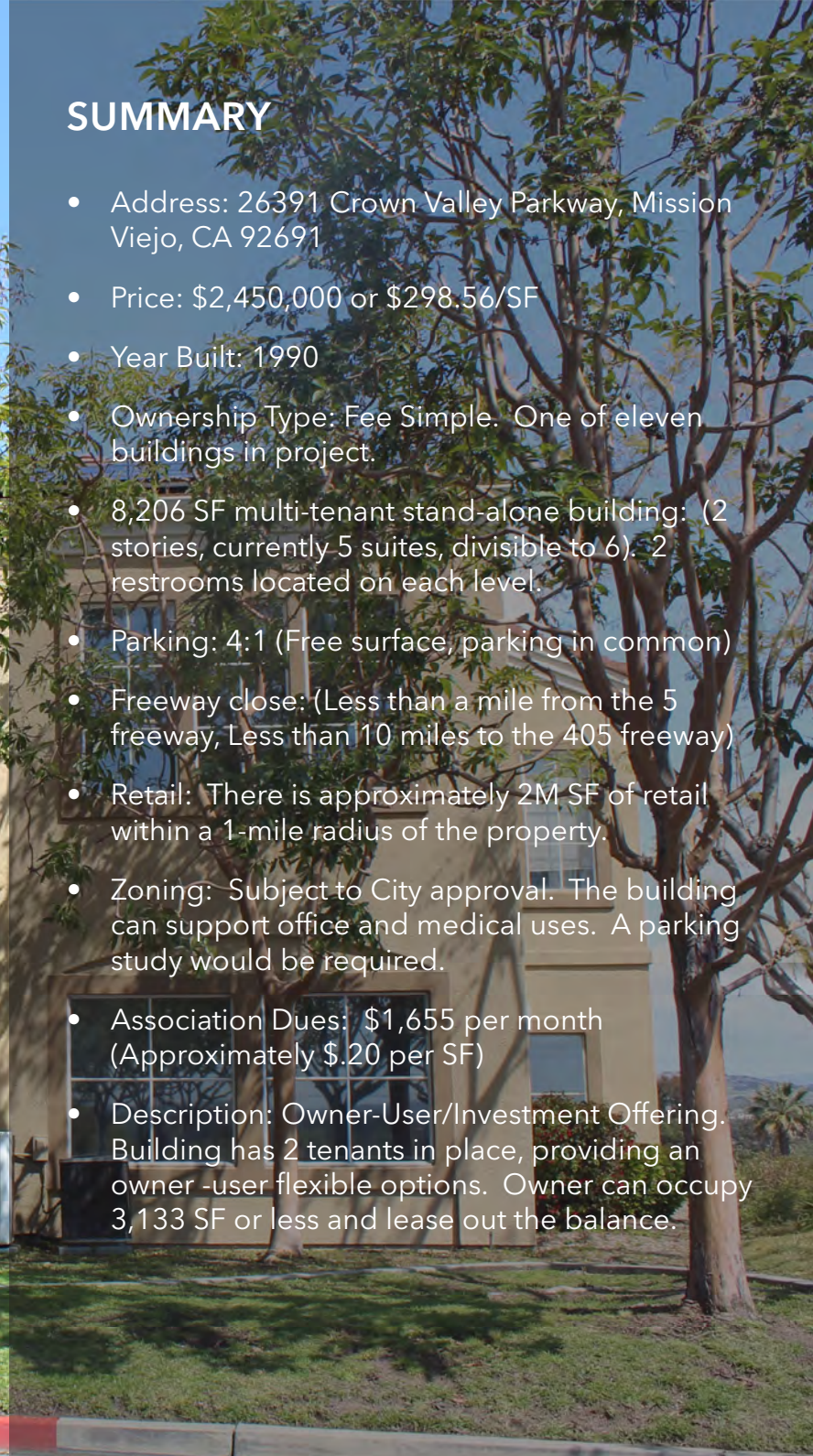


COMMERCIAL REAL ESTATE SERVICES
9838 Research Drive Irvine, CA 92618
Corporate ID: 01044791



