

# 200 GREGORY LANE

OFFICE/MEDICAL CONDOMINIUMS FOR SALE  
OFFERING MEMORANDUM



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# MARKET AERIAL & OVERVIEW



## IDEAL LOCATION

Pleasant Hill today is a modern and dynamic city located in the heart of Contra Costa County connecting business from the south bay in San Jose to inland in Sacramento. Pleasant Hill is centrally located along Interstate 680 which makes it an ideal location for local commuters.

## STRONG COMMUNITY, UPSCALE AMENITIES, AND SMALL TOWN CHARM

Pleasant Hill is blessed with a strong sense of community and small town charm which has recently expanded to boast an even more vibrant downtown area. Attracting thousands of visitors on a regular basis, Pleasant Hill is one of the best places to work, live, shop, and dine in the Bay Area.

## HOUSING AND HIGHLY RATED SCHOOLS

With the attraction of affordable housing and strong job markets, Pleasant Hill has become one of the hottest ZIP codes in the Bay Area. Pleasant Hill lures locals with highly ranked public schools making it very desirable for home buyers.

## THE CITY OF PLEASANT HILL

The City of Pleasant Hill is committed to promoting and supporting the business community within the City. The City plays an important role in maintaining the economic vitality of Pleasant Hill's strong business sector. The City also helps to promote new businesses in their monthly newsletter, "The Outlook".

## NEW LANDSCAPING



## NEW EXTERIOR PAINT



## PROPERTY DESCRIPTION

### ADDRESS

200 Gregory Lane  
Pleasant Hill, CA 94523

### BUILDING AREAS

Building A: ±4,724 RSF  
Building B: ±3,513 RSF (In Escrow)  
Building C: ±3,434 RSF

Total Project: ±11,671 RSF

*This Square Footage is based on the floor plans prepared by Lasertech per BOMA calculations with a capped load factor of 19.0%.*

### LAND AREA

±0.57 AC

### PARKING

25 Stalls

### CONSTRUCTION

Wood Frame

### YEAR BUILT

1966

### APNS

|             |             |
|-------------|-------------|
| 150-290-001 | 150-290-004 |
| 150-290-002 | 150-290-005 |
| 150-290-003 |             |

### ZONING

Professional & Administrative Offices (PAO)  
Medical use permitted [Click to view details](#)

*PAO professional and administrative office district. The purpose of the PAO district is to provide area for professional and administrative office type uses on a scale compatible with the adjacent districts.*

## PROPERTY OVERVIEW

The property has undergone recent renovations including, new exterior paint, new landscaping, and a new shingled roof on Building B.

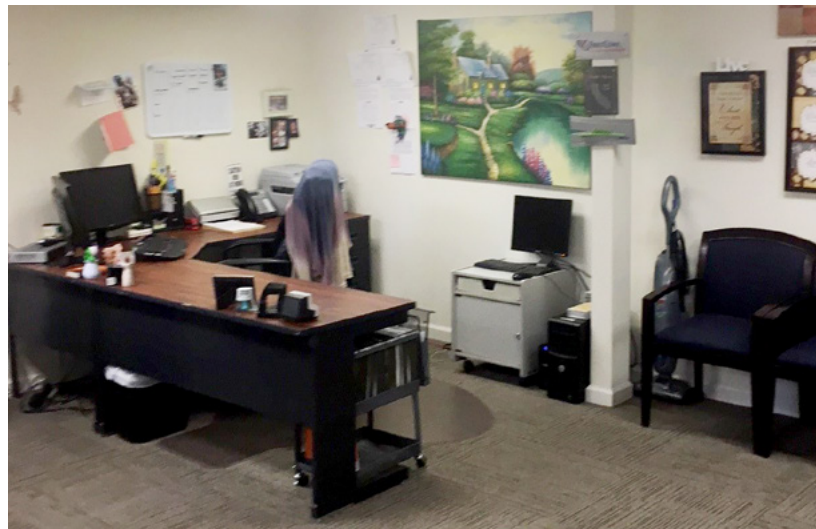
The property is located on Gregory Lane, just minutes away from I-680 and downtown Pleasant Hill where you will find an abundance of restaurants and shops. The property consists of four office condos connected by a flyway.

The current rent rolls offers flexibility for an owner-user or an investor wishing to create value by a combination of lease renewals and vacancy absorption. The property offers a combination of surface and street parking.



## NEW ROOF ON BUILDING B

# PHOTOGRAPHS





S CODY LN

Measured Area B1: 1,958.9 s.f.

FLOOR PLAN



\*Measured Area Floor 1:  
5,941.8 s.f.

**BUILDING B  
IN ESCROW**

**BUILDING A**

GREGORY LN

Measured Area A1: 2,013.4 s.f.

