

**INVESTMENT
OFFERING**

**MULTI-TENANT BUSINESS PARK
APPROXIMATELY 34,984 SQ. FT.**



**1111-1121 E. WAKEHAM AVENUE
SANTA ANA, CA**

Exclusively Offered by:

Voit

REAL ESTATE SERVICES

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OFFERING SUMMARY

Voit Real Estate Services is pleased to offer for sale the fee simple ownership in 1111-1121 E. Wakeham Avenue, Santa Ana, a two multi-tenant business park totaling 34,984 square feet situated on 1.93 acres.

The project is situated in a central Santa Ana location and offers convenient access to the Newport (55) and Santa Ana (5) freeways, John Wayne Airport and the ports of Long Beach and Los Angeles.

1111-1121 E. Wakeham Avenue, Santa Ana offers ground level loading, fire sprinklers and 25 units ranging from 1,001 to 2,902 square feet allowing for tenant growth and expansion within the project.

INVESTMENT HIGHLIGHTS

- Desirable unit sizes to accommodate a variety of uses and tenant expansion needs.
- Located in a mature infill market with constraints to new development. The property will sell at significantly below replacement cost further insulating the investor from new competition.
- Below market rents offering immediate rent growth potential.
- Convenient access to the ports of Long Beach and Los Angeles.
- Close proximity to the Los Angeles International Airport, and the Long Beach and Orange County Airports.

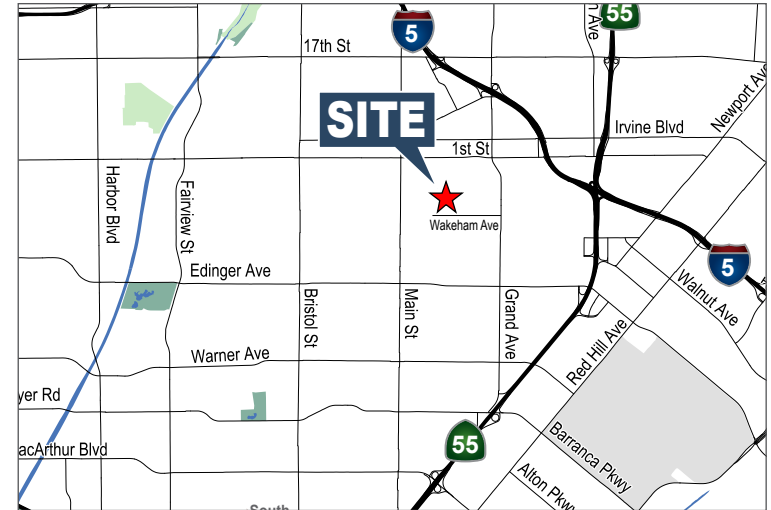
FINANCIAL HIGHLIGHTS

Offering Price	\$3,393,500.00 (\$97.00 PSF)
Year 1 Cap Rate	4.99%
Year 3 Cap Rate	5.55%
Year 1 Income	\$169,497.00
Year 2 Income	\$188,485.00

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PROPERTY DESCRIPTION

Address:	1111-1121 E. Wakeham Avenue Santa Ana, CA
Total Building Area:	Approx. 34,984 Sq. Ft.
Office Area:	10% (Estimated)
Occupancy:	77%
Year Built:	1978
Number of Units:	25 Units
Unit Sizes:	1,001 - 2,250 SF
Loading:	Ground Level Doors
Clearance:	16'-18' (Estimated)
Parking Ratio:	2:1000 (Estimated)