

FOR SALE OR LEASE

13,748 SF OFFICE BUILDING

29811 SANTA MARGARITA PKWY. RANCHO SANTA MARGARITA, CA



Promo Lease Rate \$.99/RSF FOR 3 MONTHS!

*PROMOTIONAL RATE BASED ON A THREE YEAR LEASE WITH A QUALIFIED TENANT

FOR MORE INFORMATION CONTACT:

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LEVELASSET
COMMERCIAL REALTY

Level Asset Commercial Realty has been retained on an exclusive basis with respect to the offering for sale of 29811 Santa Margarita Parkway Rancho Santa Margarita, California (the "Property"). The Owner (the "Owner") has indicated that all inquiries and communications with respect to the contemplated sale of Property be directed to Level Asset Commercial Realty.

To assist interested parties (each, a "Prospective Purchaser") in evaluating the possible acquisition (the "Acquisition") of the Property, Level Asset Commercial Realty will provide certain information relating to the Property. As a condition to furnishing such information, Prospective Purchaser agrees to treat confidentially such information and any other information (collectively "Evaluation Material") which Owner, its affiliates, partners, lenders, employees, agents, attorneys, accountants, advisors or references (collectively "Representatives") furnish to Prospective Purchaser. The term evaluation material will also include any analysis, compilations, studies or other documents prepared by Prospective Purchaser, or its representatives containing, or based in whole or in part on, any information furnished by Owner.

Prospective Purchaser agrees that the Evaluation Material will be kept in strict confidence, by it and its representatives, and shall not, except as hereinafter provided, without the prior written consent of Owner, be disclosed by it or its Representatives other than for the purpose of internally evaluating the acquisition. Moreover, Prospective Purchaser further agrees to transmit Evaluation Material only to those of its Representatives who need such information for the purpose of evaluating the Acquisition and who shall (i) be advised by Prospective Purchaser of this letter agreement (the "Agreement") and (ii) agree with Prospective Purchaser to be bound by the provisions hereof. Prospective Purchaser shall be responsible for any breach of this Agreement by its Representatives.

Notwithstanding the foregoing, in the event Prospective Purchaser is required to disclose any of the Evaluation Material by subpoena, civil investigative demand or similar process seeking disclosure of any Evaluation Material, Prospective Purchaser will notify Owner to permit Owner and its affiliates to seek a protective order or take appropriate action. Prospective Purchaser will cooperate in efforts by Owner and its affiliates to obtain a protective order or other assurance that confidential treatment will be accorded the Evaluation Material to be disclosed under any subpoena, civil investigative demand, or similar process. If, in the absence of a protective order, Prospective Purchaser or any of its representatives, in the opinion of its counsel, compelled as a matter of law to disclose any Evaluation Material, (a) Prospective Purchaser will disclose to the party requesting disclosure only the part of the Evaluation material as required by law to be disclosed, (b) Prospective Purchaser will consult with Owner as to the scope of such disclosure, and (c) Prospective Purchaser will use reasonable efforts to obtain confidential treatment for any Evaluation Material so disclosed.

In the event that the Acquisition is not effected after Prospective Purchaser has been furnished with Evaluation Material, Prospective Purchaser will promptly deliver to Owner or destroy, at Owner's request, the Evaluation Material and all copies thereof, except for the portion of compilations, studies or other documents prepared by Prospective Purchaser or its Representatives, without retaining any copy thereof. That portion of the Evaluation Material which consists of analysis, compilations, studies or other documents prepared by Prospective Purchaser or its Representatives will be held by it and kept confidential and subject to the terms of Agreement, or destroyed at the request of Owner. Such destruction will be confirmed by Owner.

The term Evaluation Material does not include information which (i) becomes generally available to the public other than as a result of disclosure by Prospective Purchaser or its Representatives, (ii) was available to Prospective Purchaser on a non confidential basis prior to its disclosure to Prospective Purchaser by Owner or its Representatives, or (iii) becomes available to Prospective Purchaser on a non confidential basis from a source other than Owner or its Representatives; provided, however, that such source is not bound by a Confidentiality Agreement with Owner or its Representative.