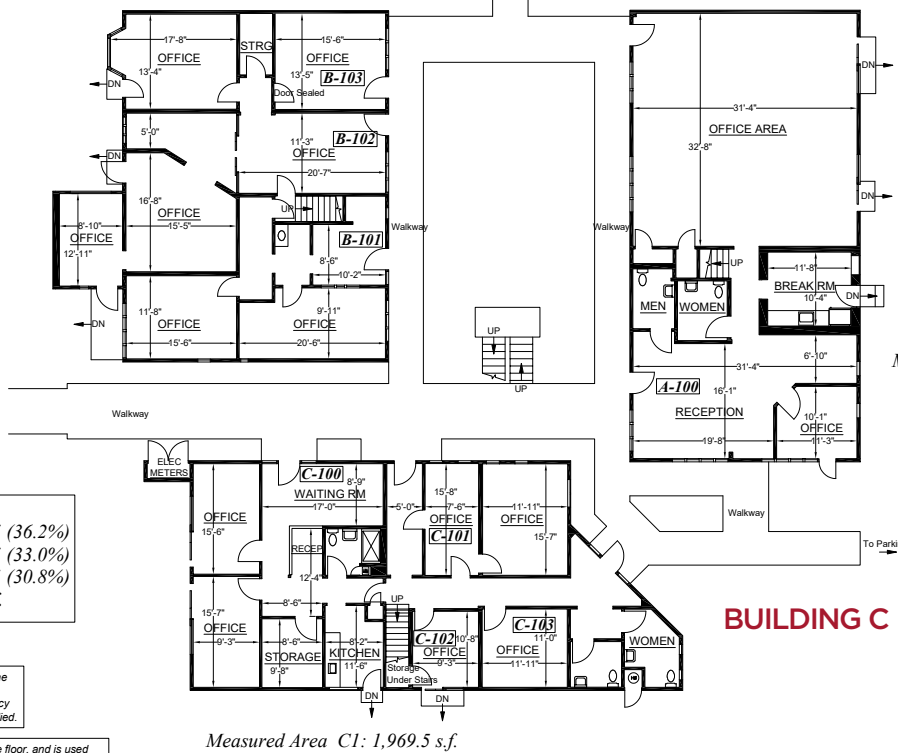
**Measured Area Summary**

|               |                      |
|---------------|----------------------|
| A:            | 4,408.0 s.f. (36.2%) |
| B:            | 4,011.7 s.f. (33.0%) |
| C:            | 3,751.9 s.f. (30.8%) |
| <b>Total:</b> | <b>12,171.6 s.f.</b> |

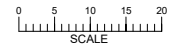
**Note:** All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

\*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

Survey Accuracy: +/- 0.08 %



Measured Area C1: 1,969.5 s.f.



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1ST FLOOR PLAN & BOMA

**BUILDING B  
IN ESCROW**

**BUILDING A**

LEASE PLAN



**BUILDING SUMMARY**

|                                  | SQ.FT. |
|----------------------------------|--------|
| Total Rentable                   | 11,671 |
| Total Occupant Storage           | 0      |
| Total Usable                     | 9,807  |
| Total Tenant                     | 9,807  |
| Total Ancillary                  | 0      |
| Total Occupant                   | 9,807  |
| Floor Service                    | 247    |
| Building Service                 | 1,387  |
| Inter-Building Service           | 1,487  |
| Building Amenity                 | 0      |
| Inter-Building Amenity           | 0      |
| Total Vertical Penetration       | 111    |
| Total Unenclosed Covered Gallery | 0      |
| Total Parking                    | 0      |

