

MEDICAL/OFFICE CONDO PORTFOLIO SALE

31569 & 31571 CANYON ESTATES DRIVE LAKE ELSINORE, CA



FOR MORE INFORMATION CONTACT:

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LICENSE # 01848647



LEVELASSET
COMMERCIAL REALTY

Level Asset Commercial Realty has been retained on an exclusive basis with respect to the offering for sale of 31569 Canyon Estates Drive, Suites 101 & 31571 Canyon Estates Drive, Suites 101, 225 Lake Elsinore, California (the "Property"). The Owner (the "Owner") has indicated that all inquiries and communications with respect to the contemplated sale of Property be directed to Level Asset Commercial Realty.

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

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

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

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

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

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

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

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

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

TABLE OF CONTENTS

SECTION I EXECUTIVE SUMMARY

SECTION II PORTFOLIO OVERVIEW

SECTION III MARKET INFORMATION



PORTFOLIO SNAPSHOT

31569 and 31571 Canyon Estates Drive Lake Elsinore, CA

5,010 Square Feet

Three Medical and Office Condos

100% Occupied



PRICING SUMMARY

PURCHASE PRICE	\$1,347,885
NOI	\$94,352
CAP RATE	7%

Hugo Cosio of Level Asset Commercial Realty is pleased to offer for sale a Medical and Office Condo Portfolio located in Lake Elsinore, CA. This Portfolio is ideal for an investor or small group of investors looking to generate additional cashflow. The Portfolio consists of three fully occupied Medical and Office condo units within The Plaza at Lakeview. With a combined total of approximately 5,010 total square feet, these condos sit within two two story Medical and Professional Office Buildings. Just minutes from Corona and Temecula, The Plaza at Lakeview sits along the I-15 Freeway with excellent visibility from over 119,000 vehicles per day. Don't miss this opportunity! Interested parties are invited to submit best offer.



PORTFOLIO OVERVIEW

Address	31569 Canyon Estates Drive, Suites 101 Lake Elsinore, CA 31571 Canyon Estates Drive, Suites 101 & 225 Lake Elsinore, CA
County	Riverside
Purchase price	\$1,347,885
Cap Rate	7%
NOI*	\$94,352
APNs	363-911-001, 363-911-003, 363-911-034, 363-911-036, 363-911-038, 363-912-069, 363-912-073, 363-912-075
Building Size	67,000 SF (combined)
Year Built	2008
Construction Type	Concrete tilt up
Class	B
Parking Ratio	4.8: 1,000
Zoning	Specific Planning
Permitted Uses	Professional office and Medical
Traffic Counts	I-15 Freeway: 119,000 ADT

*NOI based on projected rental income and operating expenses from February 1, 2019- January 31, 2020

