

OFFERING MEMORANDUM



www.31248oakcrest.com

31248 Oak Crest Drive | Westlake Village, CA 91361

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SECTION I

EXECUTIVE SUMMARY & PROPERTY DESCRIPTION



31248 Oak Crest Drive is a high image, multi-tenant, free standing office building nestled into the Santa Monica Mountains, strategically located along the Ventura (101) Freeway in the highly desirable City of Westlake Village, CA.

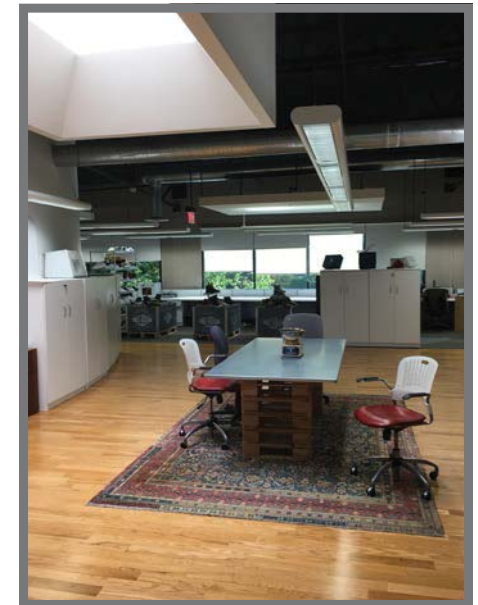
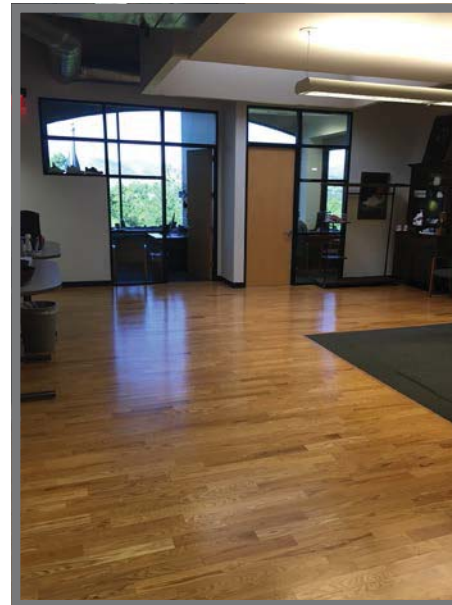
Designed by the award winning team at Hill Pinckert Architects Inc., the premises is comprised of 53,133 RSF on two floor plates, with an impressive open atrium lobby entrance. The premises is situated on over 3.5 acres of land zoned BP (Business Park), and is located within the master planned Westlake Village Spectrum.

Newly constructed in 1998, the premises is Class A in design, and has been impeccably maintained as a corporate headquarters facility for a

select few, top tier companies. Adjacent property owners include the City Hall and Library of the City of Westlake Village, as well as many high profile, publicly traded companies.

31248 Oak Crest Drive offers flexible floor plan design, extensive data/com infrastructure, full height windows on all perimeters, state of the art solar power array, plus beautiful outdoor lunch area with koi ponds, waterfalls, gazebos and BBQs, along with excellent surface parking.

Within easy access to world class amenities such as Four Seasons Resort, restaurants and support commercial/retail services, 31248 Oak Crest Drive provides all of the elements for success.



SECTION II

PROPERTY OVERVIEW



First Floor

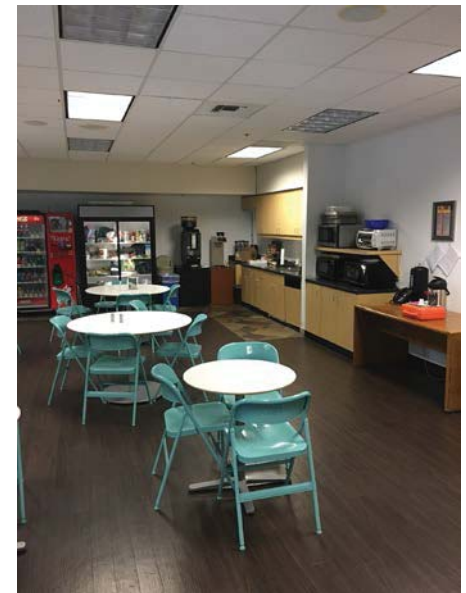
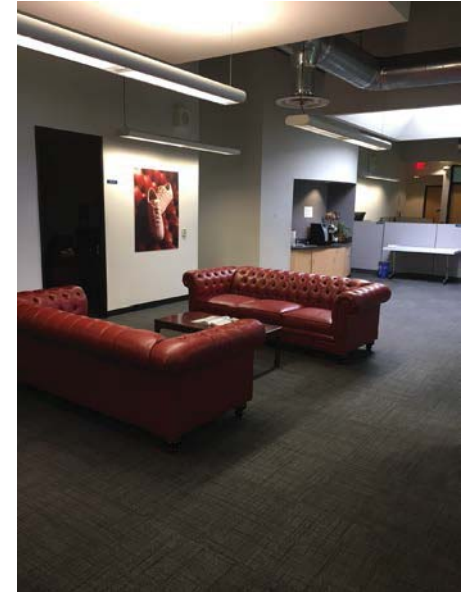


Second Floor



THE PROPERTY:	31248 Oak Crest Drive Westlake Village, CA
PRICE:	\$18,596,550
YEAR COMPLETED:	1998
APN:	2057-022-014
BUILDING SIZE:	
Lower Lobby	1,343 SF
1st Floor	25,543 SF
2nd Floor	26,247 SF
Total Area	53,133 SF
TOTAL LAND AREA:	155,944 SF 3.58 Acres
PARKING:	
Standard	188 Stalls
Handicap	6 Stalls
Total Parking	194 Stalls
OCCUPANCY:	100% (Note: 35,197 SF Available for Partial Owner/User)
ZONING:	BP Business Park - City of Westlake Village
CONSTRUCTION TYPE:	Concrete Tilt-Up
ELEVATORS:	Yes
OFFICE UNITS:	Flexible 1st & 2nd Floor Combinations

