



FOR SALE

NEWLY RENOVATED CREATIVE-STYLE, MULTI-TENANT OFFICE BUILDING



**HANCOCK
OFFICE PLAZA**

1290 NORTH HANCOCK STREET

Anaheim, California



For Further Information, Please Contact:



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Lee & Associates Commercial Real Estate Services, Inc. - Orange ("Agent") has been engaged as the Exclusive Agent for the sale of 1290 N. Hancock Street, Anaheim, California, by the owner of the Property ("Seller"). The Property is being offered for sale in an "As Is, Where Is" condition, and Seller 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 Seller.

Each recipient, as a prerequisite to receiving the enclosed, should be registered by Lee & Associates Commercial Real Estate Services, Inc. - Orange as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor".

The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provide solely to facilitate the prospective investor'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 Seller or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

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Seller reserves the right, at is sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller 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 Seller. Seller 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 Seller and any conditions to Seller'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 Seller 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 Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Lee & Associates Commercial Real Estate Services, Inc. - Orange.

By accepting this marketing brochure, you agree to release Lee & Associates Commercial Real Estate Services, Inc. - Orange, and Erik Thompson, Principal, and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Property.

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EXECUTIVE SUMMARY



1290 N. HANCOCK STREET

Anaheim, California



THE OPPORTUNITY

1290 N Hancock Street

is a Class-B, 43,202 square foot multi-tenant office building situated on an approximate 2 Acre parcel well located just off the Riverside (91) Freeway in the city of Anaheim, California in the heart of the North Orange County submarket. The property is 74% leased to a quality roster of eight (8) tenants ranging in size from 659 to 10,947 square feet. Built in 1986, 1290 N Hancock Street has been professionally managed and maintained over the last several years and remains in excellent condition. Located just off the Riverside (91)

Freeway and Lakeview Avenue the project is uniquely suited to attract many user types as the individual units offer a variety of size requirements while being centrally located in one of the nation's strongest metropolitan economies. These attributes make the 1290 North Hancock Street a very attractive for either an Owner/User who wants to occupy the vacancies or to a value add investor who wants to take advantage of the below market lease rates on tenant roll over, and increasing occupancy in the building while pushing rental rates.



PROPERTY DESCRIPTION



1290 N. HANCOCK STREET

Anaheim, California



PROPERTY DETAILS

- APN: 346-393-13
- Building Size: 43,202 SF
- Parcel Size: 2 Acres (87,133 SF)
- Tenancy: Multi-Tenant
- Stories: 2
- Building Class: B
- Year Built: 1986 (Renovated 2016)
- Parking Ratio: 4:1,000 SF
- Elevator: Yes (1 Passenger)
- Sale Price: \$7,500,000 (+/- \$173 PSF)
- Fee Simple





RENT ROLL



DIRECTORY	
NORTH LOBBY	
First Floor	
(Private Entrance)	102
LINCOLN MUTUAL HOME MORTGAGE	103
Second Floor	
GENVA SYSTEMS	215
TWINNEN, INC.	218
FRUITON	236
PROMETRIC TESTING CENTER	236

1290 N. HANCOCK STREET
Anaheim, California



RENT ROLL ACTUAL

Suite	Tenant	Start	Expire	Actual Square Footage	Base Rent	Annual Rent	Rate PSF	Increases	
100/102	UMEC Inc	07/01/15	12/31/20	10,947	\$ 12,836.48	\$ 154,037.76	\$ 1.17	Annual \$0.05 (July)	
101	Elite Enforcement Security	05/01/15	04/30/18	2,440	\$ 3,242.40	\$ 38,908.80	\$ 1.33	Annual \$0.05 (May)	
103	Data275 Inc	10/01/15	09/30/18	8,073	\$ 9,908.60	\$ 118,903.20	\$ 1.23	Annual \$0.05 (October)	
200	Vacant			6,076	\$ -	\$ -	\$ -		
201	Azling & Associates	01/15/17	07/31/22	1,970	\$ 2,955.00	\$ 35,460.00	\$ 1.50	Annual \$0.05 psf (February)	
202	Vacant			5,037	\$ -	\$ -	\$ -		
210	Twinsen, Inc	09/01/16	02/28/19	659	\$ 988.50	\$ 11,862.00	\$ 1.50	Annual	
215	Geneva Systems, Inc	07/01/16	6/31/2018	822	\$ 1,150	\$ 13,800.00	\$ 1.40	Annual \$0.05 psf (August)	
*220	Data275 Inc	06/01/16	07/31/19	2,049	\$ 3,175.59	\$ 38,107.08	\$ 1.55	Annual \$0.05 psf (June)	
*230	Sunny Chung DBA RAD Whee	07/01/15	07/31/17	1,164	\$ 1,507.00	\$ 18,084.00	\$ 1.29	3% Annual (August)	
250	Prometric Testing Centers	01/01/15	02/29/20	3,259	\$ 4,693.50	\$ 56,322.00	\$ 1.44	Annual \$0.05 psf (March)	
						\$ 485,484.84			