SUMMARY

- Address: 26391 Crown Valley Parkway, Mission Viejo, CA 92691
- Price: \$2,450,000 or \$298.56/SF
- Year Built: 1990
- Ownership Type: Fee Simple. One of eleven buildings in project.
- 8,206 SF multi-tenant stand-alone building: (2 stories, currently 5 suites, divisible to 6). 2 restrooms located on each level.
- Parking: 4:1 (Free surface, parking in common)
- Freeway close: (Less than a mile from the 5 freeway, Less than 10 miles to the 405 freeway)
- Retail: There is approximately 2M SF of retail within a 1-mile radius of the property.
- Zoning: Subject to City approval. The building can support office and medical uses. A parking study would be required.
- Association Dues: \$1,655 per month (Approximately \$.20 per SF)
- Description: Owner-User/Investment Offering. Building has 2 tenants in place, providing an owner -user flexible options. Owner can occupy 3,133 SF or less and lease out the balance.



PROPERTY OVERVIEW

26391 Crown Valley Parkway is located less than a mile from the 5 freeway, less than 10 miles from the 405 freeway, and 24 miles (an approximate 20-minute drive) from the John Wayne Airport. It is also in close proximity to various shopping centers: less than a mile from The Shops at Mission Viejo, Kaleidoscope and Target, and less than two miles from Costco. There are many food establishments located within a short walking and driving distance (i.e., Chili's, Stack's Pancake House, Habit Burger Grill, Taco Mesa and Panini Kabob Grill).