**Floor B-1**

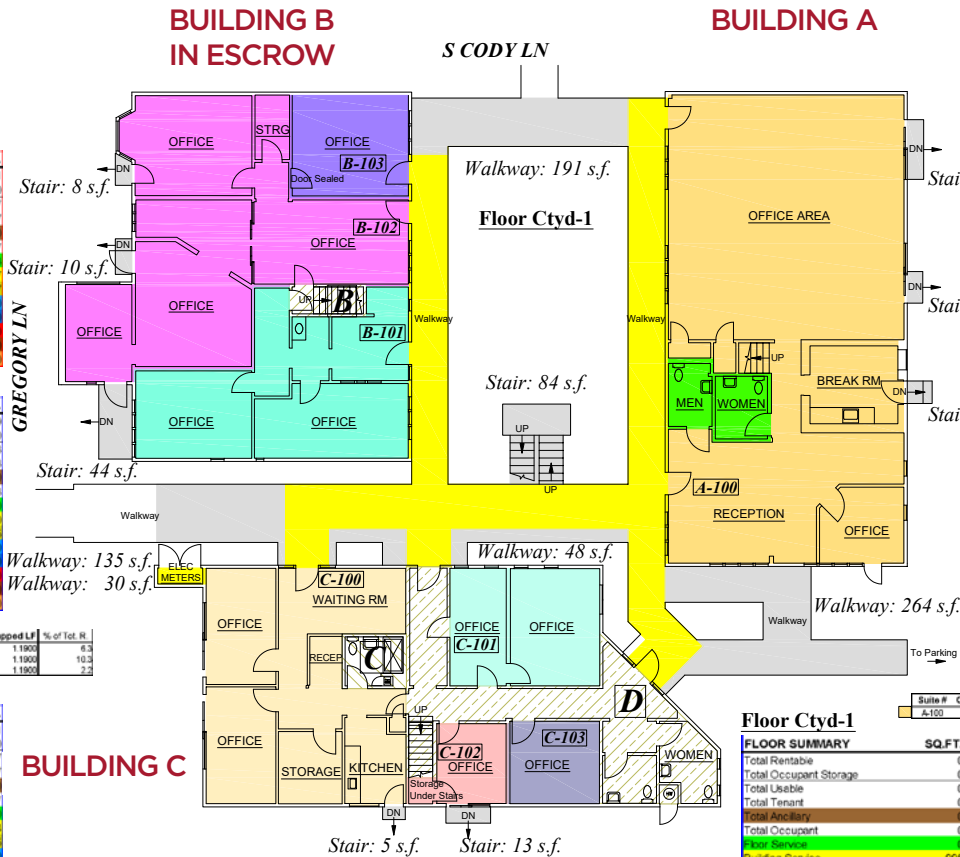
|                                  | SQ.FT. |
|----------------------------------|--------|
| Total Rentable                   | 2,159  |
| Total Occupant Storage           | 0      |
| Total Usable                     | 1,848  |
| Total Tenant                     | 1,848  |
| Total Ancillary                  | 0      |
| Total Occupant                   | 1,848  |
| Floor Service                    | 0      |
| Building Service                 | 0      |
| Inter-Building Service           | 45     |
| Building Amenity                 | 0      |
| Inter-Building Amenity           | 0      |
| Total Vertical Penetration       | 0      |
| Total Unenclosed Covered Gallery | 0      |
| Total Parking                    | 0      |

| Suite # | Occup. Area | Rentable | Capped R. | Capped LF | % of Tot. R. |
|---------|-------------|----------|-----------|-----------|--------------|
| B-101   | 621.4       | 884.9    | 738.4     | 1.1900    | 6.3          |
| B-102   | 1,610.9     | 1,403.6  | 1,202.9   | 1.1900    | 10.3         |
| B-103   | 716.5       | 305.6    | 256.2     | 1.1900    | 2.2          |

**Floor C-1**

|                                  | SQ.FT. |
|----------------------------------|--------|
| Total Rentable                   | 1,591  |
| Total Occupant Storage           | 0      |
| Total Usable                     | 1,337  |
| Total Tenant                     | 1,337  |
| Total Ancillary                  | 0      |
| Total Occupant                   | 1,337  |
| Floor Service                    | 0      |
| Building Service                 | 14     |
| Inter-Building Service           | 545    |
| Building Amenity                 | 0      |
| Inter-Building Amenity           | 0      |
| Total Vertical Penetration       | 0      |
| Total Unenclosed Covered Gallery | 0      |
| Total Parking                    | 0      |

Survey Accuracy: +/- 0.08 %



**BUILDING C**

Stair: 5 s.f. Stair: 13 s.f.

**Floor A-1**

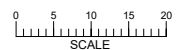
|                                  | SQ.FT. |
|----------------------------------|--------|
| Total Rentable                   | 2,177  |
| Total Occupant Storage           | 0      |
| Total Usable                     | 1,829  |
| Total Tenant                     | 1,829  |
| Total Ancillary                  | 0      |
| Total Occupant                   | 1,829  |
| Floor Service                    | 0      |
| Building Service                 | 0      |
| Inter-Building Service           | 0      |
| Building Amenity                 | 0      |
| Inter-Building Amenity           | 0      |
| Total Vertical Penetration       | 0      |
| Total Unenclosed Covered Gallery | 0      |
| Total Parking                    | 0      |

| Suite # | Occup. Area | Rentable | Capped R. | Capped LF | % of Tot. R. |
|---------|-------------|----------|-----------|-----------|--------------|
| A-100   | 1,829.2     | 2,292.1  | 2,176.8   | 1.1900    | 18.7         |

**Floor Ctyd-1**

|                                  | SQ.FT. |
|----------------------------------|--------|
| Total Rentable                   | 0      |
| Total Occupant Storage           | 0      |
| Total Usable                     | 0      |
| Total Tenant                     | 0      |
| Total Ancillary                  | 0      |
| Total Occupant                   | 0      |
| Floor Service                    | 0      |
| Building Service                 | 965    |
| Inter-Building Service           | 0      |
| Building Amenity                 | 0      |
| Inter-Building Amenity           | 0      |
| Total Vertical Penetration       | 0      |
| Total Unenclosed Covered Gallery | 0      |
| Total Parking                    | 0      |