*Available for Sublease and Can be Occupied at Close of Escrow

RENT ROLL PRO FORMA

Suite	Tenant	Start	Expire	Actual Square Footage	Base Rent	Annual Rent	Rate PSF	Increases	
100/102	UMEC Inc	07/01/15	12/31/20	10,947	\$ 12,836.48	\$ 154,037.76	\$ 1.17	Annual \$0.05 (July)	
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250	Prometric Testing Centers	01/01/15	02/29/20	3,259	\$ 4,693.50	\$ 56,322.00	\$ 1.44	Annual \$0.05 psf (March)	
						\$ 685,518.84			



FINANCIAL ANALYSIS

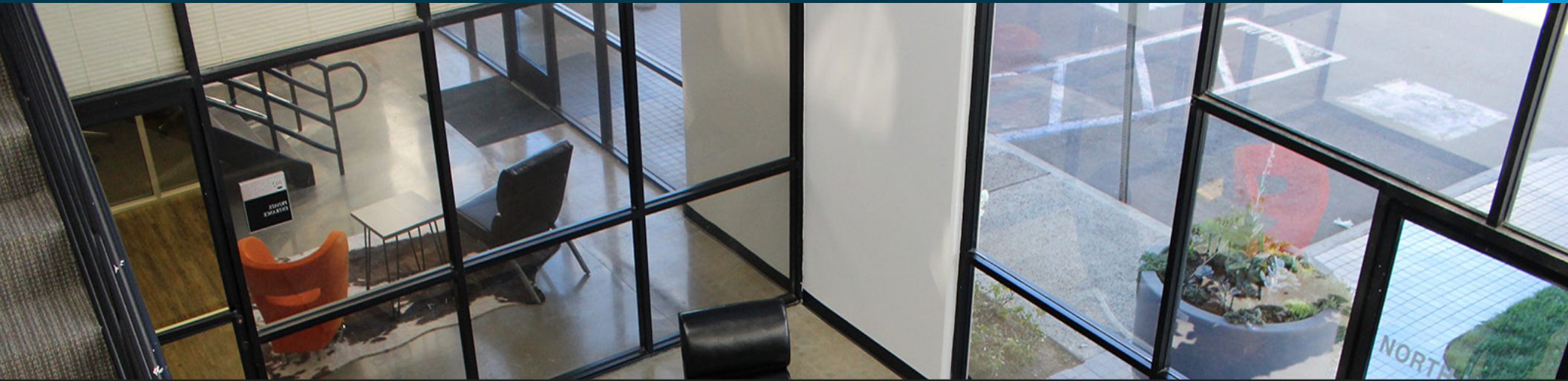


1290 N. HANCOCK STREET
Anaheim, California



FINANCIAL ANALYSIS

	2016 Actual	2017 Pro Forma/Stabilized
Income	\$ 485,484.84	\$ 685,518.84
Security	1,582.00	1,661.10
Janitorial	19,184.00	20,143.20
Management	19,614.00	20,594.70
HVAC	7,786.00	8,175.30
Elevator	1,364.00	1,432.20
Repairs and Maintenananc	33,485.00	22,579.00
Utilities	60,785.00	63,824.25
Parking Lot	2,279.00	2,392.95
Landscaping	11,304.00	11,869.20
Insurance	7,123.00	7,479.15
RE Taxes	60,702.00	88,117.50
Misc.	600.00	630.00
Operating Expenses	225,808.00	248,898.55
Net Operating Income	\$ 259,676.84	\$ 436,620.29
Cap Rate	3.46%	5.82%



OWNER / USER BENEFITS



OWNER / USER BENEFITS

Recommendation

For stable businesses with strong balance sheets, the time is right to purchase office space.

Favorable Financing

Historically low interest rates allow for an owner/user to finance this property with only 25% down payment and interest rates between 4-4.5%.

Inflation Protection

Purchasing an office building enables you to protect your business from potential runaway lease markets in the future giving you fixed occupancy costs throughout the term of the loan, as well as the ability to expand and contract occupancy size.

Portfolio Enhancement

Add real estate to your retirement nest egg. Benefits include real estate appreciation and the tax advantages of depreciation. This would be an ideal property for a local, owner/user looking to purchase an office building that they could occupy and receive income from the existing leases or expand into as leases expire.