The City of Mission Viejo is located in the desirable South County Market, which includes the Irvine Spectrum, Lake Forest and Aliso Viejo. Historically, the South County Market has had a low office vacancy and has a balanced mix of low and mid-rise buildings. This is an ideal property for an owner-user looking to occupy a portion of the property while collecting a rental income on 5,073 square feet.

26391 Crown Valley Parkway is one of eleven buildings located in the Master Planned Commercial Project. The building is situated on the most visible and desirable signalized corner of Crown Valley and Marguerite Parkway. The new owner can enjoy building signage, most visible from Crown Valley Parkway, which boasts more than 40,000 cars passing by per day. The development is very attractive and has ample parking and well-maintained mature landscaping. The project has 2 access points: one off Marguerite, at the main entrance and the other off Crown Valley Parkway and Bellogente. The development has a total of 362 free surface parking spaces.

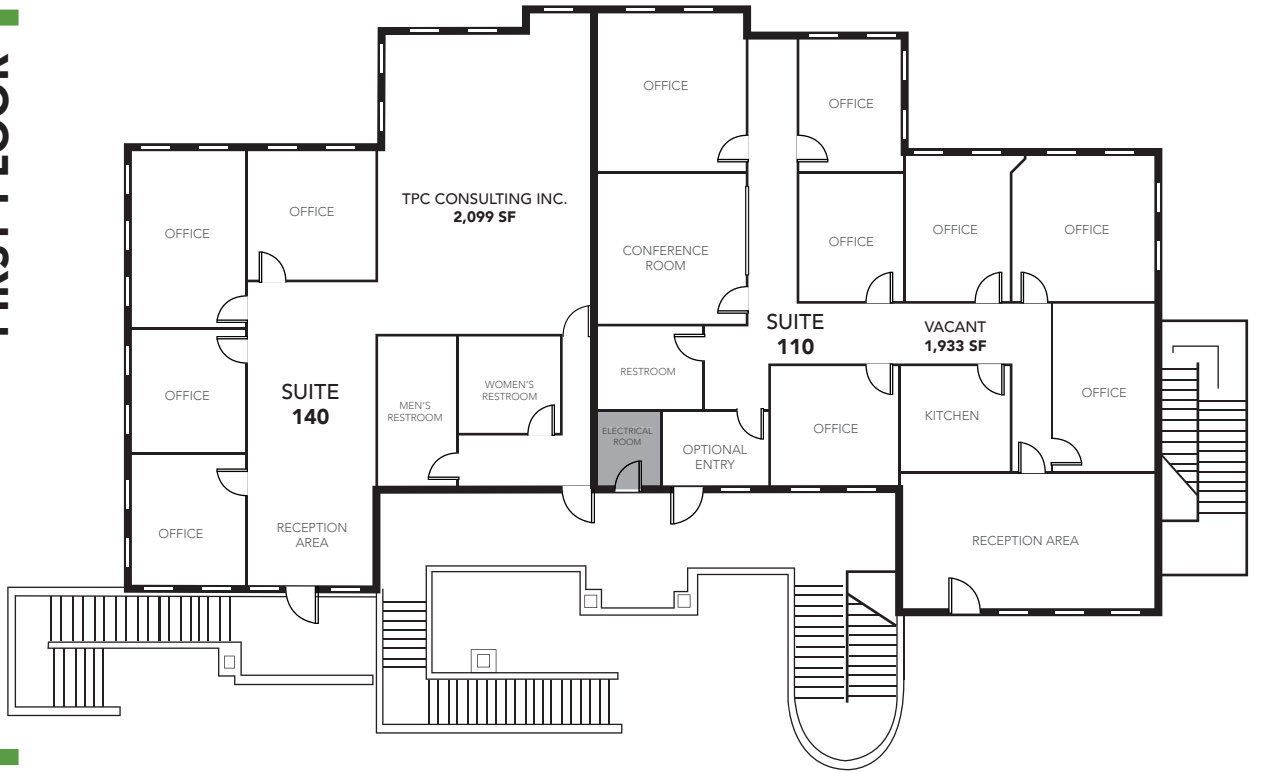
The current owner recently invested \$140K into suite renovations and \$60K in solar panels, greatly reducing energy costs. The building is made up of 5 suites however, it can be made divisible for a total of 6 suites as Suite 220 and 230 are currently combined. A total of 3,133 SF is available for occupancy. Suite 110 (1,933 SF) and Suite 240 (1,200 SF) can be owner occupied or leased. Suite 110 (1,933 SF) is occupied until 11/30/2021 and Suite 220/230 (2,974 SF) is occupied until 12/31/2023. The majority of the offices are window-lined, and each suite has an ample amount of natural light.