Although Prospective Purchaser understands that Owner has endeavored to include in the Evaluation Material information known to it which it believes to be relevant for the purposes of Prospective Purchaser's investigation, Prospective Purchaser further understands that except as may otherwise be agreed in writing, Owner does not make any representation or warranty as to the accuracy or completeness of the Evaluation Material. The Prospective Purchaser hereby indemnifies and holds harmless Level Asset commercial Realty and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Agreement. Prospective Purchaser agrees that neither Owner nor its Representatives shall have any liability to Prospective Purchaser or any of its Representatives under this agreement for any cause whatsoever.

The Prospective Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any Prospective Purchaser, or for any other reason whatsoever, without notice. The Prospective Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates 180 days from the date hereof, except as to written claims by Owner against Prospective Purchaser prior thereto. This Agreement shall be governed and construed in accordance with the laws of the State of California, may not be changed, waived or terminated orally and shall be binding upon the parties and their successors or assigns.

The Prospective Purchaser confirms the understanding that any agreements between the Prospective Purchaser and Owner concerning the Acquisition will exist only when such agreement is in writing and duly executed by all parties thereto.

If after reviewing this memorandum, you have no further interest in purchasing the property, kindly return this Memorandum to Level Asset Commercial Realty.

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PROPERTY SNAPSHOT

29811 Santa Margarita Pkwy. Rancho Santa Margarita, CA
 Built in 2000
 13,748 Square Feet
 Free Standing Office Building consisting of five condo units

PRICING SUMMARY

BUILDING PURCHASE PRICE \$3,998,000

INDIVIDUAL CONDO PURCHASE PRICE \$350/RSF

LEASE RATE \$2.20/RSF MG

Hugo Cosio of Level Asset Commercial Realty is pleased to offer for sale or lease a free standing office building consisting of five condo units that can be purchased or leased individually. Located in Rancho Santa Margarita, CA within the Arbours Office Campus. This building is ideal for an Owner/User or a Corporate Owner/User that needs ample move-in ready office space. Consisting of approximately 13,748 total square feet, this single story property features Spanish Style Architecture with well maintained common area landscaping and its own open courtyard. Building sits against busy Santa Margarita Parkway, with exposure to over 55,000 vehicles per day and provides easy access to the 241 Transportation Corridor (Toll Road). Major nearby tenants include Target, Walgreen's, Trader Joe's, 24 Hour Fitness, FedEx Print & Ship Center, multiple restaurants and more. Don't miss this opportunity! Interested parties are invited to submit best offer.