VALUE-ADDED OPPORTUNITY

DIRECTORY	
NORTH LOBBY	
First Floor	
(Private Entrance)	102
LINCOLN MUTUAL HOME MORTGAGE	103
Second Floor	
GENVA SYSTEMS	203
TWINNEN, INC.	208
FRUITION	236
PROMETRIC TESTING CENTER	236

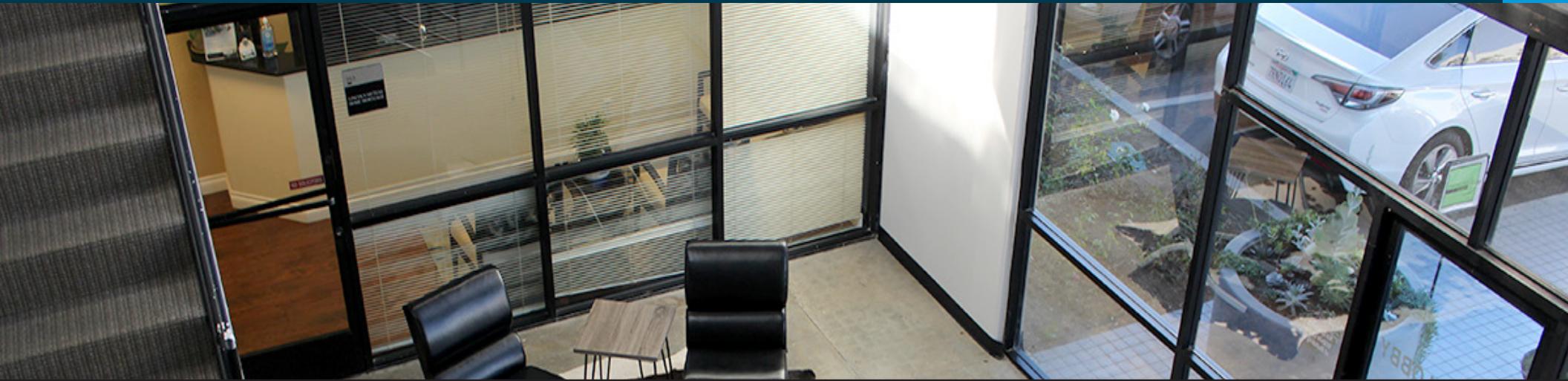
1290 N. HANCOCK STREET
Anaheim, California

VALUE-ADDED OPPORTUNITY

Unique opportunity to purchase a value-add, two-story office building with tremendous upside and signage rights in the highly East Anaheim and Canyon Corridor.

Only one of the existing tenants has an option to renew their lease, offering tremendous flexibility to a new owner to recapture space and re-tenant with higher paying tenants.

The property was recently remeasured increasing the square footage by about 1,500 SF. The new owner can capitalize on increased square footage on lease expirations.