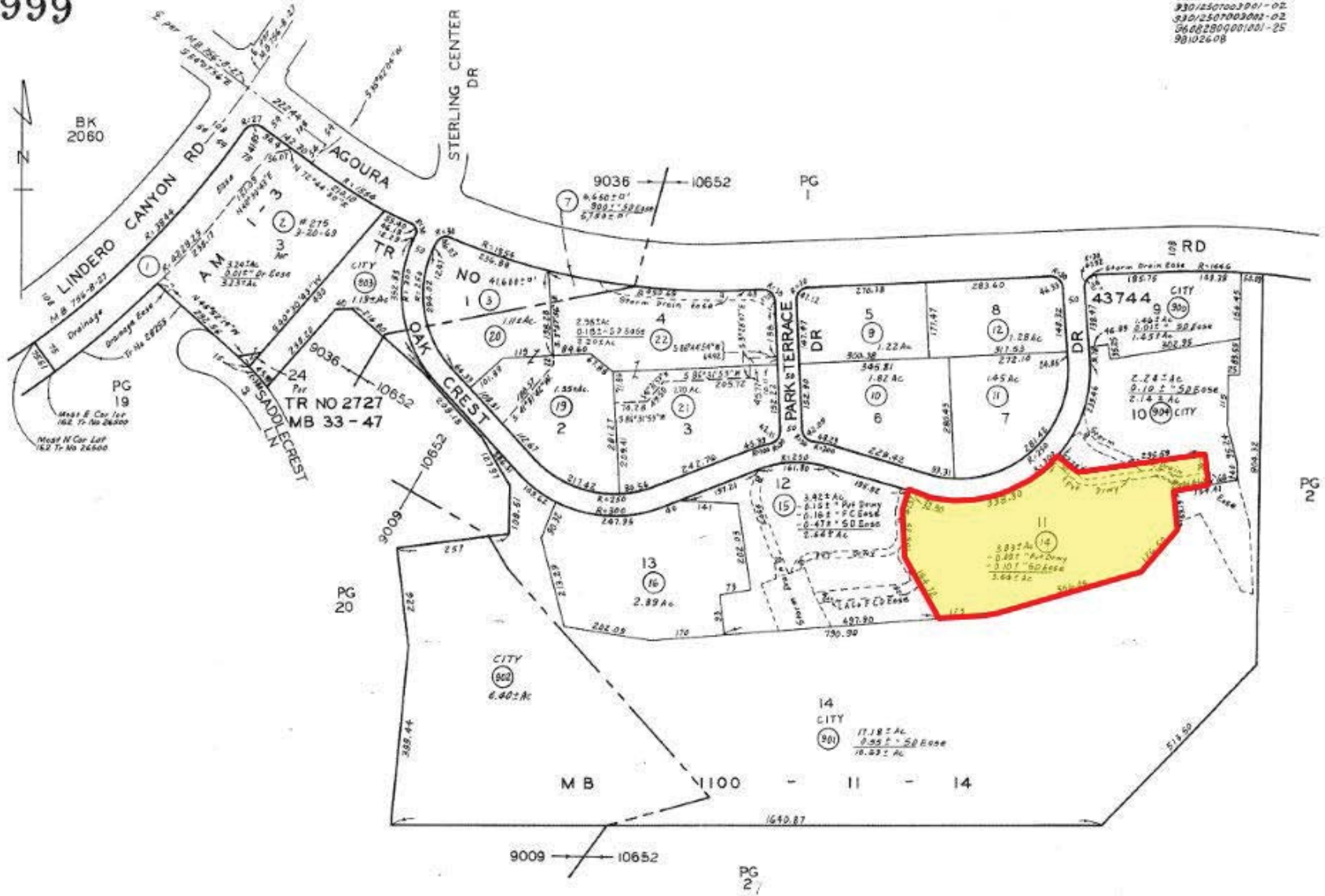




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 OFFICE OF ASSESSOR
 COUNTY OF LOS ANGELES

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 33012307003001-02 910100
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1999







SECTION III

AREA DESCRIPTION



Westlake Village, a city of just 5.4 square miles, is located in the Conejo Valley, encompassing southeastern Ventura County and a part of northwest Los Angeles County in Southern California. It is bordered by Thousand Oaks to the north and west, Agoura Hills to the east and the Santa Monica Mountains to the south.

The city itself straddles Los Angeles and Ventura counties, and the Subject Property, 31248 Oak Crest Drive, resides in Los Angeles County.

Westlake Village sits along the Ventura (101) Freeway with access to the San Fernando Valley to the south/east and the Central Coast and San Francisco to the north/west. It is situated along the so-called 101 Tech Corridor named for the many technology and biotech companies located between Woodland Hills at the southeastern end and Santa Barbara at the northwestern boundary.



A master-planned community, Westlake Village has a population of 8,423 residents with a median household income of \$126,500. Many of its residents settled in the area for its emphasis on quality of life. The city's economic development policies embrace slow growth, which both limits supply and enhances the value of the commercial properties and provides for ample open space for numerous recreational activities.

Thanks to its careful planning, Westlake Village and the other Conejo cities of Thousand Oaks and Agoura Hills offer a well-balanced mix of residential areas, award-winning public and private schools and shopping centers along with 12,000 acres of open space and green belt areas.

At the center of this city is Westlake Lake, a 125-acre, man-made lake with eight miles of shoreline surrounded by over 1,300 homes. As part of the Conejo Valley, the city also offers easy access to numerous hiking, biking and equestrian trails and over four dozen parks with tennis and basketball courts, softball and soccer fields and numerous organized children's activities as well as golf and tennis clubs.

Although it has its beginnings as a bedroom community, Westlake Village's location in the center of the Tech Corridor, its high-end housing and its quality of life features have attracted senior corporate executives and entrepreneurs, many of whom have brought their businesses with them over the past several decades.

As a result, Westlake Village is now home to more than 790 businesses. The city's diverse economic makeup includes professional services firms, technology and biotech companies and a number of corporate headquarters. Some of the largest employers include:

- Dole Food Co.
- Four Seasons Hotel



- Jafra Cosmetics
- Guitar Center, Inc.
- Tarcine BioMed USA
- CDG Biotech Corp.
- Axicom, Inc.

Ranked among the Top 10 Least Expensive Cities to Do Business in Los Angeles County by the Los Angeles Business Journal, Westlake Village imposes no business tax or business license fees and no utility taxes.

The Conejo Valley has been seeing increased office demand over the past year, much of it focused in Westlake Village. The area offers just under 10 million square feet of office space and has seen vacancies decline from 11.7 percent a year ago to 10.9 percent as of the third quarter of 2016.

As demand has increased, so too have average asking lease rates. Asking rates for office space throughout the Conejo Valley averaged \$2.44 per square foot in the third quarter, up from \$2.14 per square foot a year ago.

Office space in Westlake Village is among the most sought after in the Conejo Valley for its attractive low-rise campuses with lush landscaping and its proximity to numerous amenities.

The newest among them, Shoppes at Westlake Village, is anchored by Target and includes Total Woman Gym + Spa, Tillys, The Walking Company and Carriere Menswear. Restaurants include Jeannine’s Gourmet Food Hall, Figueroa Mountain Brewing Co., In-N-Out and Olio e Limone Ristorante.

The Promenade at Westlake features boutiques such as Joie and lululemon athletica and a diverse range of dining options from Paul

Martin’s American Grill to lemonade along with a luxury cinema with full bar and restaurant and reserved seating.

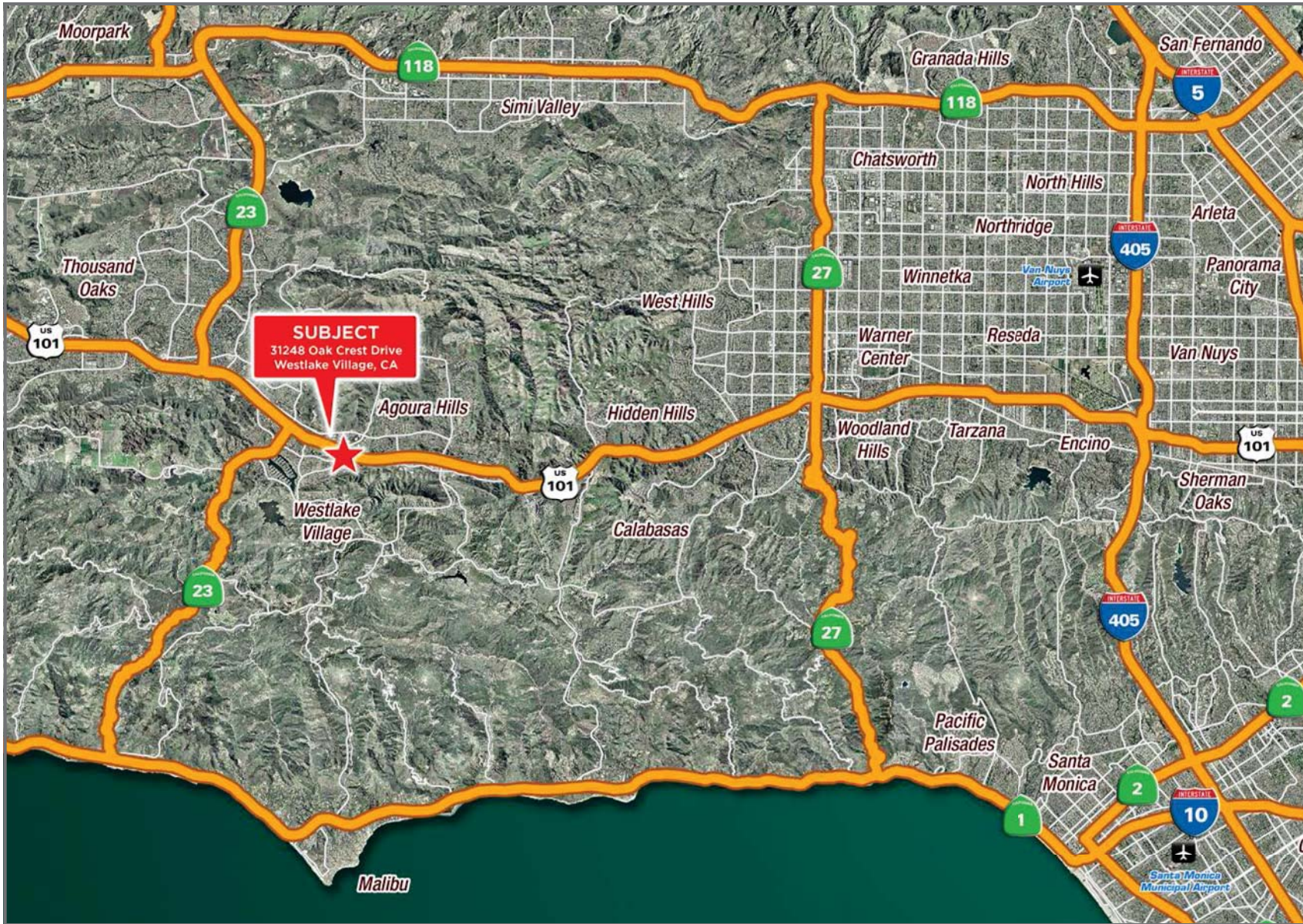
And at the newly renovated Westlake Plaza, shoppers can find Sprouts Farmers Market, Vons and Gelsons along with Mendocino Farms and Le Pain Quotidien, among many options.