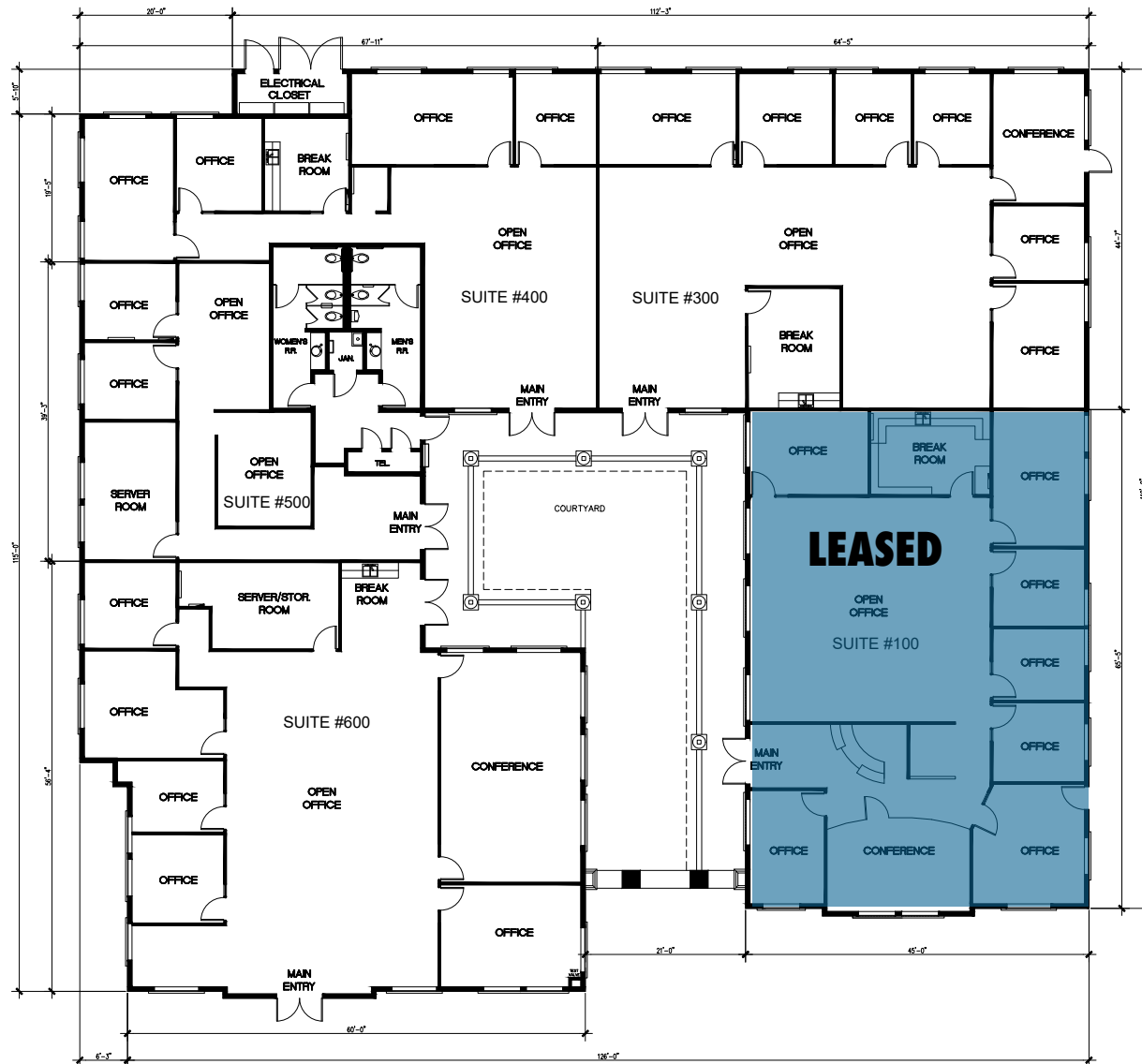
PROPERTY OVERVIEW

Address	29811 Santa Margarita Pkwy.
City, State	Rancho Santa Matgarita, CA
County	Orange
Stories	One (1)
Year Built	2000
Purchase price	\$3,998,000
Individual Condo Purchase Price	\$350/RSF
Lease Rate	\$2.20/RSF MG
Building Size	13,748 RSF
Construction Type	Wood Frame
Class	B
Sprinklered	Fully sprinklered
Land Area	.60 Acres
Zoning	Business Park
Traffic Counts	Santa Margarita Parkway: 55,000 ADT

PROPERTY HIGHLIGHTS

- Ideal for a Corporate Owner/User
- Well maintained building with fully built out offices
- Located within Arbours Office Campus
- Walking distance to retail amenities
- Building has City approved condo map

FLOOR PLAN

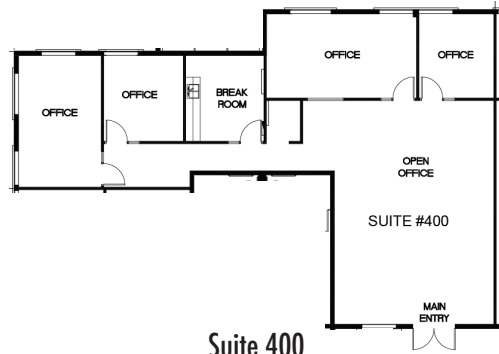


AREA SUMMARY

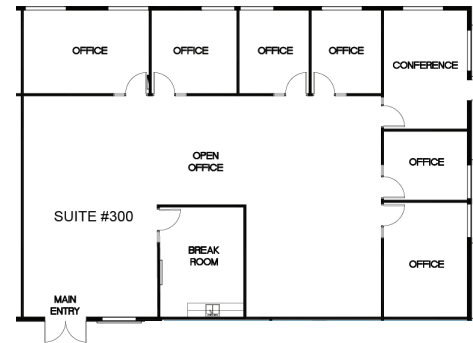
SUITE	RSF
100	3,298
300	3,222
400	2,117
500	1,406
600	3,705
TOTAL:	13,748