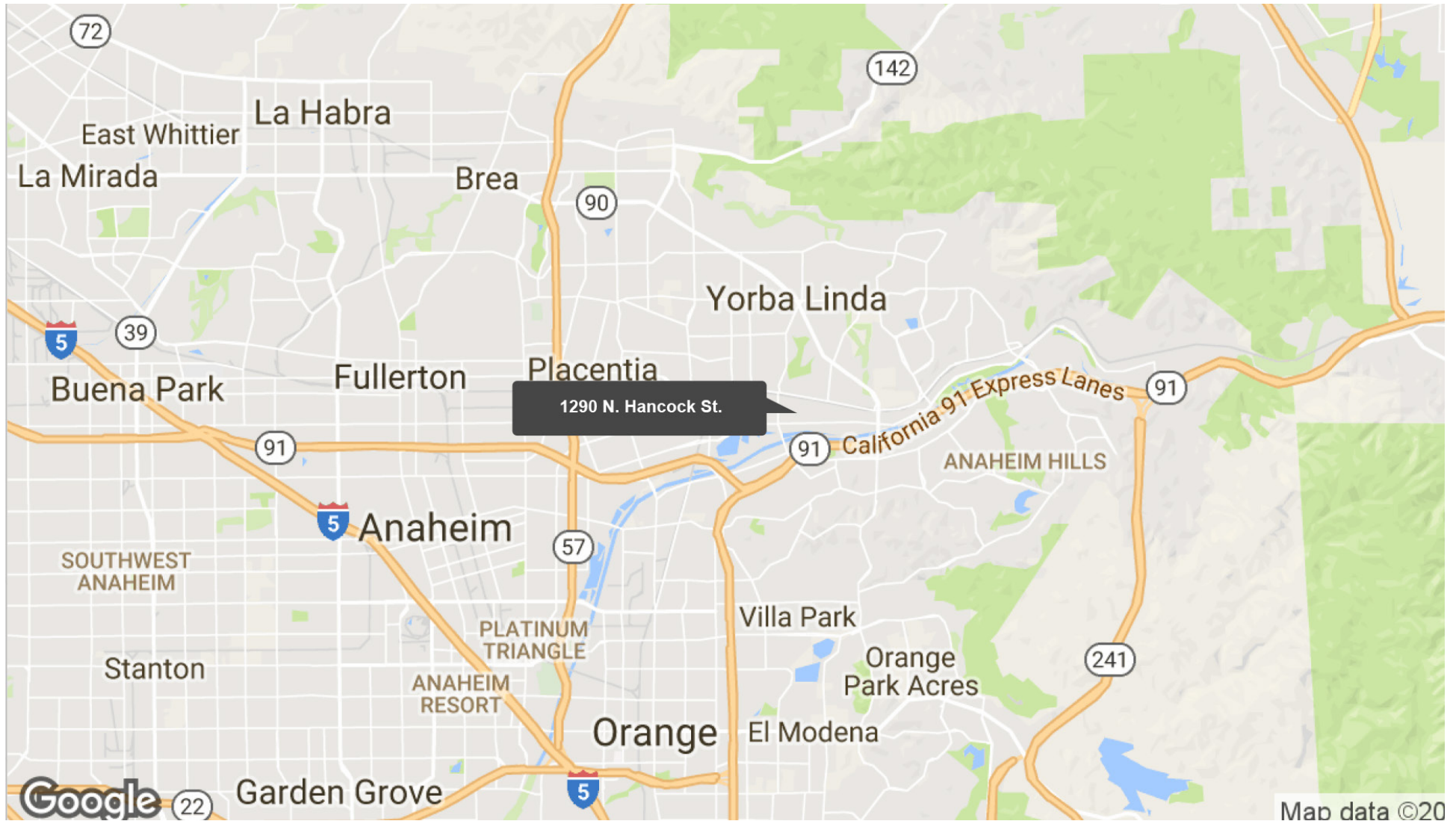
LOCATION INFORMATION



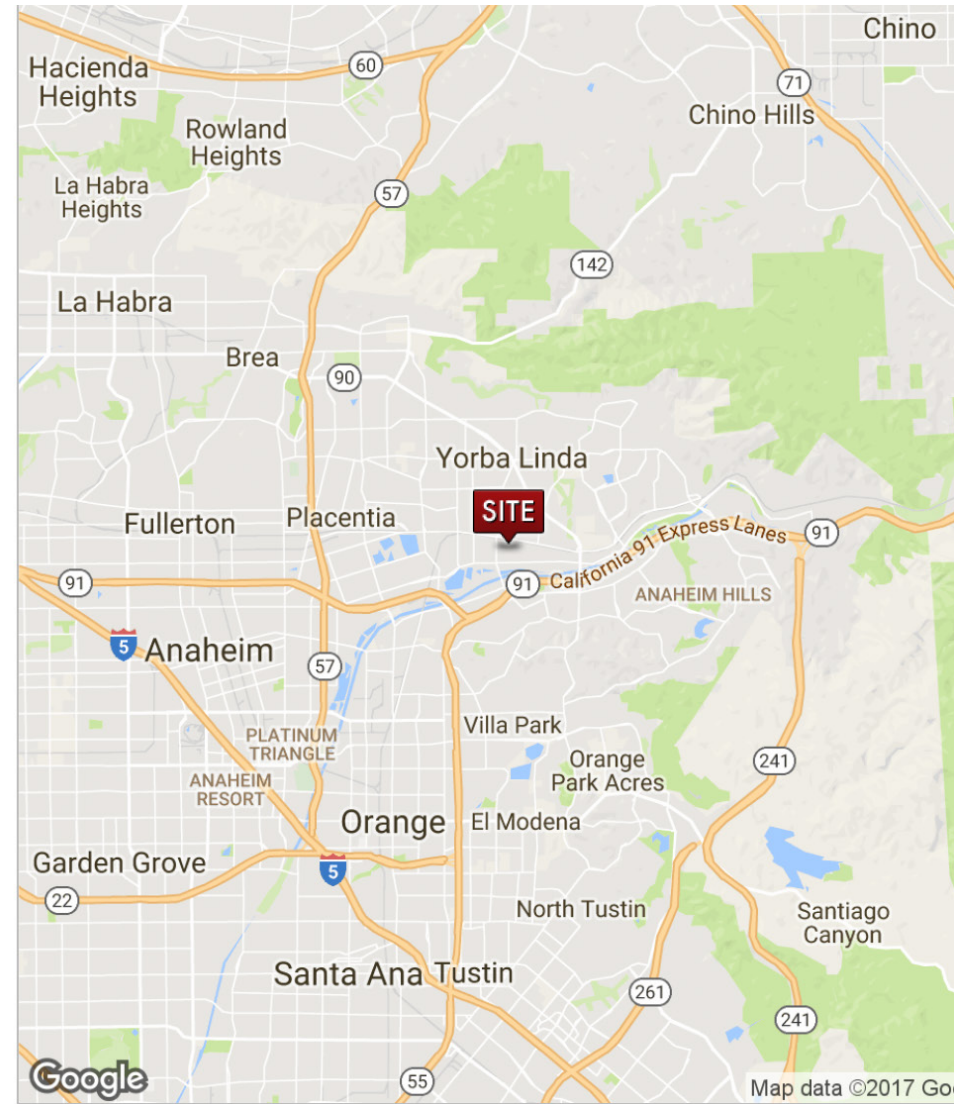