Nearby in Thousand Oaks, the Thousand Oaks Civic Arts Plaza features performances ranging from rock to symphonies to comedy.

Business Cost Comparison

	Los Angeles	Westlake Village
Utility Tax - Electrical Usage	12.5%	0
Sales Tax	9.0%	7.25%
Business Tax	\$10,500	0
Business License Fees	Required	Not Required





	1 mile(s)	3 mile(s)	5 mile(s)
2016A Demographics:			
Employees	12,778	48,562	71,249
Establishments*	973	4,934	7,633
Total Population	4,412	46,571	85,141
Total Households	1,695	18,388	32,750
Female Population	2,273	24,038	43,704
% Female	51.5%	51.6%	51.3%
Male Population	2,139	22,532	41,437
% Male	48.5%	48.4%	48.7%
Population Density (per Sq. Mi.)	1,404.06	1,646.83	1,083.86
Employed Civilian Population 16+			
Total	2,089	23,298	43,137
White Collar	89.1%	85.8%	83.3%
Blue Collar	10.9%	14.2%	16.7%
Seasonal Population by Quarter:			
Q4 2013	8	176	449
Q1 2014	8	175	445
Q2 2014	8	182	458
Q3 2014	8	187	471
Q4 2014	8	187	470
Q1 2015	12	197	485
Q2 2015	13	207	506
Q3 2015	15	217	520
Q4 2015	17	231	537
Age:			
Age 0 - 4	4.6%	3.8%	4.0%
Age 5 - 14	11.7%	11.6%	11.7%
Age 15 - 19	6.2%	7.2%	7.5%
Age 20 - 24	4.7%	5.0%	5.3%
Age 25 - 34	9.3%	8.5%	9.3%
Age 35 - 44	11.8%	10.7%	11.0%
Age 45 - 54	16.9%	16.9%	17.1%

	1 mile(s)	3 mile(s)	5 mile(s)
Age 55 - 64	16.5%	17.2%	16.6%
Age 65 - 74	11.0%	11.5%	10.5%
Age 75 - 84	5.4%	5.2%	4.6%
Age 85 +	1.9%	2.6%	2.3%
Median Age	46.2	47.2	45.8
Housing Units			
Total Housing Units	1,703	18,544	33,100
Occupied Housing Units	99.5%	99.2%	98.9%
Vacant Housing Units	0.5%	0.9%	1.1%
Housing Units by Tenure			
Total Households in Tenure	1,695	18,388	32,750
Owner Occupied Housing Units	1,229	13,766	23,392
Owner Occupied free and clear	18.5%	20.6%	19.6%
Owner Occupied with a mortgage or loan	81.5%	79.4%	80.4%
Renter Occupied Housing Units	465	4,621	9,358
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.2%	0.2%	0.3%
Asian	8.2%	8.4%	8.1%
Black	1.4%	1.3%	1.4%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	84.5%	84.0%	82.8%
Other	2.3%	2.4%	3.8%
Multi-Race	3.4%	3.6%	3.6%
Hispanic Ethnicity	9.1%	9.7%	13.1%
Not of Hispanic Ethnicity	90.9%	90.3%	86.9%
Race of Hispanics			
Hispanics	404	4,498	11,153
American Indian	0.2%	0.9%	1.0%
Asian	1.0%	0.7%	0.5%
Black	0.2%	0.8%	0.7%
Hawaiian/Pacific Islander	0.0%	0.1%	0.1%
White	68.7%	66.9%	63.8%
Other	20.9%	23.2%	27.7%
Multi-Race	9.0%	7.5%	6.2%
Race of Non Hispanics			



	1 mile(s)	3 mile(s)	5 mile(s)
Non Hispanics	4,008	42,073	73,988
American Indian	0.2%	0.1%	0.2%
Asian	8.9%	9.2%	9.2%
Black	1.5%	1.4%	1.5%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	86.1%	85.8%	85.7%
Other	0.4%	0.2%	0.2%
Multi-Race	2.9%	3.1%	3.2%
Marital Status:			
Age 15 + Population	3,693	39,427	71,748
Divorced	12.7%	11.0%	10.8%
Never Married	26.0%	27.4%	29.0%
Now Married	55.8%	56.4%	55.3%
Now Married - Separated	2.8%	1.7%	1.6%
Widowed	5.5%	5.1%	4.9%
Educational Attainment:			
Total Population Age 25+	3,214	33,749	60,844
Grade K - 8	0.2%	0.7%	1.3%
Grade 9 - 12	2.5%	1.8%	2.4%
High School Graduate	8.7%	11.4%	12.1%
Associates Degree	5.3%	8.3%	8.4%
Bachelor's Degree	35.5%	33.8%	32.6%
Graduate Degree	26.2%	25.2%	23.9%
Some College, No Degree	21.5%	18.6%	18.9%
No Schooling Completed	0.1%	0.3%	0.4%
Household Income:			
Income \$ 0 - \$9,999	3.6%	3.5%	3.6%
Income \$ 10,000 - \$14,999	1.6%	2.1%	2.6%
Income \$ 15,000 - \$24,999	2.4%	4.4%	4.6%
Income \$ 25,000 - \$34,999	5.4%	4.8%	4.7%
Income \$ 35,000 - \$49,999	10.0%	7.3%	7.6%
Income \$ 50,000 - \$74,999	12.5%	11.1%	11.7%
Income \$ 75,000 - \$99,999	12.2%	11.7%	12.1%
Income \$100,000 - \$124,999	14.8%	11.7%	11.4%
Income \$125,000 - \$149,999	8.9%	8.4%	8.2%
Income \$150,000 +	28.6%	34.9%	33.7%
Average Household Income	\$142,322	\$158,358	\$155,836

	1 mile(s)	3 mile(s)	5 mile(s)
Median Household Income	\$103,738	\$110,375	\$106,794
Per Capita Income	\$54,719	\$62,642	\$60,038
Poverty: Status of Families by Family Type/Presence of Children 18 Yrs and Under			
Total Families (Family Households)	1,181	12,920	22,853
Husband-Wife Family, Own Children, Below Poverty	2	83	259
Husband-Wife Family, No Own Children, Below Poverty	15	150	218
Male Householder, Own Children, Below Poverty	1	23	44
Male Householder, No Own Children, Below Poverty	0	3	8
Female Householder, Own Children, Below Poverty	12	117	310
Female Householder, No Own Children, Below Poverty	9	86	161
Husband-Wife Family, Own Children, At/Above Poverty	372	4,120	7,401
Husband-Wife Family, No Own Children, At/Above Poverty	532	6,205	10,569
Male Householder, Own Children, At/Above Poverty	28	284	542
Male Householder, No Own Children, At/Above Poverty	26	291	574
Female Householder, Own Children, At/Above Poverty	89	776	1,413
Female Householder, No Own Children, At/Above Poverty	94	785	1,355
Poverty: Popn, Ratio of Income to Poverty Level			
Total Population for whom poverty status is determined	4,412	46,571	85,141
Less Than .50	167	1,731	3,103
.50 - .99	28	1,215	2,821
1.00 - 1.24	69	756	1,766
1.25 - 1.49	45	678	1,360
1.50 - 1.84	41	891	2,002
1.85 - 1.99	91	501	674
2.00+	3,970	40,799	73,414
Poverty: Popn by Race			
By Race			
White, Below Poverty Level	184	2,334	4,390
White, Above Poverty Level	3,543	36,783	66,101
Black, Below Poverty Level	5	137	196
Black, Above Poverty Level	55	477	958
AI/Alaskan Native, Below Poverty Level	1	12	41
AI/Alaskan Native, Above Poverty Level	7	83	196
Asian, Below Poverty Level	5	231	342
Asian, Above Poverty Level	356	3,667	6,519
NH/PI, Below Poverty Level	1	4	10
NH/PI, Above Poverty Level	5	48	85
Some Other Race, Below Poverty Level	0	156	737