* THIS FLOOR PLAN IS INTENDED ONLY TO SHOW THE GENERAL LAYOUT OF THE PROPERTY AND SHOULD NOT BE RELIED UPON AS REPRESENTING THE EXACT IDENTITY, KIND, SIZE, DESIGN, LOCATION OR USE OF THE PROPERTY. PROSPECTIVE BUYERS SHALL INSPECT THE PROPERTY AND RELY ON THEIR OWN INSPECTIONS TO SATISFY THEMSELVES WITH ALL ASPECTS OF THE PROPERTY.

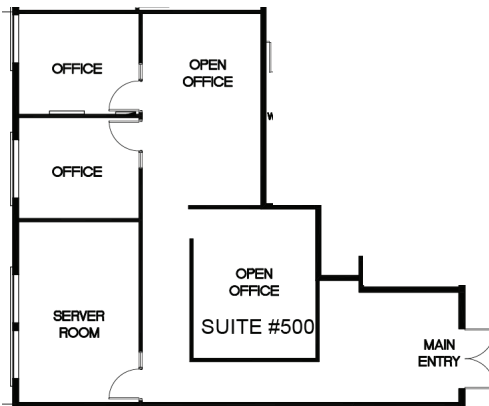
INDIVIDUAL CONDOS FOR SALE



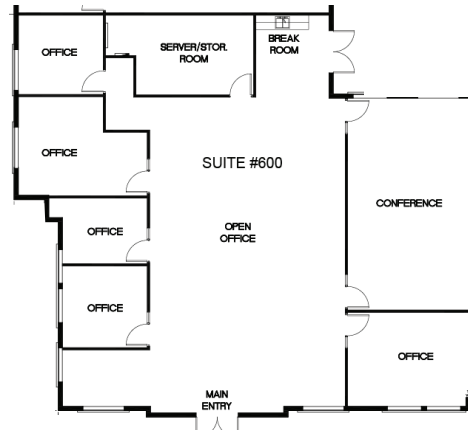
Suite 400
2,117 RSF
\$740,950 (\$350/RSF)



Suite 300
3,222 RSF
\$1,127,700 (\$350/RSF)



Suite 500
1,406 RSF
\$492,100 (\$350/RSF)



Suite 600
3,705 RSF
\$1,296,750 (\$350/RSF)