An owner-user can purchase the asset under the SBA Program with intentions of occupying more than half the building (10% down payment required) or can also purchase the property with traditional financing (15% down payment required, depending on financials and credit). An owner can take advantage of historically low interest rates with either option.

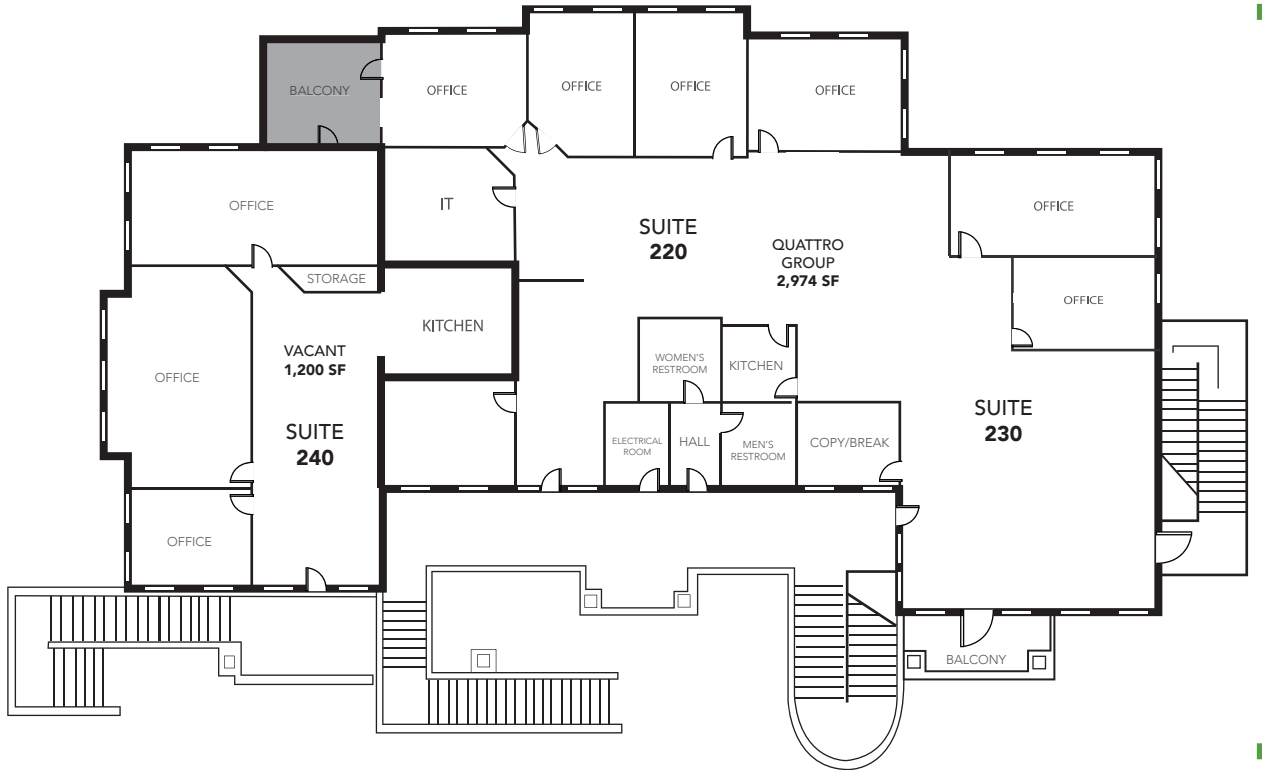




FIRST FLOOR



SECOND FLOOR



Rent Roll for 23691 Crown Valley Parkway, Mission Viejo, CA 92691

Tenant	Suite	SF	Percentage of Building	Lease Dates		Monthly Rent	Price Per SF	Comments
Vacant	110	1,933	24%					Upgraded suite. Reception, 7 offices, Conference Room, kitchen, restroom, 2 access points.
TPC Consulting	140	2,099	26%	10/1/2018	9/30/2019	Y1 \$ 3,988.10	\$1.90	October 2019 and October 2020 were free. 1 option to renew at Fair Market Value Tenant Pays for Janitorial
				10/1/2019	9/30/2019	Y2 \$ 4,107.74	\$1.96	
				10/1/2020	9/30/2021	Y3 \$ 4,230.98	\$2.02	
				10/1/2021	11/30/2021	Y4 \$ 4,357.90	\$2.08	
Quatro Group	220/230	2,974	36%	10/1/2018	9/30/2019	Y1 \$ 5,501.90	\$1.85	October 2018 and March 2019 were free. 1 option to renew at Fair Market Value Tenant Pays for Janitorial
				10/1/2019	9/30/2020	Y2 \$ 5,650.60	\$1.90	
				10/1/2020	9/30/2021	Y3 \$ 5,799.30	\$1.95	
				10/1/2021	9/30/2022	Y4 \$ 5,948.00	\$2.00	
				10/1/2022	12/31/2023	Y5 \$ 6,096.70	\$2.05	
Vacant	240	1,200	15%					3 windowed offices, open area, kitchen, shared balcony
Total		8,206	100%					