	1 mile(s)	3 mile(s)	5 mile(s)
Some Other Race, Above Poverty Level	100	981	2,507
2+ Races, Below Poverty Level	0	72	208
2+ Races, Above Poverty Level	151	1,587	2,851
Poverty: Popn by Ethnicity			
Hispanic/Latino			
Hispanic/Latino, Below Poverty Level	2	351	1,626
Hispanic/Latino, Above Poverty Level	401	4,147	9,527
Non-Hispanic/Latino, Below Poverty Level	193	2,595	4,298
Non-Hispanic/Latino, Above Poverty Level	3,815	39,478	69,690
Non-Hispanic/Latino Race			
White, Below Poverty Level	182	2,169	3,619
White, Above Poverty Level	3,268	33,940	59,752
Other than White, Below Poverty Level	14	777	2,305
Other than White, Above Poverty Level	948	9,686	19,465
Vehicles Available			
0 Vehicles Available	1.5%	2.4%	2.7%
1 Vehicle Available	28.6%	27.4%	27.5%
2+ Vehicles Available	69.8%	70.2%	69.7%
Average Vehicles Per Household	1.95	2.08	2.10
Total Vehicles Available	3,297	38,185	68,781



VENTURA COUNTY

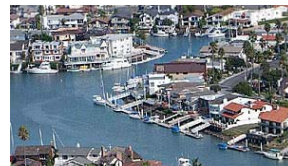


Facing the Pacific Ocean and sheltered by the Los Padres National Forest, a few miles north of sprawling Los Angeles, lies Ventura County, a world apart in character from its surrounding counties. Covering an area of 1,843 square miles, Ventura ranks 26th in size among California's 58 counties. It is bordered on the north by Kern County, on the west by Santa Barbara County, and on the south and east by Los Angeles County. The Pacific Ocean provides the county's southwestern border stretching along 42 miles of coastline. Most of the northern half of the county is part of the Los Padres National

Forest. Mountain ranges created fertile valleys and broad alluvial basins, primarily in the southern half of the county. The high soil fertility and good drainage of the alluvial basins has helped the county become a leading agricultural producer. There are ten incorporated cities in the county, five with populations of 50,000 or more - Oxnard, Simi Valley, Ventura, Thousand Oaks, and Camarillo. Ventura is the county seat.

The warm, mild year-round climate and the diversity of its geographical areas allows a wide variety of lifestyles. Recreational opportunities abound - the sweep

of sunny beaches and crisp, snow-capped mountains - green, still forests and rolling grasslands - quiet lakes teeming with fish. Its sleepy appearance is belied by arteries of freeways, harbors, airports and railways. Vast agricultural and farming ranches, along with Los Padres National Forest (which occupies fully one-half of the county's 1.2 million acres), have slowed haphazard growth of industry and housing and help maintain the county's rural atmosphere. However, far-sighted community leaders have encouraged new business and sound economic planning.



ECONOMIC PROFILE

entura County has one of the fastest-growing economies in the United States. As an important part of the "Sixty-mile circle" around Los Angeles, the county is clearly a leading force in the dynamic market.

Bordering Los Angeles to the south, Santa Barbara County to the west and Kern County to the north, Ventura County covers 1,843 square miles and has 43 miles of coastline.

An extensive network of freeways link the county's communities and, along with railway and airport facilities, offers strategic access to outside markets. Strengthening the county's position as a major marketer is the Port of Hueneme, the only deep-water port between Los Angeles and San Francisco.

A region extending from Westlake Village, Thousand Oaks and Newbury Park has emerged as a nationally-prominent center for the technology industry. This eastern Ventura County area, including the cities of Moorpark and Simi Valley, has attracted a thriving high-tech sector and has experienced rapid growth in many other kinds of business and industry as well.

The coastal plains of western Ventura County, once primarily agricultural, continue to retain their open space character with nearly a billion dollars in food crops produced each year.

As the area developed however, the cities of Camarillo, Oxnard and Ventura have attracted a wide range of business and light industry suited to local planning needs and standards.

Tourism plays an important role in the coastal regions, with major hotels located at the Ventura and Oxnard beaches and harbors. The Naval Construction Battalion Cen-

ter ("Seabees") and Point Mugu's missile test facilities make a vital contribution to the area as well.

The oil industry, historically an economic mainstay of Ventura County, continues to figure importantly in its character.

A versatile, dependable labor supply is always a key consideration in choosing a business location. In Ventura County several factors have contributed to the depth of the labor pool including high educational levels, the presence of major military bases and high tech industries, and the attraction of the county as a place to live. And because the county's business and industrial community is still in the developing stage, a large percentage of its workers commute to jobs out of the county. Most would prefer to work where they live, so they would be considered part of the labor pool available here.

From Westlake Village on the Los Angeles County line to remote Lockwood Valley in Los Padres National Forest, Ventura County offers a range of employment opportunities as varied as the terrain. This diversity is reflected in the fact that Ventura is the only Southern California county that has not experienced a harmful recession during the last 15 years. It's become almost a cliché to talk about the "quality of life", but nothing else quite describes the rich dimension it can bring to family living.

In Ventura County quality of life includes a variety of climates, some of the best in the world; year-round recreation; good schools; a low crime rate and an uncrowded, satisfying lifestyle. Combine that with a diverse economy, large latent labor force and an infrastructure geared to handle planned growth and you have today's Ventura County.

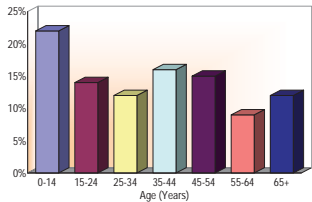


Companies such as Amgen, Dole Foods, Technicolor, Blue Cross of California, Farmers Insurance, Countrywide Financial, Haas Automation and Baxter International call Ventura County home. Together, with some 20,000 other businesses, these corporations employ approximately 400,000 skilled, well-educated workers. Strategically located at the Pacific Rim, Ventura County has the only deep-water port between Los Angeles and San Francisco, helping to make the Los Angeles area the 18th largest trading entity in the world.

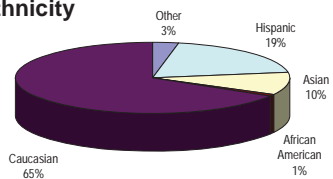


ECONOMIC PROFILE

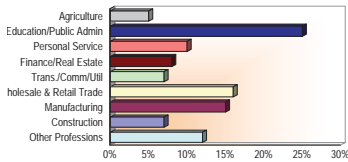
Population



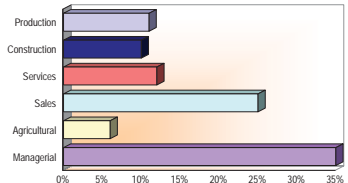
Ethnicity



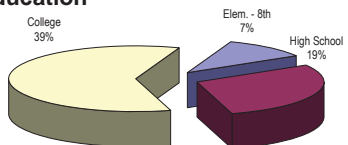
Employment by Industry



Employment by Occupation



Education



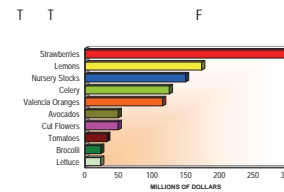
LARGEST VENTURA COUNTY EMPLOYERS

Manufacturing	
Amgen	8,000
Technicolor	1,200
Aquaria	800
Haas Automation	800
Special Devices	750
Vitesse Semiconductor	600
Procter & Gamble	530
Semtech	500
Shell Solar Industries	465
Skyworks Solutions	465
Imation	450
Milgard Manufacturing	450
Raypak	450
California Amplifier	400
EDO Corp	400
Seminis Vegetable Seeds	400
Workrite Uniform	400
Pentair Pools	320
Gaiser Tool	300
Hi Temp Insulation	300

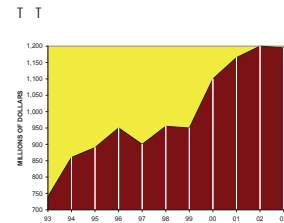
Non-Manufacturing	
U.S. Navy	19,400
Wellpoint	2,400
Verizon	1,900
Boskovich Farms	1,800
Community Memorial Hospital	1,700
Los Robles Regional Medical Center	1,500
St. John's Regional Medical Center	1,280
City of San Buenaventura	1,100
Farmers Insurance Group	1,000
Simi Valley Hospital	1,000
City of Oxnard	975
Ventura College	650
Ventura County Medical Center	650
City of Thousand Oaks	605
City of Simi Valley	580
St. John's Pleasant Valley Hospital	570
Harbor Freight Tools	500
Moorpark College	500
Cardservice International	450
Rockwell Scientific	450

ECONOMIC PROFILE

Ventura County agriculture continues to thrive, with gross dollar sales of over 1 billion annually and provides, through its diverse commodities, stability to the county's economic base.