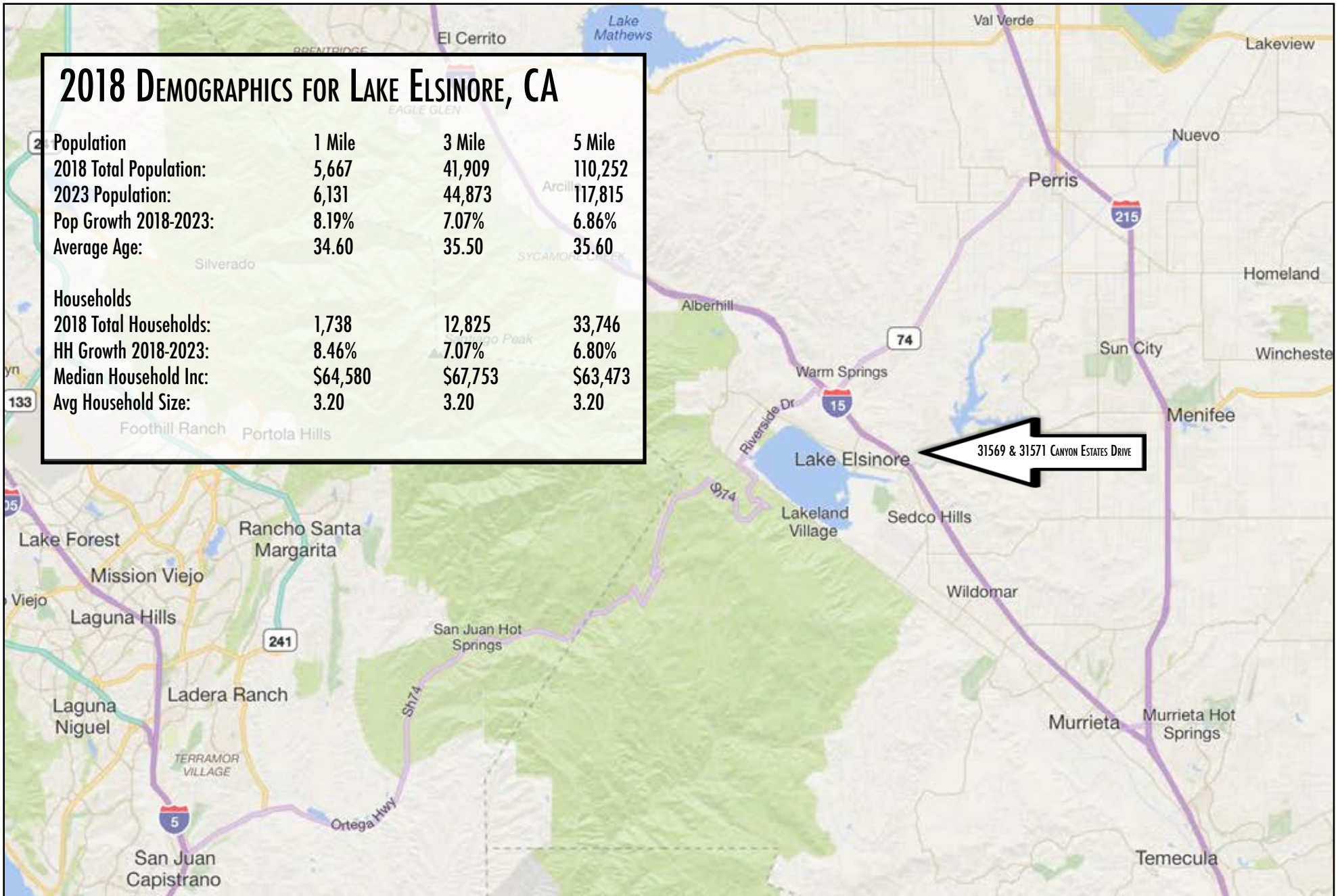
PROPERTY HIGHLIGHTS

- Ideal for an Investor or group of Investors
- Well maintained buildings within The Plaza at Lakeview
- Interior elevator and mailrooms in each building
- Patient drop-off area at Medical Building entrance
- Secured card-key building for access after hours
- Buildings wired with Fiber Optics for high-speed internet access
- Visible from I-15 Freeway with over 119,000 vehicles driven per day