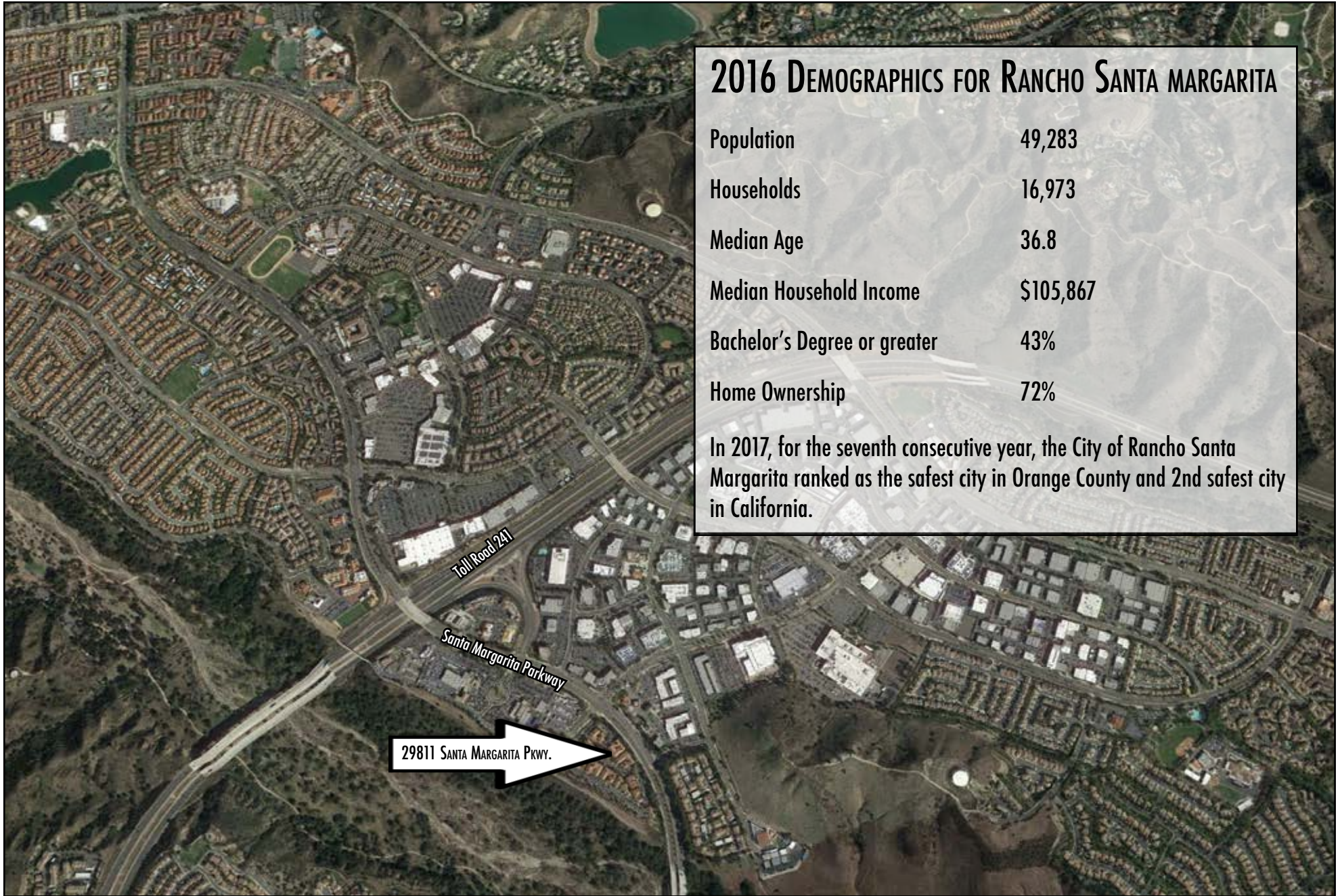


Suite 100
3,298 RSF
\$1,154,300 (\$350/RSF)