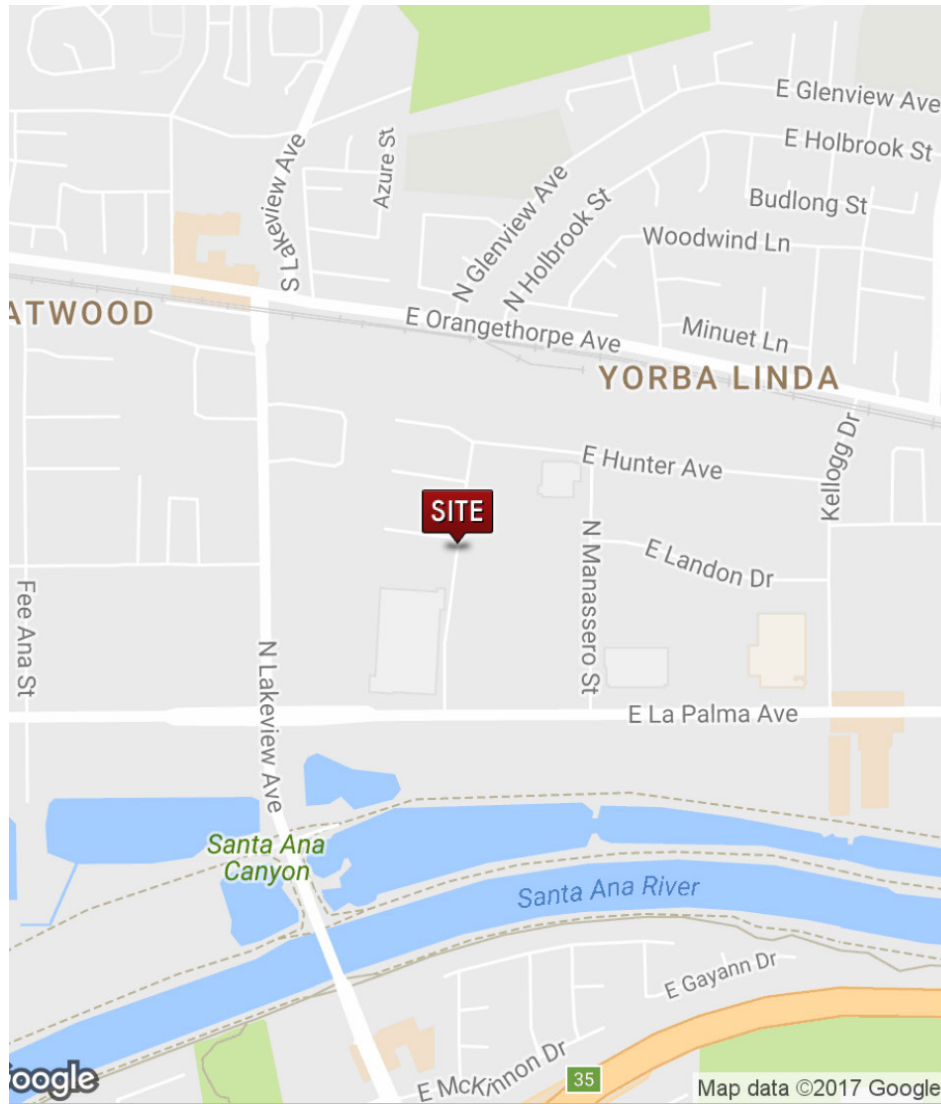
1290 N. HANCOCK STREET
Anaheim, California