AREAS COMPUTED IN ACCORDANCE WITH  
ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD,  
METHOD A (Multiple Load Factors Method).  
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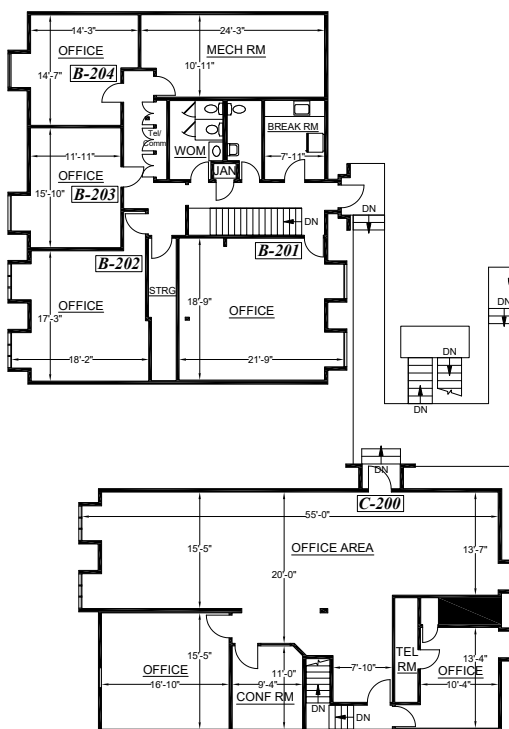
FLOOR PLAN



\*Measured Area Floor 2:  
6,229.8 s.f.

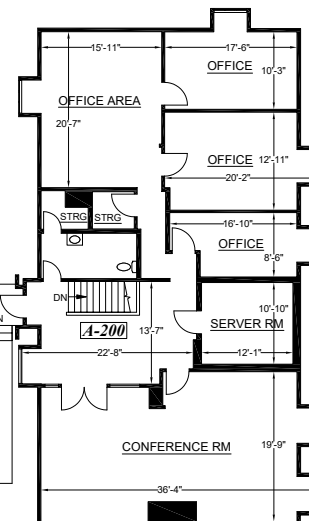
**BUILDING B  
IN ESCROW**

Measured Area B2: 2,052.8 s.f.



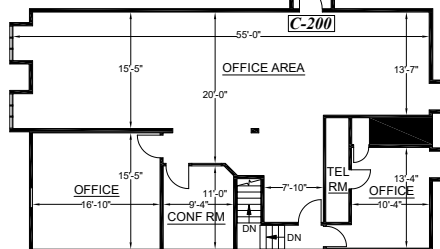
**BUILDING A**

Measured Area A2: 2,394.6 s.f.



**BUILDING C**

Measured Area C2: 1,782.4 s.f.

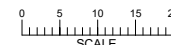


Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

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2ND FLOOR PLAN & BOMA

**BUILDING B  
IN ESCROW**

**BUILDING A**

LEASE PLAN



Floor B-2

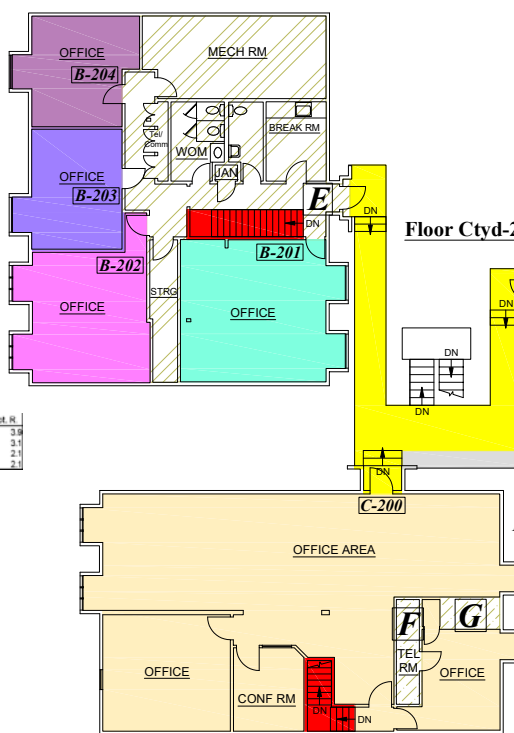
| FLOOR SUMMARY                    | SQ.FT. |
|----------------------------------|--------|
| Total Rentable                   | 1,314  |
| Total Occupant Storage           | 0      |
| Total Usable                     | 1,104  |
| Total Tenant                     | 1,104  |
| Total Ancillary                  | 0      |
| Total Occupant                   | 1,104  |
| Floor Service                    | 0      |
| Building Service                 | 0      |
| Inter-Building Service           | 800    |
| Building Amenity                 | 0      |
| Inter-Building Amenity           | 0      |
| Total Vertical Penetration       | 61     |
| Total Unenclosed Covered Gallery | 0      |
| Total Parking                    | 0      |

| Suite # | Occup. Area | Rentable | Capped R. | Capped LP | % of Tot. R. |
|---------|-------------|----------|-----------|-----------|--------------|
| B-201   | 395.1       | 549.4    | 456.2     | 1,190.0   | 3.9          |
| B-202   | 292.2       | 427.5    | 266.6     | 1,190.0   | 3.1          |
| B-203   | 206.8       | 284.6    | 246.1     | 1,190.0   | 2.1          |
| B-204   | 205.1       | 292.1    | 244.0     | 1,190.0   | 2.1          |