SUITE 110 - RECEPTION



SUITE 110 - WAITING AREA



SUITE 110 - CONFERENCE ROOM



SUITE 110 - KITCHEN



SUITE 110 - PRIVATE OFFICE



SUITE 110 - PRIVATE OFFICE



SUITE 110 - PRIVATE OFFICE



SUITE 110 - RESTROOM



SUITE 110 - HALLWAY



SUITE 140 - RECEPTION



SUITE 140 - OPEN AREA



SUITE 140 - OPEN AREA



SUITE 140 - PRIVATE OFFICE



SUITE 140 - PRIVATE OFFICE



SUITE 140 - PRIVATE OFFICE



SUITE 240 - OPEN AREA



SUITE 240 - PRIVATE OFFICE

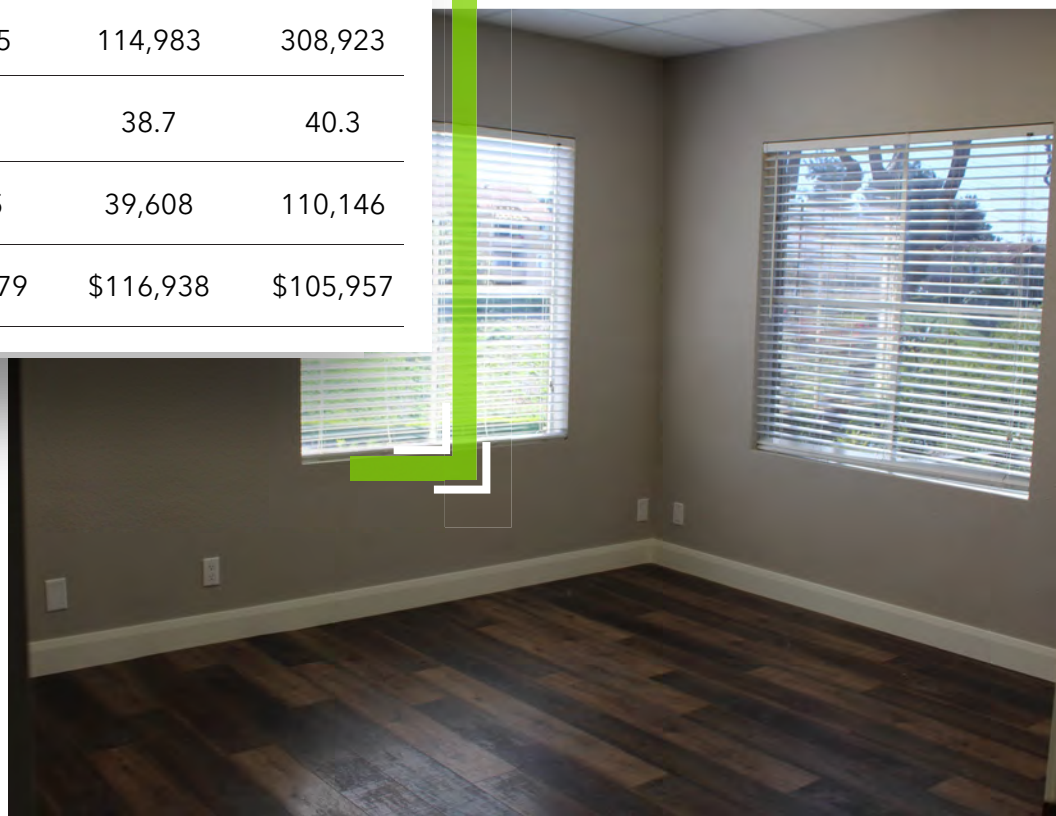


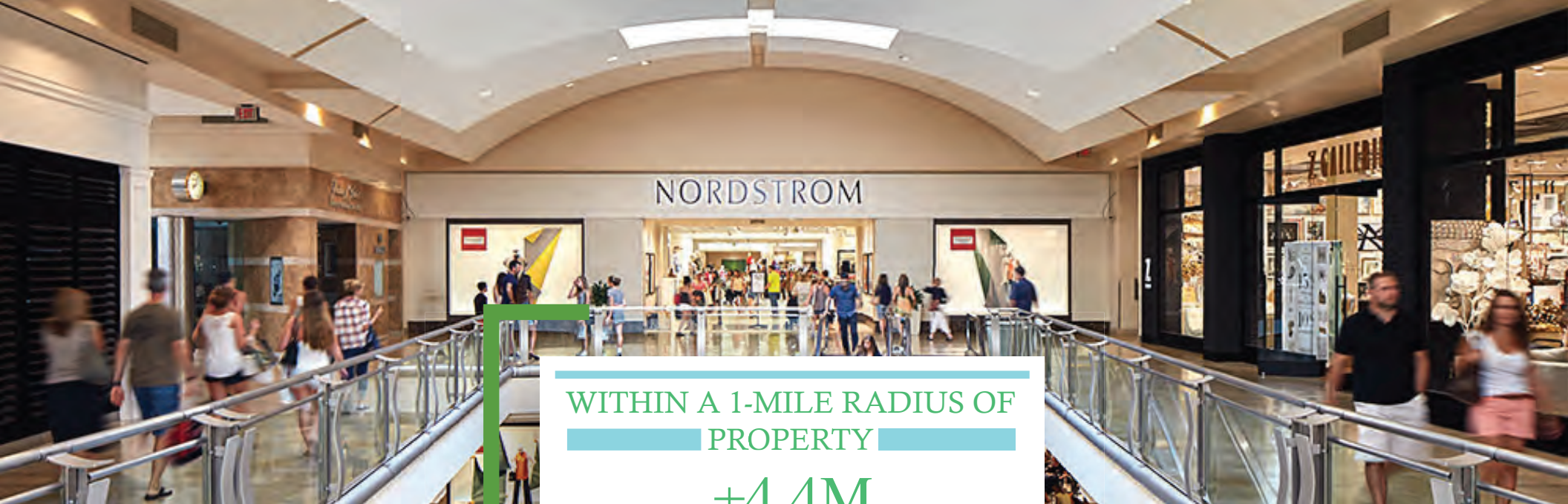
SUITE 240 - PRIVATE OFFICE



Demographics

	1-Mile	3-Mile	5-Mile
Population	17,675	114,983	308,923
Average Age	38.4	38.7	40.3
Households	6,535	39,608	110,146
Household Income	\$101,779	\$116,938	\$105,957





WITHIN A 1-MILE RADIUS OF
PROPERTY

±4.4M

SF OF
COMMERCIAL REAL ESTATE

±2.2M

SF OF
RETAIL

±1.6M

SF OF
OFFICE

±662,000

SF OF
OFFICE

±146,000

SF OF
INDUSTRIAL





THE HOME DEPOT

CROWN VALLEY SELF STORAGE

CROWN VALLEY INTERNATIONAL MARKET

THE SHOPS AT MISSION VIEJO

macy's NORDSTROM H&M

FOREVER 21 OLD NAVY SEPHORA

St. Joseph Health



26391
Crown Valley
Parkway

SUBWAY

PALM BEACH TAN

BANA FRESH MEXICAN GRILL

OneWest Bank



MARGUERITE PKWY

CROWN VALLEY PKWY



CROWN VALLEY PKWY

MARGUERITE PKWY

IRVINE SPECTRUM

LAKE FOREST



CROWN VALLEY PKWY

MARGUERITE PKWY

BELLA VISTA
100 APARTMENTS





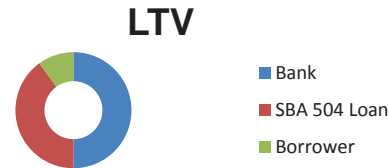
OWNER/USER

90% SBA 504 Loan Scenario