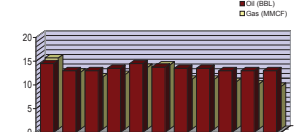
Apparently 1,433 acres in the southern portion of the county are devoted to agricultural production. Ventura County is among the states leaders in the production of citrus, cut flowers and nursery products as well as vegetables and field crops. This has allowed agriculture to become the leading industry in the county.



Ventura County produced a total of 1,433,000 barrels of oil in 2003, down from 1,433,000 in 2002. This was 4.5 percent of California's total oil production. The County's oil production has been declining steadily for many years. However, with higher oil prices and the focus of the Department of Conservation's idle well program toward renewed pro-

duction, 4 idle wells were returned to active status during 2008.

Natural gas production also declined in 2003. The County produced about 8,000,000 cubic feet of natural gas from onshore and offshore fields. This was down from 10,000,000 cubic feet in 2002. The County's natural gas production was about 4.4 percent of California's. As is the case with oil production, natural gas production in Ventura County has been declining for some time.



Ventura County is a well-traveled corridor with several major highways running through the county between Los Angeles and Santa Barbara. The highways used most are the Ventura Freeway (U.S. 101); the Ronald Reagan Freeway (I-5); I-118; which connects with both Interstate 405 and 5 in Los Angeles County and Highway 3 which connects Moorpark to Thousand Oaks and U.S. 101.

Commuter air service is available to many California cities through Oxnard Airport. Additional airports are located in Camarillo and Santa Paula, both with general aviation facilities.

Santa Barbara Airport is a regional airport situated just 35 minutes from downtown Ventura. America West Express, American Eagle, United Shuttle, United Express, Delta Connection serve the airport with 5 daily flights to 9 international non-stop airports. Three fixed based operations provide services for private aircraft owners and there are four

flight schools on the airfields. Many companies headquarter their aircraft at the airport.

Union Pacific Railroad services Ventura County's industrial areas with daily trains, piggyback service and available industrial sidings. Privately owned Ventura County Railroad runs through Oxnard and Port Hueneme.

AMT AK passenger service is available through the Oxnard Transportation Center with a connecting station in Simi Valley. MetroLink commuter service connects Oxnard, Camarillo, Moorpark and Simi Valley with points in the San Fernando Valley and Los Angeles.



Ventura County agriculture continues to thrive, with gross dollar sales of over one billion annually. It is among the states leaders in the production of citrus, cut flowers and nursery products as well as vegetables and field crops. This has allowed agriculture to become the county's leading industry.



SECTION IV

FINANCIAL INFORMATION



31248 Oak Crest Drive
Brief Rent Roll - as of Jan-2017 - NRA in SF @ 53,133
Lee & Associates

No.	Type, Suite	Tenant	Size	Pct.	Start to Expire	Rent/mo.	PSF/mo.	Rent/yr.	PSF/yr.	CAM Reimb.	Leasing Assump.	MR \$ PSF	% Incr
1	Office, Suite: 120	Field Care / Well Care	5,400	10.2%	May-2016 to Jan-2020	\$11,340.00	\$2.10	\$136,080	\$25.20	Gross: Pays the increases over a base year ending Dec-2017: \$4.50.	\$2.00 FSG 5yr	\$2.00	-4.8%
2	Office, Suite: 110	Interlink	2,928	5.5%	Feb-2015 to Jan-2020	\$5,416.83	\$1.85	\$65,002	\$22.20	Gross: Pays the increases over a base year ending Dec-2017: \$4.50.	\$2.00 FSG 5yr	\$2.00	8.1%
3	Office, Suite: 100	Nevers, et al.	8,351	15.7%	Nov-2015 to Oct-2019	\$17,203.08	\$2.06	\$206,437	\$24.72	Gross: Pays the increases over a base year ending Dec-2017: \$4.50.	\$2.00 FSG 5yr	\$2.00	-2.9%
4	Office, Suite: 100B	Nevers, et al.	1,257	2.4%	Jan-2016 to Oct-2019	\$1,948.33	\$1.55	\$23,380	\$18.60	Gross: Pays the increases over a base year ending Dec-2017: \$4.50.	\$2.00 FSG 5yr	\$2.00	29.0%
5	Office, Suite: 1ST	** VACANT	7,607	14.3%	Jul-2017 to Jun-2022	\$15,214.00	\$2.00	\$182,568	\$24.00	Gross: Pays the increases over a base year ending Dec-2017: \$4.50.	\$2.00 FSG 5yr	\$2.00	-
6	Office, Suite: 2ND	** VACANT	26,247	49.4%	Jul-2017 to Jun-2024	\$52,494.00	\$2.00	\$629,928	\$24.00	Gross: Pays the increases over a base year ending Dec-2017: \$4.50.	\$2.00 FSG 7yr	\$2.00	-
7	Office, Suite: LOWLOB	** VACANT (lower lobby)	1,343	2.5%	Jul-2017 to Jun-2024	\$2,686.00	\$2.00	\$32,232	\$24.00	Gross: Pays the increases over a base year ending Dec-2017: \$4.50.	\$2.00 FSG 7yr	\$2.00	-
TOTAL			53,133	100.0%		\$106,302	\$2.00	\$1,275,827	\$24.01			\$2.00	-0.0%



31248 Oak Crest Drive, Westlake Village

Purchase vs. Lease Analysis

Lee & Associates

ASSUMPTIONS

Purchase:

Purchase Bldg. Size in SF	53,133	Total Purchase Cost	\$18,596,550	Purchase Cost Appreciation	3.00%
Owner Occupied SF	35,197	Total Purchase Cost PSF	\$350.00	Building Value After 10 Years	\$24,992,208
Leased to Tenants SF	17,936	Combined Loan Amount (see below)	\$13,017,585	Total Appreciation Over 10 Years	34.39%
Operating Expense - PSF/mo.	\$0.50	Equity Amount	\$5,578,965	Cost of Sale	2.00%
Annual Expense/Rent Growth	3.00%				

Lease:

Lease Bldg. Size in SF	35,197	Bank Loan	70%	4.25%	20 year	\$13,017,585	Standard Tax Rate	41%
Lease Rate	\$2.00 FSG	SBA Loan	0%	0.00%	0 year	\$0	Portion of Price For Building - %	80%
Annual Rent Growth	3.00%						Portion of Price For Building - \$'s	\$14,877,240
Operating Expense - PSF/mo.	\$0.50	Annual Debt Service				\$967,312	Years to Depreciate Building	39.5
Expense Stop - PSF/mo.	\$0.50 FSG	Remaining Loan Balance at End of Year 10				\$7,869,125	Annual Depreciation Deduction	\$376,639
Annual Expense Growth	3.00%							

This information is for illustration purposes only. Lee & Associates makes no representations or warranties as to the accuracy or validity of this report. Rates and terms are assumptive and each transaction participant should consult with their own tax accountant and attorney as to their own individual circumstances.