Floor C-2

| FLOOR SUMMARY                    | SQ.FT. |
|----------------------------------|--------|
| Total Rentable                   | 1,843  |
| Total Occupant Storage           | 0      |
| Total Usable                     | 1,549  |
| Total Tenant                     | 1,549  |
| Total Ancillary                  | 0      |
| Total Occupant                   | 1,549  |
| Floor Service                    | 0      |
| Building Service                 | 0      |
| Inter-Building Service           | 66     |
| Building Amenity                 | 0      |
| Inter-Building Amenity           | 0      |
| Total Vertical Penetration       | 42     |
| Total Unenclosed Covered Gallery | 0      |
| Total Parking                    | 0      |

| Suite # | Occup. Area | Rentable | Capped R. | Capped LP | % of Tot. R. |
|---------|-------------|----------|-----------|-----------|--------------|
| C-200   | 1,568.6     | 2,068.2  | 1,802.9   | 1,190.0   | 16.6         |



Floor Ctyd-2

Exterior Area: 37 s.f.

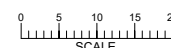
Floor Ctyd-2

| FLOOR SUMMARY                    | SQ.FT. |
|----------------------------------|--------|
| Total Rentable                   | 0      |
| Total Occupant Storage           | 0      |
| Total Usable                     | 0      |
| Total Tenant                     | 0      |
| Total Ancillary                  | 0      |
| Total Occupant                   | 0      |
| Floor Service                    | 37.0   |
| Building Service                 | 0      |
| Inter-Building Service           | 0      |
| Building Amenity                 | 0      |
| Inter-Building Amenity           | 0      |
| Total Vertical Penetration       | 0      |
| Total Unenclosed Covered Gallery | 0      |
| Total Parking                    | 0      |

Floor A-2

| FLOOR SUMMARY                    | SQ.FT. |
|----------------------------------|--------|
| Total Rentable                   | 2,547  |
| Total Occupant Storage           | 0      |
| Total Usable                     | 2,141  |
| Total Tenant                     | 2,141  |
| Total Ancillary                  | 0      |
| Total Occupant                   | 2,141  |
| Floor Service                    | 118    |
| Building Service                 | 0      |
| Inter-Building Service           | 0      |
| Building Amenity                 | 0      |
| Inter-Building Amenity           | 0      |
| Total Vertical Penetration       | 0      |
| Total Unenclosed Covered Gallery | 0      |
| Total Parking                    | 0      |

| Suite # | Occup. Area | Rentable | Capped R. | Capped LP | % of Tot. R. |
|---------|-------------|----------|-----------|-----------|--------------|
| A-200   | 2,140.7     | 2,516.6  | 2,647.4   | 1,190.0   | 21.6         |



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AREAS COMPUTED IN ACCORDANCE WITH ANSIBOMA (Z65.1) 2017 OFFICE STANDARD, METHOD A (Multiple Load Factors Method).

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# ANSI/BOMA 265. 1-2017 AREA ANALYSIS

Address: 200 Gregory Lane  
Pleasant Hill, CA  
Our File#: 19-004

**COLOR LEGEND**

|  |  |
|--|--|
|  | Measured areas, descriptions           |
|  | Unused                                 |
|  | Computed values per formulas Row 9     |
|  | Computed Rentable Areas & Load Factors |

