

**RARE ORANGE COUNTY BUSINESS PARK
WITH RECORDED CONDOMINIUM MAP IN PLACE
APPROXIMATELY 80,000 SQ. FT.**



RAYMER BUSINESS PARK
2001-2007 Raymer Avenue
Fullerton, CA

Exclusively Offered by:

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

EXECUTIVE SUMMARY

Voit Real Estate Services is pleased to offer for sale the Raymer Business Park, a unique opportunity to acquire an irreplaceable multi-tenant business park located in a premier North Orange location. Raymer Business Park is comprised of 45 individual units ranging from 1,380 and 3,340 sq. ft. in three buildings totaling approximately 80,032 sq. ft. Additional project features include ground level loading doors, skylights in each unit, fire sprinklers, currently an abundant 3:1 parking ratio and excellent vehicle access and circulation throughout the project.

The Project has a recorded condominium map in place, offering the investor, developer and/or sponsor the opportunity to offer individual units for sale at a significant premium over the acquisition price. Additionally, The Raymer Business Park is situated on an oversized land parcel and is entitled for the development of an additional 25,465 sq. ft. building, included in the approved condominium map. The grading, parking, asphalt, striping, hardscape and landscaping has already been installed for the future structure; the land is out of immediate view as it is screened by mature landscaping and is currently leased.

The scarcity of land for development and high cost of construction insulate the investor from future competition entering the market and strategically position the investor to achieve immediate profits from selling off the condominium units, especially now under the free six months of mortgage payments under SBA loan programs. Alternatively, the owner could enjoy a steady cash flow from the existing income from the property and hold as a long-term investment and execute the condominium exit strategy at a later date. Additionally, many of the units in the project are less than 1,500 sq. ft., a unit size rarely offered for sale, enabling ownership to command even larger premium on those sales.

The Raymer Business Park is centrally located in the North Orange County submarket, consistently one of Orange County’s strongest performing industrial markets, currently boasting a low 2.42% vacancy rate. The project also offers immediate access to major freeways including the Riverside (91), Santa Ana (5), Pomona (57), Newport (55) and San Gabriel (605), freeways as well as convenient access to the ports of Los Angeles and Long Beach and John Wayne Airport and Los Angeles International Airport.

The Project is located in the City of Fullerton, which was incorporated in 1904 and has attracted 137,000 residents with its rolling hills, 50 city parks, golf courses, cultural centers, community centers and a thriving Downtown District. The City is home to Cal State University of Fullerton, Fullerton College, Western State University College of Law, the Southern California College of Optometry and a nationally recognized public school system. The City of Fullerton is known as one of Orange County’s premier cities to work, live and invest. With its close proximity to an extensive freeway network and major airports, it is now home to nearly 11,639 businesses, some of which include Raytheon Systems, Alcoa Fastening System, St. Jude Medical Center, and Beckman Coulter.

INVESTMENT HIGHLIGHTS

- Recorded condominium map which allows for individual unit sales to owner users at a significant price premium. Investor returns will be further enhanced with in place rental income while implementing a sale program.
- All leases contain a Lessor termination provision which allows ownership the flexibility to terminate leases in order to increase lease rates to market rents or strategically phase the sale of individual condominium units.
- Located in a mature infill market with significant constraints to new development. The property will sell at significantly below replacement cost, further insulating the investor from new competition of multi-tenant business parks.
- Easy access to major freeways including the Riverside (91), Santa Ana (5), Pomona (57), Newport (55) and San Gabriel (605) freeways.
- Desirable unit sizes ranging from 1,380 to 3,340 sq. ft. which can accommodate a variety of uses and tenant expansion needs.
- Individual units feature roof mounted heating, cooling and air conditioning units, fire sprinklers, skylights, and 100 AMPS of 120/208 volt power.
- The project has recently undergone extensive capital improvements some of which include: new exterior paint, landscape upgrades, asphalt repair and replacement.
- The site offers an abundant 3:1,000 sq. ft. parking ratio as well as excellent truck and vehicle circulation.
- The roof system features a low maintenance, well insulated foam roof with reinforced acrylic coated which only requires re-coating every 20 years.
- Raymer Business Park is entitled for the development of an additional 25,456 sq. ft building which includes 18 individual condominium units.