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LOCATION AERIAL



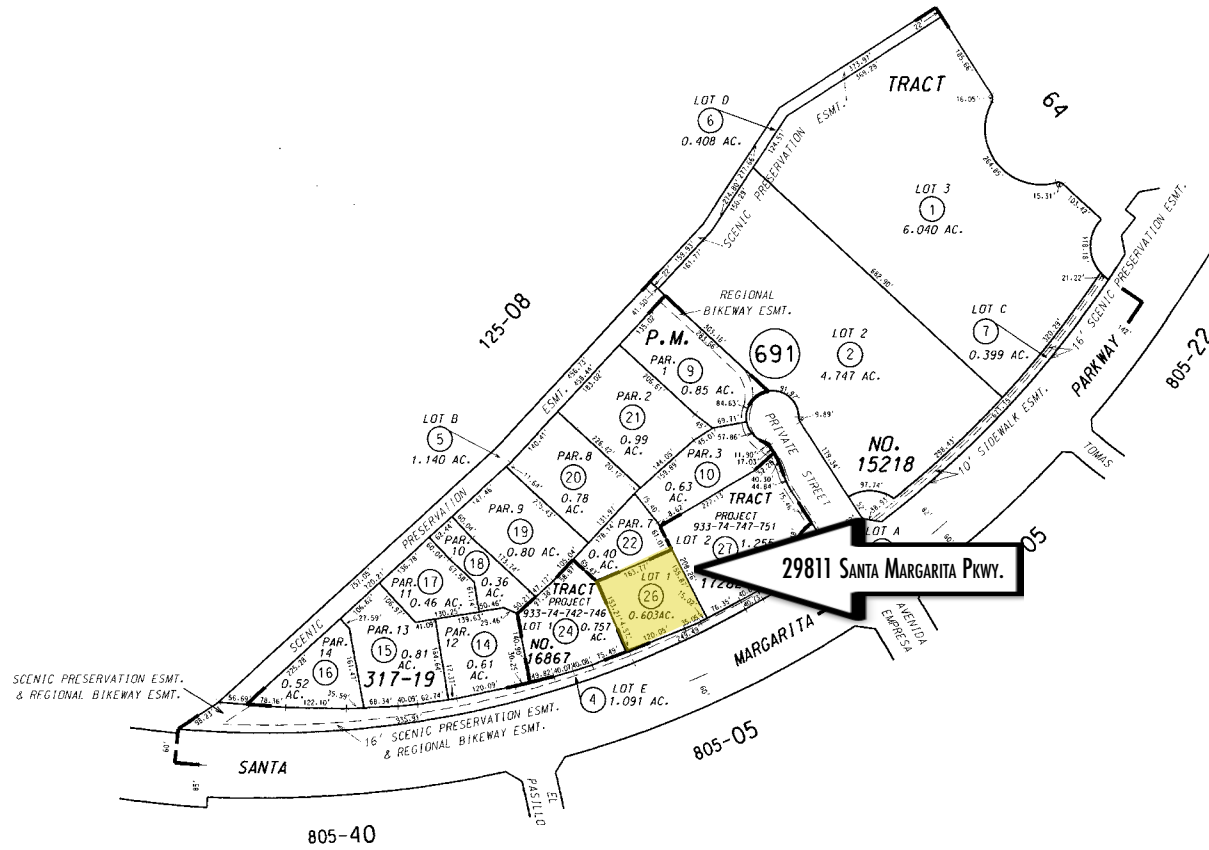


2016 DEMOGRAPHICS FOR RANCHO SANTA MARGARITA

Population	49,283
Households	16,973
Median Age	36.8
Median Household Income	\$105,867
Bachelor's Degree or greater	43%
Home Ownership	72%

In 2017, for the seventh consecutive year, the City of Rancho Santa Margarita ranked as the safest city in Orange County and 2nd safest city in California.

SITE PLAN



RANCHO SANTA MARGARITA OVERVIEW

Rancho Santa Margarita is a small city with the soul of a village. The City is instilled with traditions that honor the heritage of our land. A mix of land uses and a balance of jobs and housing provide a planned community oasis in which people live, work, shop, and play. Community events and public gathering places promote a family-oriented community and encourage community spirit and participation. The City maintains a safe environment through a variety of community programs, law enforcement, and fire protection services. Quality educational programs and facilities are promoted through cooperation between the City and the school districts.

As the community looks toward the future, Rancho Santa Margarita will strive to ensure its small town village character is protected and enhanced by well-designed and well-maintained neighborhoods that complement the natural environment. The quality of environmental, open space, scenic resources and our watershed shall be preserved to enhance the community's distinct setting and natural beauty. Other amenities such as Lake Santa Margarita, parks, pools, community centers, and pedestrian/bicycle trails will also be protected and well-maintained to meet the needs of the community.

Retail

Rancho Santa Margarita has over 173 acres of developed commercial land comprised of 11 shopping centers. With fantastic local businesses and national retailers alike, residents and employees can find what they need any time of day.

Business

Rancho Santa Margarita's City leaders take pride in being business-friendly. Their processes are clear and streamlined to enable new businesses to establish and existing businesses to expand in the shortest amount of time possible.

Rancho Santa Margarita and its surroundings offer an excellent location for businesses of all types. This mid-sized City complements its natural setting with a variety of local shopping and dining opportunities and ample services, along with successful Business centers for office and light industrial users. The City of Rancho Santa Margarita is a bustling community of 50,000 residents with nearly 45,000 additional residents in the surrounding areas of Trabuco Canyon and Coto de Caza.

This strategic location within the heart of the Saddleback Valley in south Orange County is master planned with homes and businesses situated around parks and golf courses.