| Rentable Exclusions |                       |                       |         |                       |                  |                            | Intermediate Calculations (Not for Leasing) |                   |             |           |                   |                        |                       |                             |                   |                  |                       |                       |                                 |                           |               | Final Calculations       |                           |               |                    |                      | Optional Adjustment |  |
|---------------------|-----------------------|-----------------------|---------|-----------------------|------------------|----------------------------|---|-------------------|-------------|-----------|-------------------|------------------------|-----------------------|-----------------------------|-------------------|------------------|-----------------------|-----------------------|---------------------------------|---------------------------|---------------|--------------------------|---------------------------|---------------|--------------------|----------------------|---------------------|--|
| A                   | B                     | C1                    | C2      | C3a                   | C3               | C4                         | E   | F                 | G           | H         | I                 | J                      | K                     | L                           | M                 | N                | O                     | P                     | Q                               | R                         | S             | T1                       | T                         | U             | V                  | W                    |                     |  |
| Input               | Measure               | Measure               | Measure | Measure               | Measure          | Measure                    | Input                                       | Measure           | Measure     | Measure   | Measure           | Measure                | Measure               | Measure                     | Measure           | Measure          | Measure               | Measure               | Measure                         | Measure                   | Measure       | Measure                  | Measure                   | Measure       | Measure            | Measure              | Measure             |  |
| Floor Level         | Boundary Area (IPWSZ) | Vertical Panel/Window | Parking | Unit Occupant Storage | Occupant Storage | Unenclosed Covered Gallery | Space ID                                    | Space Description | Tenant Area | Yield (G) | Floor Usable Area | Building Assembly Area | Building Service Area | Inter-Building Service Area | Flow Service Area | Allocation Ratio | Floor Allocation Area | Floor Allocation Area | Building Amenity & Service Area | Building Allocation Ratio | Rentable Area | Raw Building Load Factor | Reallocated Rentable Area | Load Factor A | Capped Load Factor | Capped Rentable Area |                     |  |
| A-1                 | 1,957.69              |                       |         |                       |                  |                            | A-100                                       | Office            | 1,629.21    | 1,629.21  | 1,629.21          |                        |                       |                             |                   | 1.2847           | 1,970.2               | 1,957.69              |                                 | 2,227.80                  | 1.0019        | 2,232.12                 | 1.2203                    |               |                    | 2,176.76             |                     |  |
| Floor Totals        | 1,957.69              |                       |         |                       |                  |                            |   |                   | 1,629.21    | 1,629.21  | 1,629.21          |                        |                       |                             |                   |                  | 1,970.2               | 1,957.69              |                                 | 2,227.80                  |               | 2,232.12                 |                           |               |                    | 2,176.76             |                     |  |
| B-1                 | 1,882.34              |                       |         |                       |                  |                            | B-101                                       | Office            | 821.38      | 821.38    | 821.38            |                        |                       |                             |                   | 1.0000           | 821.38                | 821.38                |                                 | 707.88                    | 1.2515        | 884.91                   | 1.4242                    | 1.1900        |                    | 739.41               |                     |  |
| B-102               |                       |                       |         |                       |                  |                            | B-102                                       | Office            | 1,010.86    | 1,010.86  | 1,010.86          |                        |                       |                             |                   | 1.0000           | 1,010.86              | 1,010.86              |                                 | 1,180.33                  | 1.2515        | 1,439.63                 | 1.4242                    | 1.1900        |                    | 1,262.93             |                     |  |
| B-103               |                       |                       |         |                       |                  |                            | B-103                                       | Office            | 215.30      | 215.30    | 215.30            |                        |                       |                             |                   | 1.0000           | 215.30                | 215.30                |                                 | 245.00                    | 1.2515        | 306.62                   | 1.4242                    | 1.1900        |                    | 256.20               |                     |  |
| Floor Totals        | 1,882.34              |                       |         |                       |                  |                            |   |                   | 1,847.51    | 1,847.51  | 1,847.51          |                        |                       | 44.83                       | 1.0000            | 1,847.51         | 1,847.51              |                       | 2,147.24                        | 1.2515                    | 2,631.16      | 1.4242                   | 1.1900                    |               | 2,183.54           |                      |                     |  |
| C-1                 | 1,896.22              |                       |         |                       |                  |                            | C-100                                       | Office            | 775.88      | 775.88    | 775.88            |                        |                       |                             |                   | 1.0000           | 775.88                | 775.88                |                                 | 852.93                    | 1.2444        | 1,058.74                 | 1.4161                    | 1.1900        |                    | 923.30               |                     |  |
| C-101               |                       |                       |         |                       |                  |                            | C-101                                       | Office            | 313.06      | 313.06    | 313.06            |                        |                       |                             |                   | 1.0000           | 313.06                | 313.06                |                                 | 356.26                    | 1.1736        | 418.10                   | 1.3356                    | 1.1900        |                    | 372.64               |                     |  |
| C-102               |                       |                       |         |                       |                  |                            | C-102                                       | Office            | 114.06      | 114.06    | 114.06            |                        |                       |                             |                   | 1.0000           | 114.06                | 114.06                |                                 | 130.82                    | 1.1736        | 153.53                   | 1.3356                    | 1.1900        |                    | 136.80               |                     |  |
| C-103               |                       |                       |         |                       |                  |                            | C-103                                       | Office            | 133.44      | 133.44    | 133.44            |                        |                       |                             |                   | 1.0000           | 133.44                | 133.44                |                                 | 151.85                    | 1.1736        | 178.21                   | 1.3356                    | 1.1900        |                    | 158.79               |                     |  |