ASKING PRICE	Offered Unpriced	
NET INCOME	Year 1	\$992,625
	Year 2	\$1,051,314

*Based on Current Tax Assessmen

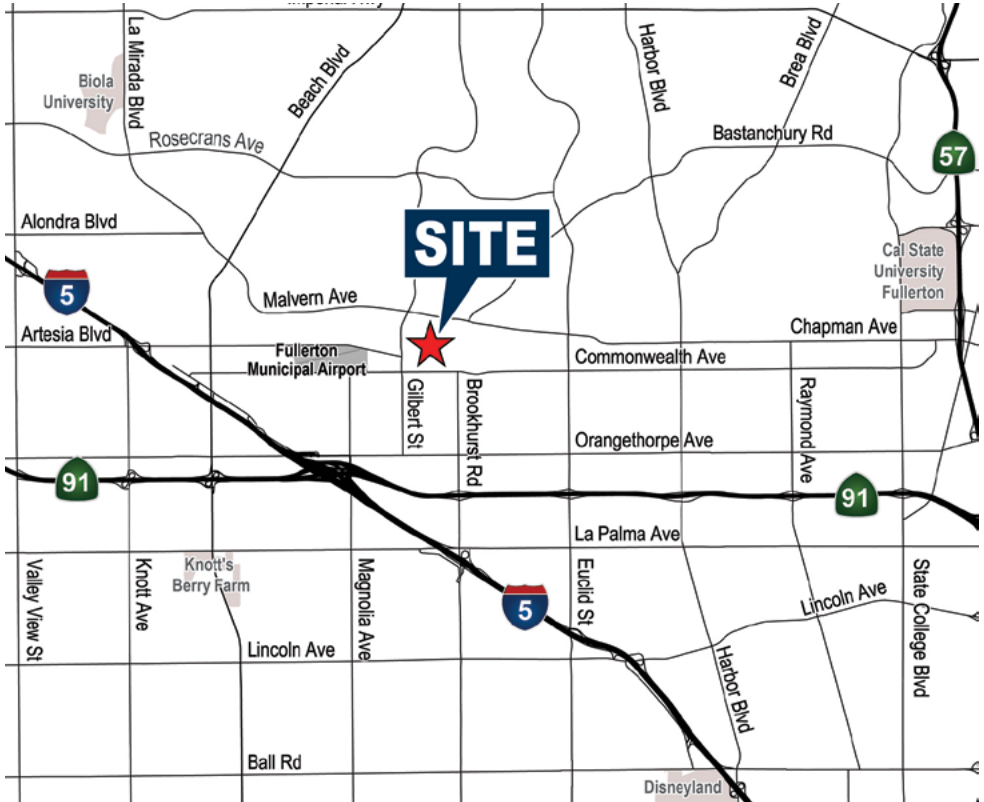
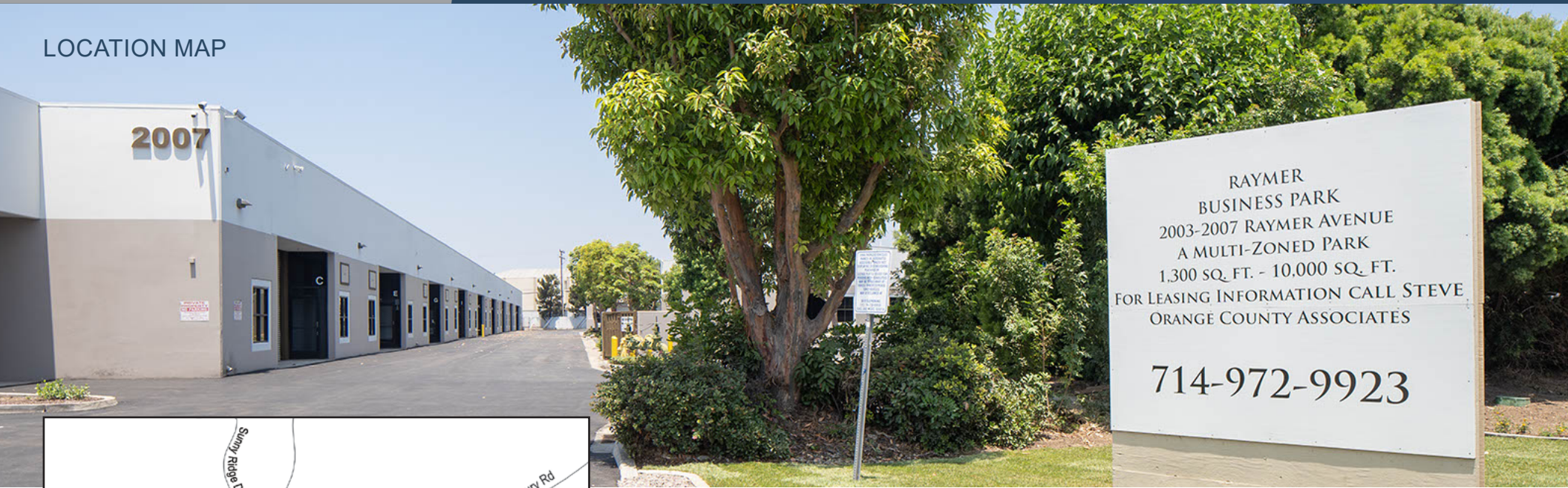
PROPERTY DESCRIPTION