SCENARIO #1 - PURCHASE BUILDING

53,133 Sq. Ft.	Initial	1	2	3	4	5	6	7	8	9	10
Initial Equity Investment	(5,578,965)	-	-	-	-	-	-	-	-	-	-
Annual Operating Expense	-	(318,798)	(328,362)	(338,213)	(348,359)	(358,810)	(369,574)	(380,661)	(392,081)	(403,844)	(415,959)
Estimated Rent From Tenants - 17,936 SF	-	424,884	437,631	450,759	464,282	478,211	492,557	507,334	522,554	538,230	554,377
Annual Debt Service	-	(967,312)	(967,312)	(967,312)	(967,312)	(967,312)	(967,312)	(967,312)	(967,312)	(967,312)	(967,312)
Reversion Value After 10 Years	-	-	-	-	-	-	-	-	-	-	24,992,208
Cost of Sale	-	-	-	-	-	-	-	-	-	-	(499,844)
Pay Off Remaining Loan Balance	-	-	-	-	-	-	-	-	-	-	(7,869,125)
Tax Benefit For Operating Expenses	-	130,707	134,628	138,667	142,827	147,112	151,525	156,071	160,753	165,576	170,543
Tax Cost For Estimated Rent From Tenants	-	(174,202)	(179,429)	(184,811)	(190,356)	(196,066)	(201,948)	(208,007)	(214,247)	(220,674)	(227,295)
Tax Benefit For Interest Expense	-	223,485	215,983	208,155	199,989	191,468	182,578	173,303	163,626	153,530	142,995
Tax Benefit For Depreciation	-	154,422	154,422	154,422	154,422	154,422	154,422	154,422	154,422	154,422	154,422
Capital Gain Tax Due at Sale	-	-	-	-	-	-	-	-	-	-	(2,415,551)
After Tax Cost of Ownership	(5,578,965)	(526,815)	(532,439)	(538,333)	(544,507)	(550,976)	(557,752)	(564,851)	(572,286)	(580,073)	13,619,460

Cash Flow Discounted @ 0.00%	\$3,072,463
Net Equivalent/Amortized Rate PSF/mo.	\$0.73

Cash Flow Discounted @ 8.00%	(\$2,697,784)
Net Equivalent/Amortized Rate PSF/mo.	(\$0.95)

NOTES:

1. Values are based on annual discounting and cash flows.
2. Net equivalent/amortized rates PSF are based on occupied area.

Original Basis at Purchase	\$18,596,550
Depreciation Taken	(3,766,390)
Basis at Sale	\$14,830,160
Taxable Gain on Sale	\$9,662,204
Capital Gain Tax - Rate @ 25%	\$2,415,551



31248 Oak Crest Drive, Westlake Village

Purchase vs. Lease Analysis

Lee & Associates

ASSUMPTIONS

Purchase:

Purchase Bldg. Size in SF	53,133	Total Purchase Cost	\$18,596,550	Purchase Cost Appreciation	3.00%
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Operating Expense - PSF/mo.	\$0.50	Equity Amount	\$5,578,965	Cost of Sale	2.00%
Annual Expense/Rent Growth	3.00%				

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Lease Rate	\$2.00 FSG	SBA Loan	0%	0.00%	0 year	\$0	Portion of Price For Building - %	80%
Annual Rent Growth	3.00%						Portion of Price For Building - \$'s	\$14,877,240
Operating Expense - PSF/mo.	\$0.50	Annual Debt Service				\$967,312	Years to Depreciate Building	39.5
Expense Stop - PSF/mo.	\$0.50 FSG	Remaining Loan Balance at End of Year 10				\$7,869,125	Annual Depreciation Deduction	\$376,639
Annual Expense Growth	3.00%							

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SCENARIO #2 - LEASE BUILDING

35,197 Sq. Ft.	<i>Initial</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>
Annual Rent - FSG	-	(844,728)	(870,070)	(896,172)	(923,057)	(950,749)	(979,271)	(1,008,649)	(1,038,909)	(1,070,076)	(1,102,178)
Annual Operating Expense - FSG	-	-	(6,335)	(12,861)	(19,582)	(26,505)	(33,636)	(40,980)	(48,545)	(56,337)	(64,363)
Tax Benefit For Rent Payment	-	346,338	356,729	367,430	378,453	389,807	401,501	413,546	425,953	438,731	451,893
Tax Benefit For Operating Expense	-	-	2,598	5,273	8,029	10,867	13,791	16,802	19,904	23,098	26,389
After Tax Cost of Lease	-	(498,390)	(517,079)	(536,329)	(556,157)	(576,580)	(597,615)	(619,282)	(641,598)	(664,584)	(688,259)

Cash Flow Discounted @ 0.00%	(\$5,895,873)
Net Equivalent/Amortized Rate PSF/mo.	(\$1.40)

Cash Flow Discounted @ 8.00%	(\$3,867,576)
Net Equivalent/Amortized Rate PSF/mo.	(\$1.36)

NOTES:

1. Values are based on annual discounting and cash flows.
2. Net equivalent/amortized rates PSF are based on occupied area.



SECTION V

CONFIDENTIALITY AGREEMENT



Confidentiality Agreement

31248 Oak Crest Drive, Westlake Village, CA 91361

The information contained in this offering is confidential, furnished solely for the purpose of a review by a prospective purchaser of the property, and is not to be used for any other purpose or made available to any other person without the express written consent of Owner or Lee & Associates LA North/Ventura, Inc.. The material is based upon information supplied by the Owner and in part upon financial info obtained by Lee & Associates LA North/Ventura, Inc., from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

The Owner's and Tenant's use is of a proprietary nature, and the undersigned hereby agree to not disclose and keep confidential the Owner's and Tenant's use of the premises, product, quantities, methods or related operations that may be seen or heard during a walk through of the facility.

The extremely proprietary and confidential information that has been requested by and is being provided to the undersigned broker regarding any lease terms, rates and tenants shall be held in strict confidence and undersigned broker warrants and represents they shall not be shared or disseminated to anyone under any circumstance, nor shall undersigned broker contact any tenant listed or provided by Owner.

No representation or warranty, expressed or implied, is made by the Owner, Lee & Associates LA North/Ventura, Inc., or any of their respective affiliates, as to the accuracy or completeness of the information contained herein, as to engineering or environmental matters or as to the future performance or future developability of the property. Prospective purchasers should make their own projections and form their own conclusion without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the property and the existence of any potentially hazardous material located at the property site or used in the construction or maintenance of the buildings(s) at the property site.

Acknowledged by Agent/Broker: _____ Broker Firm: _____

Date: _____

Acknowledged by Purchaser: _____

Purchaser Firm: _____

Date: _____



SECTION VIII

MARKET RESEARCH & ANALYSIS



LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES

LA NORTH OFFICE MARKET REPORT 2016



Q3 TRENDS AT A GLANCE

Change from prior quarter	
↓	227,219 SF
↑	20 basis points bps to 10.7
↓	L 982,808 SF
↑	L R 0.04 to 2.46 SF
↓	C 0 SF
↑	C C 434,625 SF
↓	O 10
↓	M 218 PSF
↓	L C 4.9 (Aug)
↑	C 5.5 (Aug)
↑	5.0 (Sept)



Member of the Lee & Associates Group of Companies

Office Market Takes a Breather

After a frothy first half, the Los Angeles North office market slowed a bit in the third quarter.

Just 982,808 SF of office space was leased, 554,326 fewer SF than were leased in the prior quarter and the first time velocity fell below 1 million SF in five years.

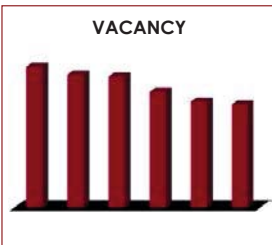
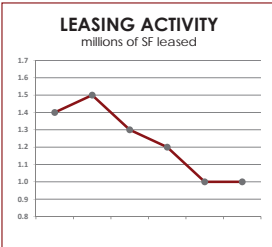
Along with the slowdown, vacancy rates bumped up 30 basis points (bps) to 10.7 percent from 10.4 percent in Q2, however levels remained below the year-ago period of 11 percent. As has been the case for some time, vacancy rates for the most popular office hub submarkets remain in single digits.

Asking rate increases are continuing at a brisk pace. On average, rates rose another \$0.04 in the third quarter to \$2.46 per SF compared to the third quarter and are now nearly 6.4 percent ahead of the year-ago period.

With absorption remaining relatively constant, pundits have been commenting for some time that the rise in asking rates does not appear to be demand-driven. It remains to be seen whether the rate hikes will be sustainable. Still it should be noted that average asking rates are well below the last peak of the market in Q3 2007 when office rents reached \$2.71 per SF.

The limited amount of construction underway in the region also bodes in favor of landlords. With one-quarter of the square footage delivered in Q3 attributable to a Nickelodeon addition and another 118,000 SF for The Ventura, a medical office building in Tarzana, office space deliveries in the quarter were a mere 203,000 SF.

