

Sierra Vista Business Park

100 - 140 CHAPARRAL COURT



Anaheim Hills

Monte Vista Rd

Chaparral Ct

Kaiser Blvd

ANAHEIM HILLS | CALIFORNIA

OFFERING MEMORANDUM

Sierra Vista Business Park

100-140 CHAPARRAL COURT, ANAHEIM HILLS, CALIFORNIA

This confidential Offering Memorandum (this “Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement personally or electronically signed by you (the “Confidentiality Agreement”) and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of property address (the “Property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the “Owner” or Voit Real Estate Services (“Broker”).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other “Evaluation Material”, including any computer diskettes or files distributed to you via email from Broker accessible online through Broker’s website) are for general reference only. They are based on assumptions relating to the general economy and local market, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an “As-Is, Where-Is” basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations therein have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to a separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

This Memorandum is the property of the Owner and Broker and may be used only by parties approved by the Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.



Sierra Vista Business Park

100 - 140 CHAPARRAL COURT, ANAHEIM HILLS

INVESTMENT HIGHLIGHTS

BUSINESS PARK ADDRESS:	100-140 Chaparral Court Anaheim, CA		
BUILDING TYPE:	Multi-Tenant Office and Flex Units (Small Warehouse Space)		
PARCEL SIZE:	Size:	Parcel #	Building
	3.23 Acres	354-052-03	130 & 140 Chaparral Ct.
APN:	1.24 Acres	354-052-04	120 Chaparral Ct.
	<u>1.20 Acres</u>	354-052-05	100 Chaparral Ct.
• BUILDINGS CAN BE SOLD SEPARATELY	5.67 Acres		
BUSINESS PARK SIZE:	103,926 SF		
TARGET ACQUISITION PRICE:	\$unpriced		
IN-PLACE INCOME:	\$1,280,316.00		
PRO-FORMA YEAR 1 NOI:	\$1,411,231.00		
PRO-FORMA YEAR 3 NOI:	\$1,759,969.00		
	<ul style="list-style-type: none">• INSTITUTIONAL GRADE, QUALITY INVESTMENT, HIGH IMAGE ARCHITECTURAL DESIGN• SUBSTANTIALLY BELOW REPLACEMENT COST• MAJOR RENTAL UPSIDE		

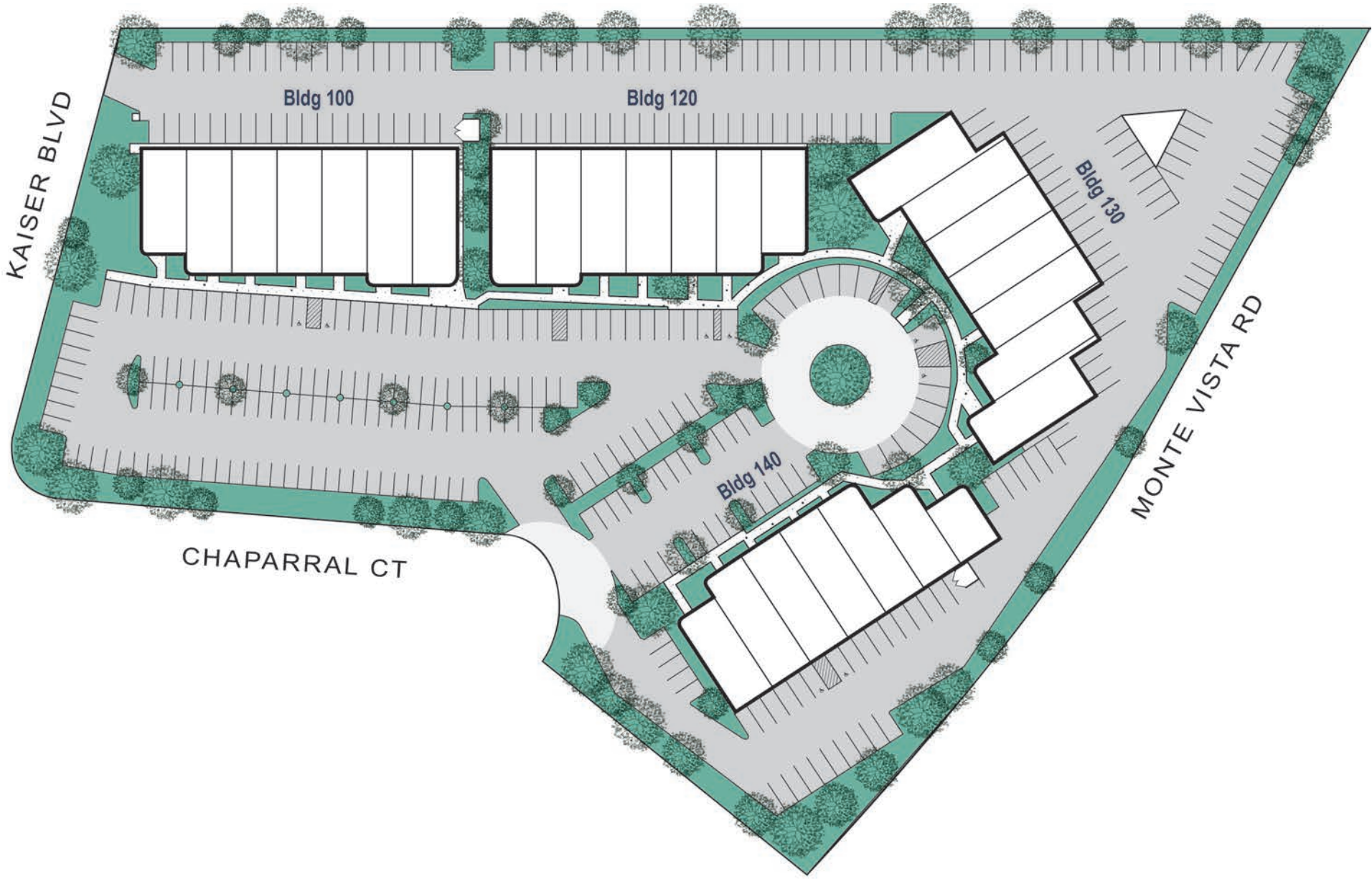
PROPERTY DESCRIPTION

100-140 CHAPARRAL COURT, ANAHEIM HILLS, CA

COUNTY:	Orange
CONSTRUCTION:	Concrete Tilt-Up
NUMBER OF BUILDINGS:	(4) 2-Story Buildings
OCCUPANCY:	89%
RENTABLE BUILDING AREA:	±103,926 SF
LOT SIZE:	±5.67 Acres
YEAR BUILT:	1988
PARKING:	4:1,000
ZONING:	O-L : Low Intensity Office
MULTI-TENANT BUILDINGS (4):	
UNITS TOTAL:	60 Units
OFFICE UNITS:	Located on 1st and 2nd Floor of Buildings
WAREHOUSE UNITS:	Located on 1st Floor of specific Building (120)
LOADING:	GL Loading Doors
POWER:	100 Amp Electrical on all Buildings
WAREHOUSE CLEAR HEIGHT:	14'
FIRE SPRINKLERS:	Yes, In All 4 Buildings



SITE PLAN



AERIAL PHOTO



Sierra Vista Business Park

Anaheim Hills

100-400 CHAPARRAL COURT, ANAHEIM HILLS, CA

Weir Canyon Rd

Old Springs Rd

Monte Vista Rd

Chaparral Ct

Kaiser Blvd

OFFERING MEMORANDUM

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REAL ESTATE SERVICES

EXCLUSIVELY PREPARED BY:

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