| Floor Totals        | 1,896.22              |                       |         |                       |                  |                            |   |                   | 1,337.34    | 1,337.34  | 1,337.34          | 13.74                  | 62.53                 | 482.61                      | 1.0000            | 1,337.34         | 1,337.34              | 13.74                 | 1,548.59                        | 1.2444                    | 1,848.88      | 1.4161                   | 1.1900                    |               | 1,691.43           |                      |                     |  |
| Ctyd-1              | 994.69                |                       |         |                       |                  |                            |   | Walkway           |             |           |                   |                        |                       |                             |                   |                  | 994.68                |                       |                                 | 994.68                    |               |                          |                           |               |                    |                      |                     |  |
| Floor Totals        | 994.69                |                       |         |                       |                  |                            |   |                   | 2,140.05    | 2,140.05  | 2,140.05          |                        |                       | 9.31                        | 1.0557            | 2,259.83         |                       |                       | 994.68                          | 1.0019                    | 2,674.60      | 1.5037                   | 1.1900                    |               | 2,647.37           |                      |                     |  |
| A-2                 | 2,269.13              |                       |         |                       |                  |                            | A-200                                       | Office            | 2,140.05    | 2,140.05  | 2,140.05          |                        |                       |                             |                   | 1.1017           | 2,359.83              |                       |                                 | 2,674.60                  | 1.0019        | 2,674.60                 | 1.5037                    | 1.1900        |                    | 2,647.37             |                     |  |
| Floor Totals        | 2,269.13              |                       |         |                       |                  |                            |   |                   | 2,140.05    | 2,140.05  | 2,140.05          |                        |                       | 9.31                        | 1.1017            | 2,359.83         |                       |                       | 2,674.60                        | 1.0019                    | 2,674.60      | 1.5037                   | 1.1900                    |               | 2,647.37           |                      |                     |  |
| B-2                 | 1,964.91              | 60.81                 |         |                       |                  |                            | B-201                                       | Office            | 385.08      | 385.08    | 385.08            |                        |                       |                             |                   | 1.0000           | 385.08                | 385.08                |                                 | 438.21                    | 1.2515        | 548.41                   | 1.4242                    | 1.1900        |                    | 458.24               |                     |  |
| B-202               |                       |                       |         |                       |                  |                            | B-202                                       | Office            | 307.19      | 307.19    | 307.19            |                        |                       |                             |                   | 1.0000           | 307.19                | 307.19                |                                 | 349.68                    | 1.2515        | 437.48                   | 1.4242                    | 1.1900        |                    | 365.66               |                     |  |
| B-203               |                       |                       |         |                       |                  |                            | B-203                                       | Office            | 206.83      | 206.83    | 206.83            |                        |                       |                             |                   | 1.0000           | 206.83                | 206.83                |                                 | 234.37                    | 1.2515        | 294.56                   | 1.4242                    | 1.1900        |                    | 246.13               |                     |  |
| B-204               |                       |                       |         |                       |                  |                            | B-204                                       | Office            | 205.08      | 205.08    | 205.08            |                        |                       |                             |                   | 1.0000           | 205.08                | 205.08                |                                 | 233.37                    | 1.2515        | 292.06                   | 1.4242                    | 1.1900        |                    | 244.04               |                     |  |
| Floor Totals        | 1,964.91              | 60.81                 |         |                       |                  |                            |   |                   | 1,104.18    | 1,104.18  | 1,104.18          |                        |                       | 799.93                      | 1.0000            | 1,104.18         | 1,104.18              |                       | 1,256.45                        | 1.2515                    | 1,572.55      | 1.4242                   | 1.1900                    |               | 1,313.97           |                      |                     |  |
| C-2                 | 1,685.03              | 43.92                 |         |                       |                  |                            | C-200                                       | Office            | 1,548.59    | 1,548.59  | 1,548.59          |                        |                       |                             |                   | 1.0000           | 1,548.59              | 1,548.59              |                                 | 1,762.25                  | 1.1736        | 2,068.19                 | 1.3165                    | 1.1900        |                    | 1,842.62             |                     |  |
| Floor Totals        | 1,685.03              | 43.92                 |         |                       |                  |                            |   |                   | 1,548.59    | 1,548.59  | 1,548.59          |                        |                       | 87.52                       | 1.0000            | 1,548.59         | 1,548.59              |                       | 1,762.25                        | 1.1736                    | 2,068.19      | 1.3165                   | 1.1900                    |               | 1,842.62           |                      |                     |  |
| Ctyd-2              | 378.89                |                       |         |                       |                  |                            |   | Lobby             |             |           |                   |                        |                       |                             |                   |                  | 378.89                |                       |                                 | 378.89                    |               |                          |                           |               |                    |                      |                     |  |
| Floor Totals        | 378.89                |                       |         |                       |                  |                            |   |                   | 1,927.17    | 1,927.17  | 1,927.17          |                        |                       |                             |                   | 1.0000           | 1,927.17              | 1,927.17              |                                 | 2,197.04                  |               | 2,197.04                 |                           |               |                    | 2,197.04             |                     |  |
| BLDG TOTALS         | 13,038.90             | 169.72                |         |                       |                  |                            |   |                   | 9,807.47    | 9,807.47  | 9,807.47          |                        |                       | 1,486.72                    | 247.84            | 1.0000           | 10,088.14             | 10,088.14             |                                 | 11,676.89                 | 1.2515        | 14,429.16                | 1.4242                    | 1.1900        |                    | 13,676.89            |                     |  |