Address	2001, 2003, 2005, 2007 Raymer Fullerton, CA
Existing Building Area	Approx. 80,032 Sq. Ft.
Approved Building Area	25,456 Sq. Ft.
Total Potential Building Area	105,488 Sq. Ft.
Office Area	Estimated fifteen (15%) percent
Land Area	Approx. 5.26 acres
APN	030-150-25
Occupancy for Existing Building	98%
Construction Type	Concrete Tilt Up Panels
Year Built	1987
Unit Sizes	1,380 - 3,340 SF
Loading	Ground Level Doors (10' x 12' and 12' x 12')
Clearance	14'-16'
Parking Ratio	3:1000 (currently)
Power	Min. 100 Amps per unit, Three Phase, Four Wire
Fire Sprinklers	Yes
Exterior Lighting	LED Lighting

STRUCTURAL SPECIFICATIONS

Foundation	Continuous perimeter concrete grade beams supporting concrete tilt-up panel walls. The floors are constructed as concrete slab on grade with control joints around each column, at column lines, and at intermittent locations between column lines and perimeter wall.
Exterior Walls	Pre-cast concrete tilt-up and concrete block wall panels and painted finish
Roof	Panelized roof structure utilizing glu-laminate beams and wood joist construction with ½ inch thick plywood roof decks. All three buildings have well insulated foam roof with adequate acrylic coating. The foam roof lasts for the useful life of the building with only an acrylic re-coating every 20 years which provides at an additional insulation of a minimum of R6.
Exterior Doors & Windows	Aluminum frame mullions with single-glazed glass.
HVAC	Roof Mounted Packaged Units.
Plumbing	Cooper water supply piping and cast iron or ABS waste and vent piping.
Floors	Carpet flooring or vinyl tile in the office areas and vinyl tile flooring in restrooms and kitchen areas.
Interior Walls Finish	Light textured drywall in office and concrete tilt-up and block warehouse walls with paint finish.