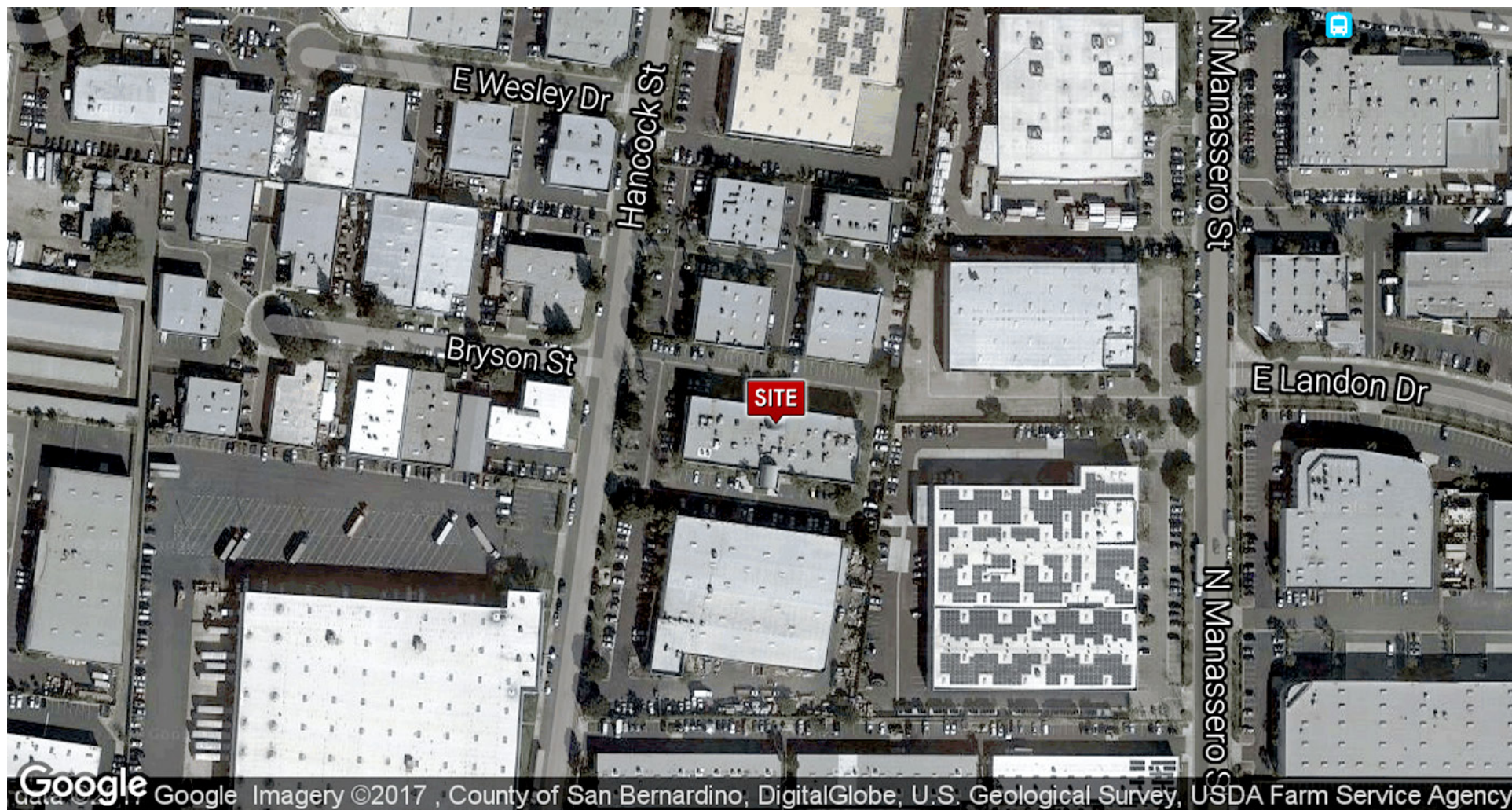
REGIONAL MAP



LOCATION MAPS



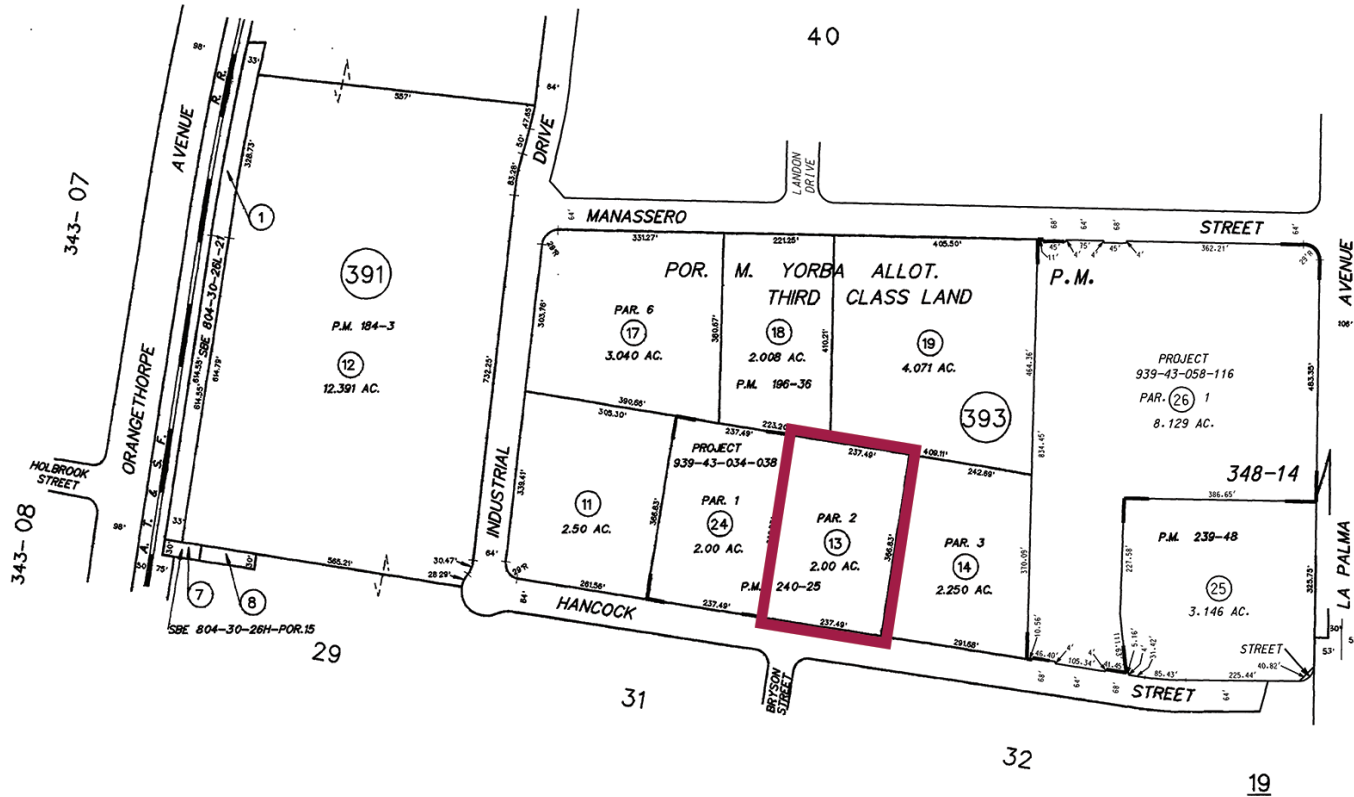
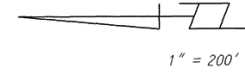
LOCATION MAPS