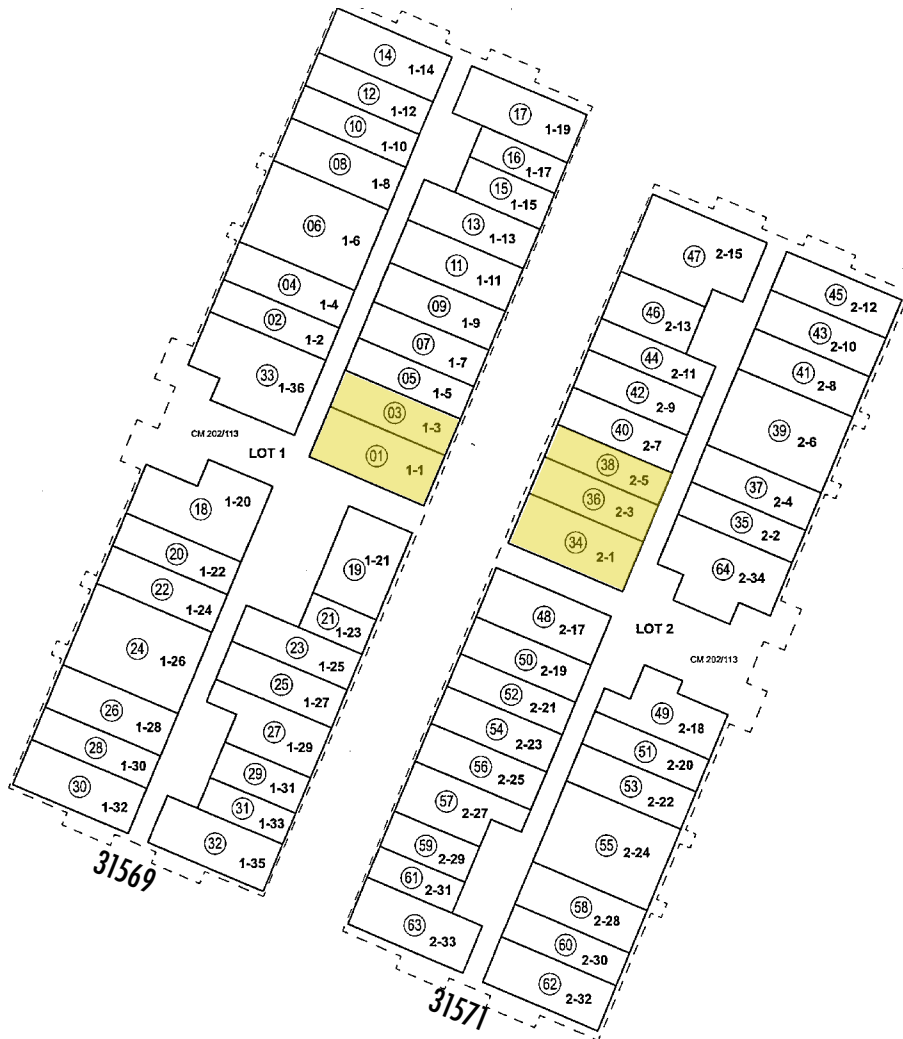
LOCATION AERIAL



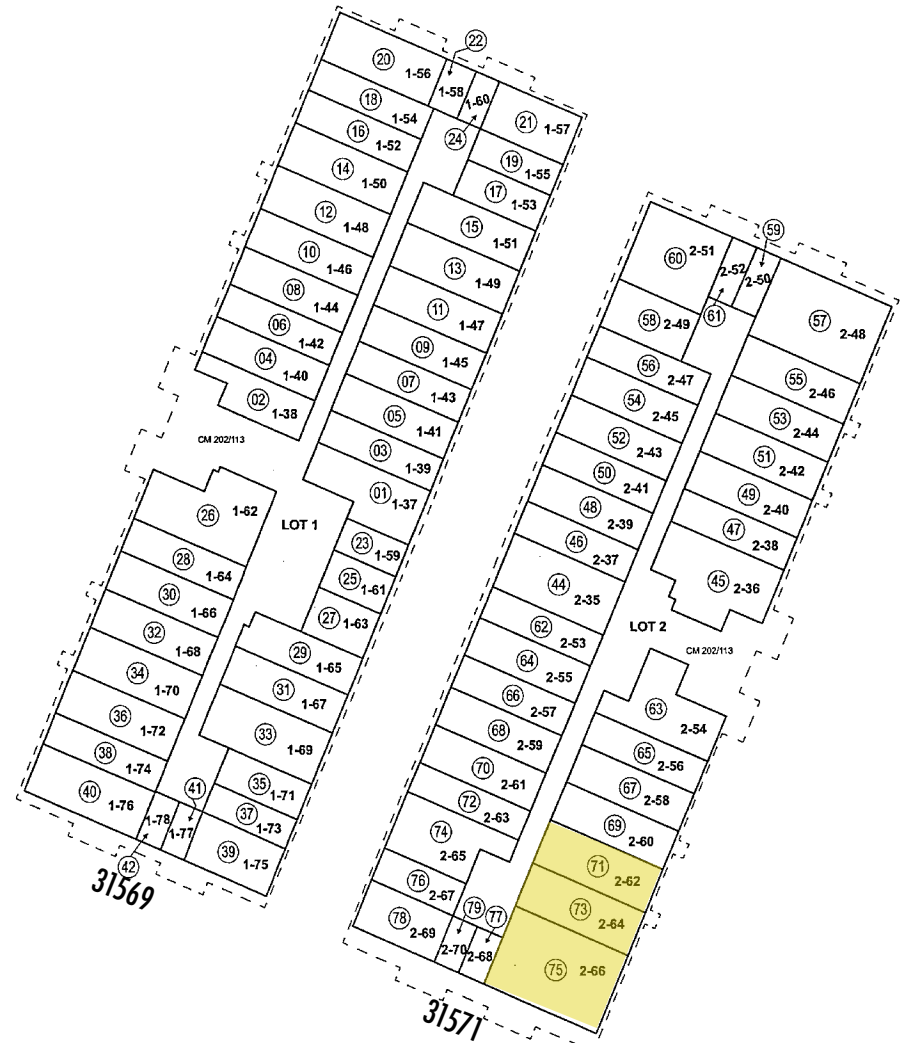
LOCATION MAP



SITE PLAN



First Floor
 31569 Canyon Estates Drive Suites 101
 31571 Canyon Estates Drive Suite 101



Second Floor
 31571 Canyon Estates Drive Suite 225

TENANT OVERVIEW

LabCorp

LabCorp, headquartered in Burlington, North Carolina, is a leading global life sciences company that is deeply integrated in guiding patient care through its comprehensive clinical laboratory and end-to-end drug development services. Employing nearly 60,000 employees worldwide, the company's mission is to improve health and improve lives by delivering world-class diagnostic solutions, bringing innovative medicines to patients faster, and using technology to improve the delivery of care. LabCorp serves a broad range of customers, including managed care organizations, biopharmaceutical companies, governmental agencies, physicians and other healthcare providers, hospitals and health systems, employers, patients and consumers, contract research organizations, food and nutritional companies, and independent clinical laboratories.