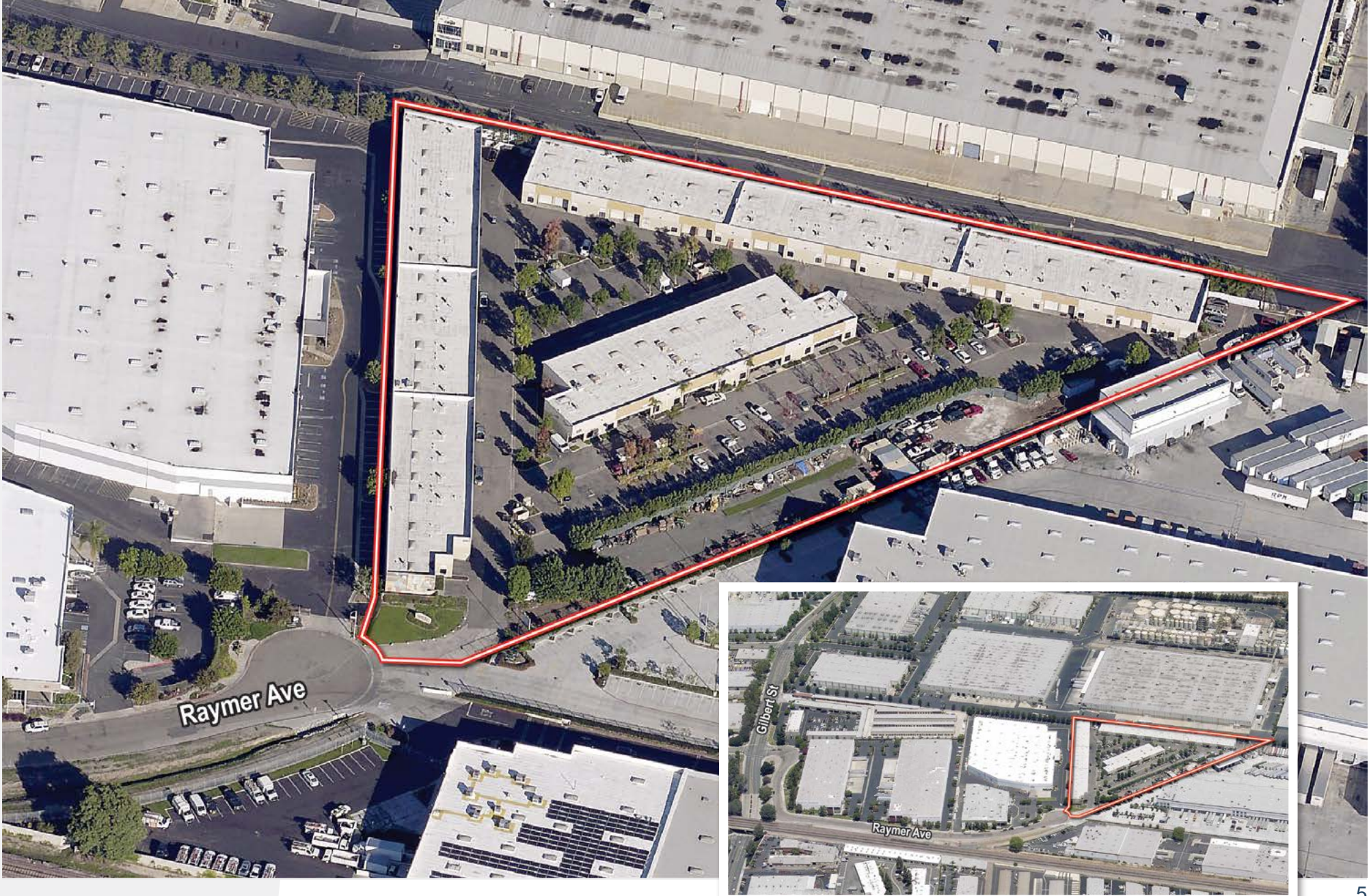
LOCATION MAP



Great Access to Two Major Freeways. The project is only four minutes from the Santa Ana and the Riverside Freeways. The north/south and east/west arteries for Orange County.

The City of Fullerton is Pro-Business and has one of the lowest business license fees in the state. Fullerton also has five colleges, an art center, airport, regional hospital, its own library, and one of the lowest crime rates in the nation. Local high schools Troy and Sunny Hills repeatedly score among the top in Orange County. It is a fine city to live, work, play and invest.

AERIAL



APPROVED CONDOMINIUM MAP
WITH FUTURE CONDOMINIUM PLAN