PARCEL MAP

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346-39



MARCH 1984

POR. PARTITION, 1874 COURT CASE MAP
 PARCEL MAP P.M. 184-3, 196-36, 240-25, 348-14

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 346 PAGE 39 COUNTY OF ORANGE





PROPERTY PHOTOS



1290 N. HANCOCK STREET

Anaheim, California



PROPERTY PHOTOS



ENTRANCE

PROPERTY PHOTOS



FRONT ENTRANCE OFF HANCOCK STREET

PROPERTY PHOTOS



DIRECTORY	
NORTH LOBBY	
First Floor	
Office (Various)	100
LINCOLN MUTUAL HOME MORTGAGE	100
Second Floor	
GENEVA SYSTEMS	200
TWINMEN, INC.	200
THIRD FLOOR	
PROBATIC TESTING CENTER	300
SOUTH LOBBY	
Office (Various)	100

Interior - SECOND FLOOR STAIRS

PROPERTY PHOTOS



Interior - NORTH ENTRANCE LOBBY



PROPERTY PHOTOS



Interior - NORTH ENTRANCE LOBBY





FLOOR PLAN

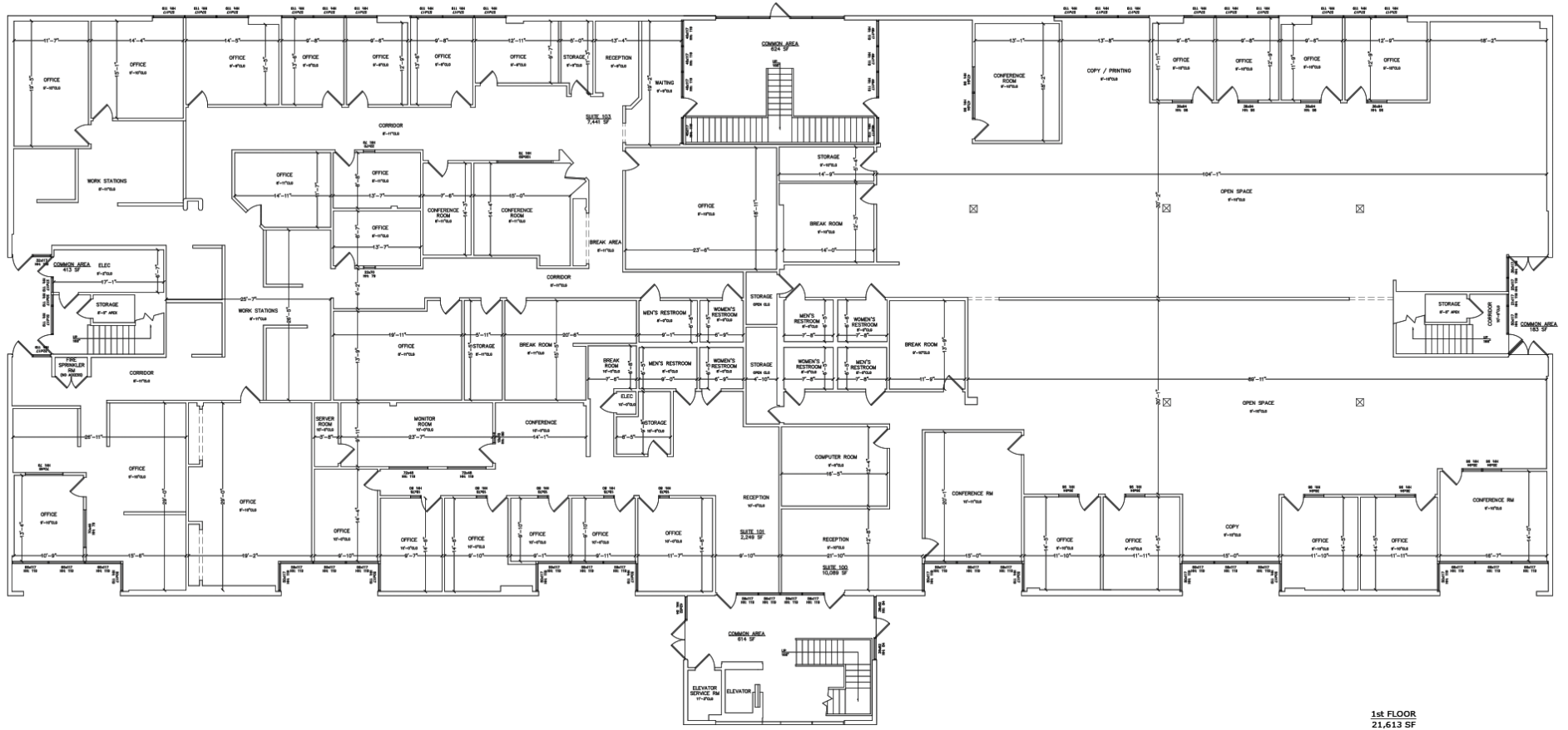


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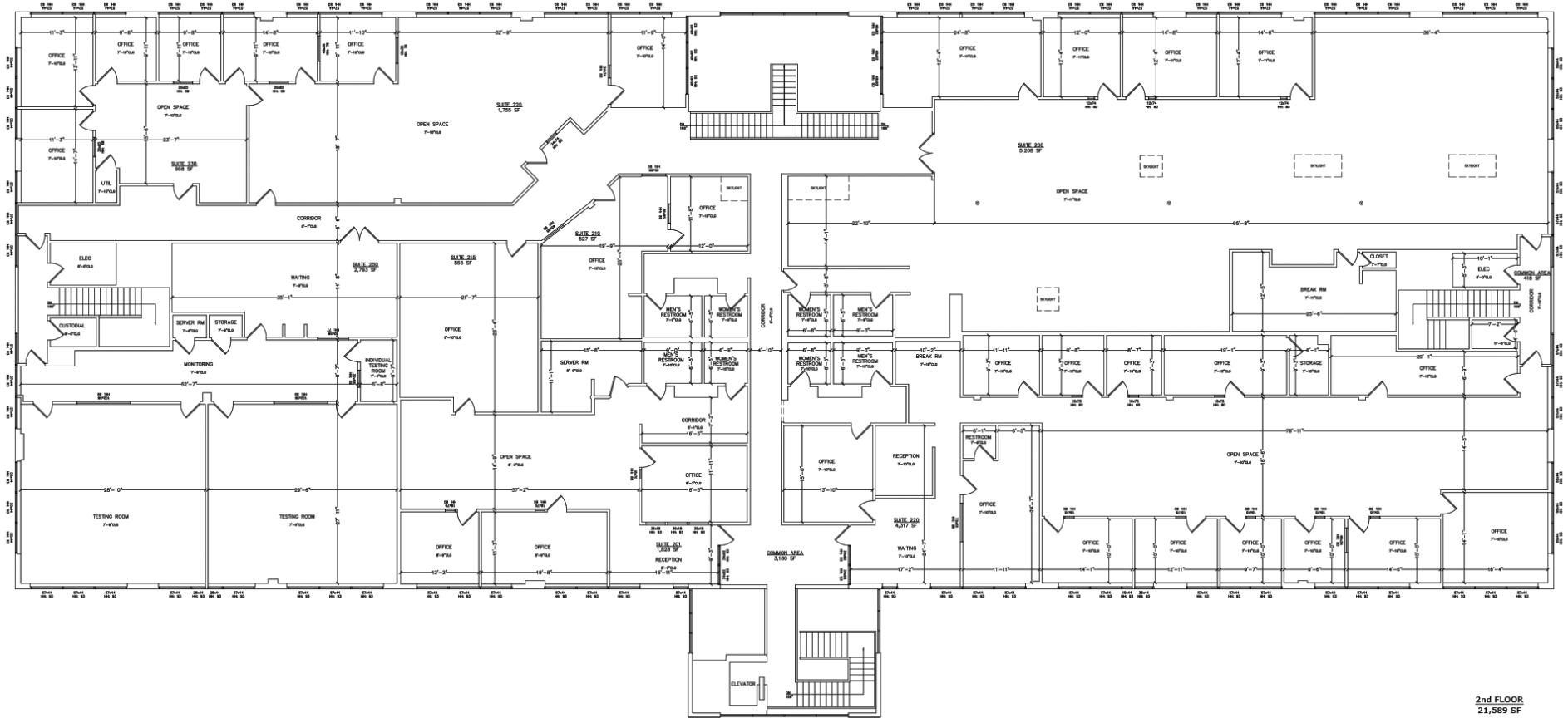


FIRST FLOOR



1st FLOOR
21,613 SF

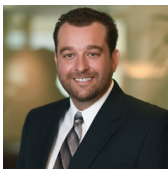
SECOND FLOOR



COMMERCIAL REAL ESTATE

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