Additional information may be found at www.labcorp.com

About The Kids

About The Kids is an early intervention agency that provides services for families with infants and toddlers with or at risk of developmental delay such as extreme prematurity, chromosomal disorders, drug exposure or other environmental factors. Infants and toddlers may receive an IFSP (individual family service plan) at home or in a clinic setting to help a child with development in these areas to help children catch up developmentally and reach their milestones.

Additional information may be found at www.aboutthekids.net

EDWARD JONES

Edward Jones, a Fortune 500 firm, provides financial services for nearly 7 million individual investors in the United States and, through its affiliate, in Canada. With more than 13,000 branch offices in all 50 states, Edward Jones has more branch offices nationwide than any other brokerage firm in the country. They attribute a great deal of their success to their principles and personal, long-term approach to investing. Additional information may be found at www.edwardjones.com

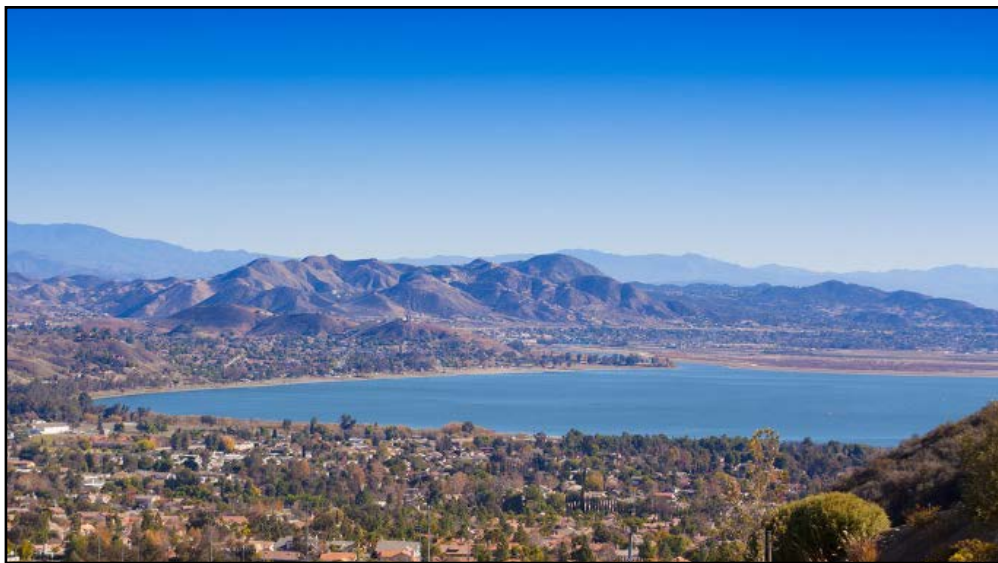


AREA OVERVIEW

Lake Elsinore

The City of Lake Elsinore continues to be one of the fastest growing communities in California. With a population of over 66,000 residents, the population is expected to grow approximately 7% by 2023. 2,458 new single family homes have been built in the last five years with 29,000+ units yet to be built. 692 building permits have also been issued in the last fiscal year.

The city is split, northwest to southeast by State Highway 74, which serves as the city's main northeast to southwest thoroughfare. Interstate 15 travels along the northern portion of the city and serves as the major freeway connecting Lake Elsinore to Orange and San Bernardino Counties to the northwest and San Diego County to the South. The City of Lake Elsinore is approximately 60 miles southeast of the Los Angeles downtown area.



Inland Empire

The City of Lake Elsinore is located in a Southern California region commonly known as the Inland Empire. Covering almost 28,000 square miles, the Inland Empire contains the largest county in the continental United States and the third fastest-growing county in California. The Inland Empire is located in the direct path of growth from the greater Los Angeles and Orange County areas. The rapid expansion of the Inland Empire can be attributed to the limited supply and increasingly high land values in Los Angeles and Orange Counties. The extensive highway systems allows the area's workers to commute to Los Angeles and Orange County employment centers.

The Inland Empire has historically been a place where individuals and families have come to seek good jobs, establish better lives, and pursue more prosperous futures. The availability of undeveloped land, combined with a low cost of living compared to the rest of California, has led to decades of rapid growth. The Inland Empire is projected to generate strong expansion in the services, retail trade, government, imports, and construction industries. Businesses planning to expand and/or relocate from adjacent counties to lower the cost of doing business are also frequently drawn to the area.