The one question on the horizon is the entertainment sector which hit a bump in the road in Q3. Both Walt Disney

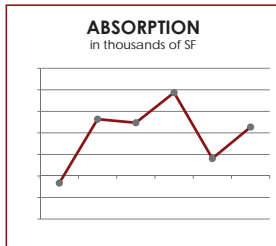
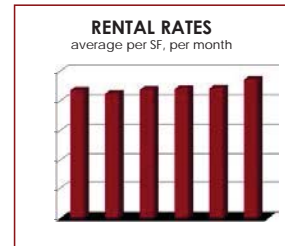


Company and DreamWorks Animation have announced or begun layoffs - 250 employees for Disney and 200 for DreamWorks - and Warner Bros. announced plans to relocate to downtown Los Angeles from its longtime Burbank headquarters, where it occupied 185,000 SF on Olive St. as well as a large space in the Warner Studios campus.

While these consolidations are worth noting they may represent nothing more than a shift in the entertainment industry from film production to TV and other media.

LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES

2016
LA NORTH OFFICE MARKET REPORT



Median sale price and number of sale transactions excludes distressed sales and those where no price information was recorded.

Economy at a Glance

FILMING: On location filming in Q3 rose 3 percent Year-Over-Year with TV production, web-based television shows and reality programming accounting for most of that increase, according to data from FilmLA reported in the San Fernando Valley Business Journal. Feature film production declined 5 percent and commercial production days fell 2.6 percent.

AGING: With government and businesses unable or unwilling to shell out money for new equipment, the average age of fixed assets in the U.S. in 2015 was the oldest on record since 1925, according to U.S. Bureau of Economic Analysis data reported in Bloomberg Businessweek. The average age of fixed assets was 22.8 years in 2015, led by highways and streets which averaged 28.4 years old. The average age of industrial equipment in the private sector has risen to 22.4 years while the age of medical equipment and instruments has held at 4.7 years for the past two years. Only cars are bucking the trend with an average age of 3.9 years, a two-decade low.

SUBURBS: A study conducted by Urban Land Institute projects that 79 percent of new households formed over the next decade will settle in the suburbs, GlobeSt reported. The report noted that this demographic trend has positive implications for the suburban office market. Another demographic trend seen as positively impacting suburban office market is the Sharer generation, born between 1980 and 1989. As this segment moves into senior management and starts families, the report predicts that they will move from urban cores to suburbs.

Q3 2016 LARGEST LEASES

P	N	C	F	Tenant	Type
		A	62,282	Securitas Security Services USA, Inc.	Renewal
		A	34,683	Loan Mart	New
		A	19,551	N A	New
		A	18,860	UCLA Health Systems	New

Q3 2016 LARGEST SALES

P	C	F	P	P F
The Tower at Sherman Oaks 14724 Ventura Blvd, Sherman Oaks	A	163,103	Douglas Emmett Sandstone Properties	56,700,000 347.63
18401, 18425, 18455 Burbank Blvd, Tarzana	A & B	160,345 in 3 Buildings	Tarzana E change, LLC N A	32,000,000 199.57
Creekside Plaza 28720 Roadside Dr, Agoura Hills	B	68,951	W Net, Inc. Frank Sarabia	12,000,000 174.04
3600 N. Verdugo Rd, Glendale	B	26,803	American Spectrum Realty, Inc. Duraira Investments, LLC	10,975,000 409.47



2016
LA NORTH OFFICE MARKET REPORT

Submarkets	Total I	Total Vacancy		N		C		Asking F R
		Total SF	%	YTD 2016	YTD 2016	C	C	
	2,140,151	278,309	13.0	56,700	42,600	0	0	2.19
Burbank (Misc.)	2,331,870	557,591	23.9	60,700	270,800	0	0	2.93
Burbank City Center	1,786,505	247,583	13.9	10,600	60,600	0	113,760	2.57
Burbank Media Center	5,987,121	528,397	8.8	41,200	161,500	0	0	3.37
C	2,742,564	405,586	14.8	47,500	190,000	0	0	2.74
C	6,219,942	462,439	7.4	63,500	50,500	0	0	2.14
C	1,763,420	171,244	9.7	48,800	83,000	0	0	1.86
C	9,414,907	995,568	10.6	20,400	143,000	0	60,467	2.47
E	289,763	22,240	7.7	2,300	1,500	0	0	1.81
E	4,821,453	393,650	8.2	32,600	32,800	0	0	2.67
Glendale	10,520,113	815,793	7.8	12,000	4,200	0	0	2.60
N	2,712,659	236,611	8.7	10,900	49,600	0	0	2.29
N R	2,250,402	291,242	12.9	6,200	31,500	0	142,420	2.41
C	305,667	43,796	14.3	2,800	17,800	0	0	2.03
Sherman Oaks	4,019,048	367,041	9.1	52,300	172,000	0	0	2.47
Tarzana / Woodland Hills	3,144,848	371,968	11.8	19,700	89,000	0	117,978	2.29
C	1,988,844	20,276	1.0	12,400	6,200	0	0	2.82
West Valley	2,277,079	595,731	26.2	58,600	45,600	0	0	2.17
Warner Center	7,926,391	941,677	11.9	12,100	38,100	0	0	2.40
Total	72,642,747	7,746,742	10.7	227,200	116,000	0	434,625	2.46

Source: CoStar and Lee & Associates

MARKET DEFINITIONS

RENTABLE AREA

Includes all Class A, B and C multi-tenant and single-tenant office buildings of 10,000 square feet and greater. Excludes buildings under construction, planned or under renovation.

DIRECT VACANCY

Space in existing buildings that is not occupied and is available for direct lease.

TOTAL VACANCY

Space in existing buildings that is not occupied and is available for direct lease and/or sub-lease.

TOTAL NET ABSORPTION

The square feet leased after deducting space vacated.

DIRECT ASKING LEASE RATE

Calculated for direct available space using NNN rents. Rents are weighted by total square feet available for direct lease.

UNDER CONSTRUCTION

Buildings in the process of construction. A building is considered complete when issued a certificate of occupancy.

MEAN LEASE PRICE

Based on actual prices of sold buildings as reported in public records and by CoStar. Includes all industrial buildings 10,000 SF and more sold at \$500,000 or more.

ABOUT LEE & ASSOCIATES

Celebrating more than 37 years of leadership excellence in commercial real estate, Lee & Associates is the largest broker-owned firm in North America with locations across the U.S. and Canada including California, Colorado, Arizona, Florida, Georgia, Idaho, Illinois, Indiana, Kansas, Maryland, Michigan, Missouri, Nevada, New Jersey, New York, Ohio, Pennsylvania, South Carolina, Texas, Vancouver BC and Wisconsin. With more than 800 brokers nationwide, Lee & Associates provides a wide range of specialized commercial real estate services on a local, regional and national level. For the latest news from Lee & Associates, visit lee-associates.com or follow us on Facebook, LinkedIn and Twitter.

Lee & Associates-LA North/Ventura, Inc. is a full service commercial brokerage company serving the San Fernando Valley, Conejo Valley, Simi Valley/Moorpark and Ventura County markets. Founded in 1994, Lee LA North/Ventura has grown to become one of the largest commercial brokerage companies in the Los Angeles North and Ventura regions with four offices and 45 agents.

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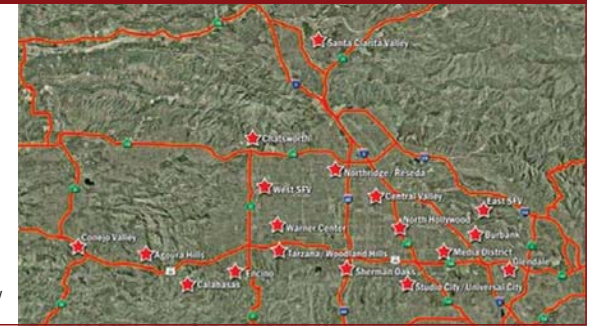


LA NORTH OFFICE
MARKET REPORT

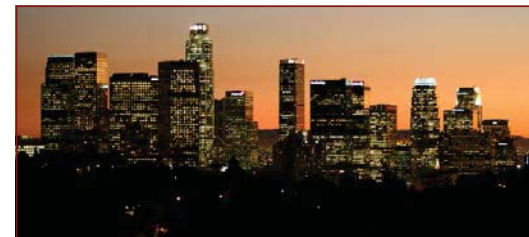
2016

LA NORTH OFFICE SUBMARKETS

- Agoura Hills**
Agoura Hills, Oak Park
- Burbank**
Includes Burbank Airport submarkets and the area East of Buena Vista and West of I-5; North to the city border and Vanowen on the South
- City Center**
Downtown Burbank
- Media District**
Burbank Media District
- Central Valley**
Arleta, Granada Hills, Mission Hills, Pacoima, Panorama City, San Fernando, Sun Valley, Sylmar, Van Nuys
- Calabasas**
- Chatsworth**
- Conejo Valley**
Newbury Park
- Thousand Oaks**
Westlake Village
- East SFV**
La Crescenta, Montrose, Sunland, Tujunga
- Encino**
- Glendale**
- North Hollywood**
- Northridge/Reseda**
- Sherman Oaks**
- Tarzana/Woodland Hills**
- Santa Clarita Valley**
Canyon Country, Newhall
- West SFV**
Canaoga Park, West Hills, Winnetka
- Warner Center**
- Universal City/Studio City**