Helping Small Businesses Think Big

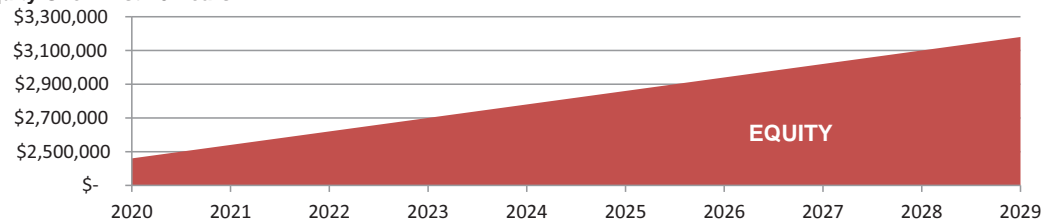
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Building Acquisition	\$2,450,000
Improvements	\$0
SBA/CDC Fees	\$29,000
Total Project Cost	\$2,479,000



SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$1,225,000 3.90%	25 Years	1st Deed	\$6,399	\$76,783
SBA 504 LOAN	40%	\$1,009,000 2.88% Mar'20	25 Yr. Amort. Full Amort.	2nd Deed	\$4,722	\$56,665
BORROWER	10%	\$245,000				
TOTAL	100%	\$2,479,000			\$11,121	\$133,447

Equity Over First 10 Years



Rates, Fees, and Collateral:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank Rates, Terms and Payment are estimated and will be provided by the Bank.
- SBA Rate is FIXED at the time of the debenture sale.
- SBA rate is as of Mar '20. Actual rate is set at debenture sale.
- All fees and expenses are estimated and will vary by vendor.
- SBA Fee is estimated at 2.65% plus a \$3,000 legal fee. SBA/CDC processing fees are included in the SBA 504 Loan.
- Related costs may be included in the SBA 504 Loan including: Appraisal, Environmental Reports (if required), and escrow closing costs (including insurance and legal closing costs).
- 90% financing generally does not require additional collateral.
- BFC will perform a free prequalification for prospective buyers upon receiving complete financial information.

For more information contact us:
Your SBA 504 Loan Expert

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