# RENT ROLL & OPEX

| SUITE   | NAME                                   | LEASE START | LEASE END  | RENTABLE SQ FT | CURRENT RENT       | \$/SF  | INCR. TYPE | INCR. DATE | INCR. AMOUNT | COMMENTS  |
|---|--|-------------|------------|----------------|--------------------|--------|------------|------------|--------------|---|
| A-100   | Pacific Diversified                    |             | 12/31/2018 | 6,122          | \$14,096.73        | \$2.30 |            |            |              | Owner occupied units to be vacated upon close of escrow ±5,667 useable square feet and ±6,765 rentable square feet per LaserTech. |
| A-200   |  |             |            |                |                    |        |            |            |              |   |
| C-103   |  |             |            |                |                    |        |            |            |              |   |
| C-200   |  |             |            |                |                    |        |            |            |              |   |
| B-101   | Joshua Jefferds                        | 5/1/2017    | 5/1/2019   | 589            | \$1,377.00         | \$2.34 | Annual     | N/A        | 5%           | One 1-year option to renew 90 days prior to expiration of initial term.   |
| B-102   | Vacant                                 |             |            | 915            |                    |        |            |            |              | ±1,010 useable square feet and ±1193 rentable square feet per LaserTech.  |
| B-103   | CK Motors                              | M-T-M       | M-T-M      | 204            | \$500.00           | \$2.45 | N/A        | N/A        | N/A          | No Option   |
| C-100   | Cheryl Brassfield                      | M-T-M       | M-T-M      | 1,000          | \$1,950.00         | \$2.25 | N/A        | N/A        | N/A          | No Option   |
| C-101   | Gin Tan                                | 8/1/2017    | 8/1/2020   | 312            | \$650.00           | \$2.08 | Annual     | 8/1/2019   | 5%           | One 1-year option to renew 90 days prior to expiration of initial term. 5% increase upon renewal.                                 |
| C-102   | Elite Auto Import                      | M-T-M       | M-T-M      | 145            | \$275.63           | \$2.25 | N/A        | N/A        | N/A          | No Option   |
| C-103   | Dr. Robert I. Picker                   | 5/28/2018   | 5/28/2021  | 200            | \$450.00           | \$2.25 | N/A        | N/A        | N/A          | One 1-year option to renew 90 days prior to expiration of initial term. 5% increase upon renewal.                                 |
| B-201   | Wilfredo Cuevas                        | 6/1/2017    | 6/1/2020   | 398            | \$736.00           | \$1.84 | Annual     | 6/1/2019   | 5%           | One 1-year option to renew 90 days prior to expiration of initial term. 5% increase upon renewal.                                 |
| B-202   | Shahrokh Zarei                         | 6/18/2016   | 6/18/2019  | 326            | \$649.20           | \$1.99 | Annual     | 6/18/2019  | 5%           | One 1-year option to renew 90 days prior to expiration of initial term. 5% increase upon renewal.                                 |
| B-203   | Alexandra McCoey and Joseph W. Bayliss | 6/1/2016    | 6/1/2019   | 199            | \$425.00           | \$2.14 | Annual     | 6/1/2019   | 5%           | One 1-year option to renew 90 days prior to expiration of initial term. 5% increase upon renewal.                                 |
| B-204   | CDM Field Services & Steve Smith       | 1/16/2017   | 1/16/2019  | 189            | \$425.00           | \$2.25 | Annual     | 1/16/2019  | 5%           | One 1-year option to renew 90 days prior to expiration of initial term. 5% increase upon renewal.                                 |
|   |  |             |            | <b>10,599</b>  | <b>\$21,534.56</b> |        |            |            |              |   |
| * The RSF in the rent roll represent ± 1,072 RSF less than the Lasertech BOMA calculations capped at 19.0% load factor. |  |             |            |                |                    |        |            |            |              |   |

|                        |          | \$/RSF* |
|------------------------|----------|---------|
| TAXES                  | \$26,628 | \$2.51  |
| INSURANCE              | \$15,145 | \$1.42  |
| CAM                    |          |         |
| Repair & Maintenance   | \$23,328 | \$2.20  |
| PG&E                   | \$9,739  | \$0.91  |
| Gardening/Pest Control | \$10,360 | \$0.97  |

\* Operating Expenses and Taxes broken out on a \$/RSF basis and are based on the RSF from the rent roll, not the Lasertech calculations.

|  |          |        |
|--|----------|--------|
| OWNER'S ASSOCIATION DUES<br>(includes H2O and Garbage) | \$20,500 | \$1.93 |
| CAM TOTAL  | \$63,927 | \$6.03 |

|                                     |           |        |
|-------------------------------------|-----------|--------|
| TOTAL ESTIMATED ANNUAL OPEX & TAXES | \$105,700 | \$9.97 |
|-------------------------------------|-----------|--------|

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



200  
GREGORY

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