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- Paul Capra, Retail**
805.626.1264
- Darren Casamassima, Office**
818.933.0303
- Scott Caswell, Industrial**
818.444.4911
- Justin Cusumano, Investment**
818.933.0312
- Dan Davis, Industrial**
818.444.4998
- Jennifer Donaldson, Office**
818.933.0347
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VENTURA COUNTY OFFICE MARKET REPORT

2016



REN	CHANGE	LEASING	CHANGE
71,846 SF	Change from prior quarter	371,261 SF	Unchanged 12.6
↓		↓	
↔		↔	
↑		↑	
↑		↑	
↓		↓	
↓		↓	
↓		↓	
↑		↑	
↔		↔	
↔		↔	
↑		↑	

CHANGE
The Ventura County office market has seen few changes when compared to the second quarter, but viewed over a longer term, there have been significant improvements in market fundamentals.

LEASING
In the third quarter, a total of 371,361 sf was leased on a gross basis, relatively unchanged from the prior quarter when 342,478 sf of gross leasing took place. The steady, albeit modest amount of activity kept vacancy levels unchanged compared to Q2 at 12.6 percent.

CHANGE
Although the quarter-to-quarter activity does not appear to be significant, year-over comparisons and longer term trends are much more significant. Over 1 million sf of leasing has taken place since the beginning of the year, enough to push vacancy levels down nearly 100 basis points (bps) compared to Q3 2015.

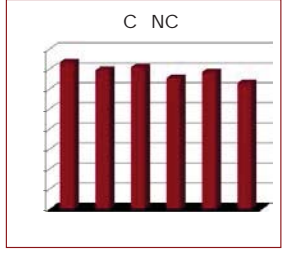
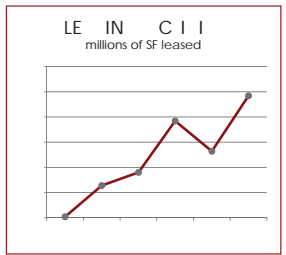
CHANGE
The activity has also driven a \$0.09 year-over-year increase in asking lease rates. In the third quarter asking lease rates averaged \$2.07 per sf, just \$0.01 more than Q2, but up 4.5 percent compared to the year-ago period. As we are seeing in the Los Angeles North market, asking rate increases appear to be outpacing vacancy improvements.

CHANGE
That said, absorption remains sluggish. In Q3 2016 a mere 71,846 sf of office space was absorbed, down from 161,256 sf in Q2, and on a year-to-date basis, only 42,100 sf of absorption occurred.

CHANGE
Although it is too soon to tell, it appears as if building sale prices may show a year-over-year decline when the fourth quarter results are tallied. Year to date the median price for the 28 buildings sold was \$165 per sf, well under the 2015 median of \$203 per sf.

CHANGE
On a quarterly basis, median sale prices inched up to \$168 per sf from \$163 in

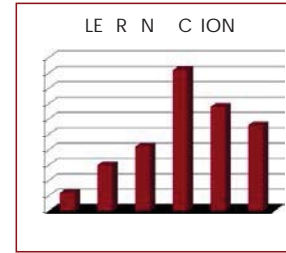
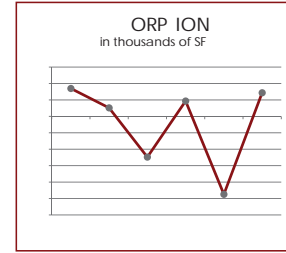
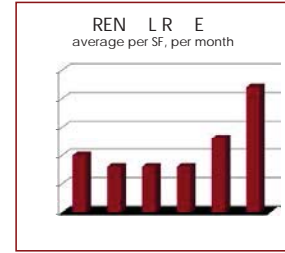
CHANGE



the prior quarter, but remain significantly below the median price of \$187 per sf set a year ago.
Economists point out that Ventura County's economic growth is lagging compared with the rest of Southern California and blame its land use policies and high housing prices. They reason that Save Open Space and Agricultural Resources (SOAR) is limiting space for business expansion and job growth and that is having an adverse effect on population growth and the cost of housing.

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Median sale price and number of sale transactions excludes distressed sales and those where no price information was recorded.

RENOVATION
Includes all Class A, B and C multi-tenant and single-tenant office buildings of 5,000 SF and greater. Excludes buildings under construction, planned or under renovation.

RECONSTRUCTION
Buildings in the process of construction. A building is considered complete when issued a certificate of occupancy.

COLDCAST
Space in existing buildings that is not occupied and is available for direct lease and/or sub-lease.

ONLINE OCCUPANCY
The square feet leased after deducting space vacated.

RENTAL
Based on actual prices of sold buildings as reported in public records and by CoStar. Includes all industrial buildings 5,000 SF and more sold at \$500,000 or more.

INFLATION: Housing and gas costs increased consumer inflation in September by the largest amount in five months; MarketWatch reported. The CPI rose 0.3 percent in September. Rent and home sales rates rose at the highest rate since May. Consumer prices have risen 1.5 percent over the past year.

AGING: With government and businesses unable or unwilling to shell out money for new equipment, the average age of fixed assets in the U.S. in 2015 was the oldest on record since 1925, according to U.S. Bureau of Economic Analysis data reported in Bloomberg Businessweek. The average age of fixed assets was 22.8 years in 2015, led by highways and streets which averaged 28.4 years old. The average age of industrial equipment in the private sector has risen to 22.4 years while the age of medical equipment and instruments has held at 4.7 years for the past two years. Only cars are bucking the trend with an average age of 3.9 years, a two-decade low.

SUBURBS: A study conducted by Urban Land Institute projects that 79 percent of new households formed over the next decade will settle in the suburbs, GlobeSt reported. The report noted that this demographic trend has positive implications for the suburban office market. Another demographic trend seen as positively impacting suburban office market is the Sharer generation, born between 1980 and 1989. As this segment moves into senior management and starts families, the report predicts that they will move from urban cores to suburbs.

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2016
VENTURA COUNTY OFFICE MARKET REPORT

	I	F		N		C		F R
	2,241,187	281,020	12.5	56,700	49,000	0	0	2.18
C	2,795,430	538,452	19.3	10,800	16,000	0	0	1.74
C	9,978,097	1,083,960	10.9	22,400	143,300	0	0	2.44
O P	3,234,551	354,229	11.0	3,400	105,500	0	0	2.08
M	2,990,416	668,364	22.4	2,600	35,900	0	0	1.74
	3,996,523	258,331	6.5	27,800	29,100	0	0	1.79
	25,236,204	3,184,356	12.6	71,846	42,100	0	0	2.07

Source: CoStar and Lee & Associates

LEASING

P	N	C	F		
4330 Park Terrace Dr, Westlake Village	A	62,282 SF	Securitas Security Services USA, Inc.	Renewal	
30301 Agoura Rd, Agoura Hills	A	18,860	UCLA Health Systems	New	
2051 Solar Dr, Oxnard	B	18,106	N/A	New	
29899 Agoura Rd, Agoura Hills	A	17,462	N/A	New	

Notes: Lee & Associates transaction

LEASING

P	C	F		P	P F
28720 Roadside Dr, Agoura Hills	B	68,951	W Net, Inc. Frank Sarabia	12,000,000	174.04
80 Wood Rd, Camarillo	B	27,338	Sure Path Financial Solutions Wood Road Investments	2,000,000	73.16
864 E. Santa Clara St, Ventura	C	11,650	Dromore Castle Productions.com, LLC Charles G and Candy S Logue	1,910,000	163.95
807 Camarillo Springs Rd, Unit 807-B, Camarillo	B	5,441	RMF Enterprises, LLC Harry D Forman Family Trust	1,350,000	248.12



VENTURA COUNTY OFFICE MARKET REPORT

2016

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