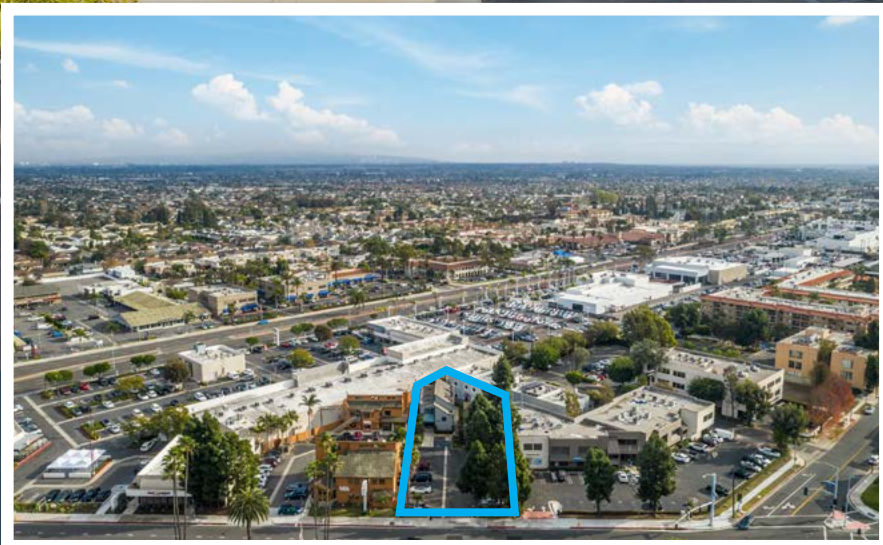


RARE BOUTIQUE OFFICES FOR SALE & LEASE // TOGETHER OR INDIVIDUALLY ± 2,456 SF - 5,776 SF



18586 & 18592 MAIN ST.
Huntington Beach, CA

Voit
REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services is pleased to be able to exclusively provide the opportunity to purchase or lease one or both properties located at 18586 & 18592 Main St., Huntington Beach, CA 92648. The properties are located on separate but adjacent parcels. This opportunity is perfect for an owner-user to fully occupy, lease a portion and/or hold onto for future redevelopment. Both buildings feature beautifully improved oak highlights with fireplaces in the main offices, excellent patios/backyards for employee amenities and provides a full kitchen, multiple restrooms, and even a shower. 18592 Main St. also offers a bonus freestanding garage. These rare properties is nearest the intersection of Main St. and Beach Blvd. and across from major retail amenities like 5 Points Plaza.

PROPERTY HIGHLIGHTS

- Owner-User, Partial User, Investor/Developer
- Vacant Upon Close of Escrow or Possible Partial Leaseback
- Parking Ratio is 3.46 Per Thousand
- Extremely Hard to Find Small User Buildings
- Superior Location - Strong Demographics and First in Class Retail Amenities
- Redevelopment Possible, Mixed-Use/Residential
- Properties Offer Rare and Desirable Live/Work Style Amenities Like: Fireplaces, Kitchens, Showers, Patios, Garage with a Lift
- Flexible Zoning - Live Work, Esting and Drinking Establishments, Medical, Professional Services, Lodging, Personal Enrichment, Residential (Conditional) (*Please Verify)

Voit

REAL ESTATE SERVICES

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PROPERTY DESCRIPTION



Building 1 - *VACANT

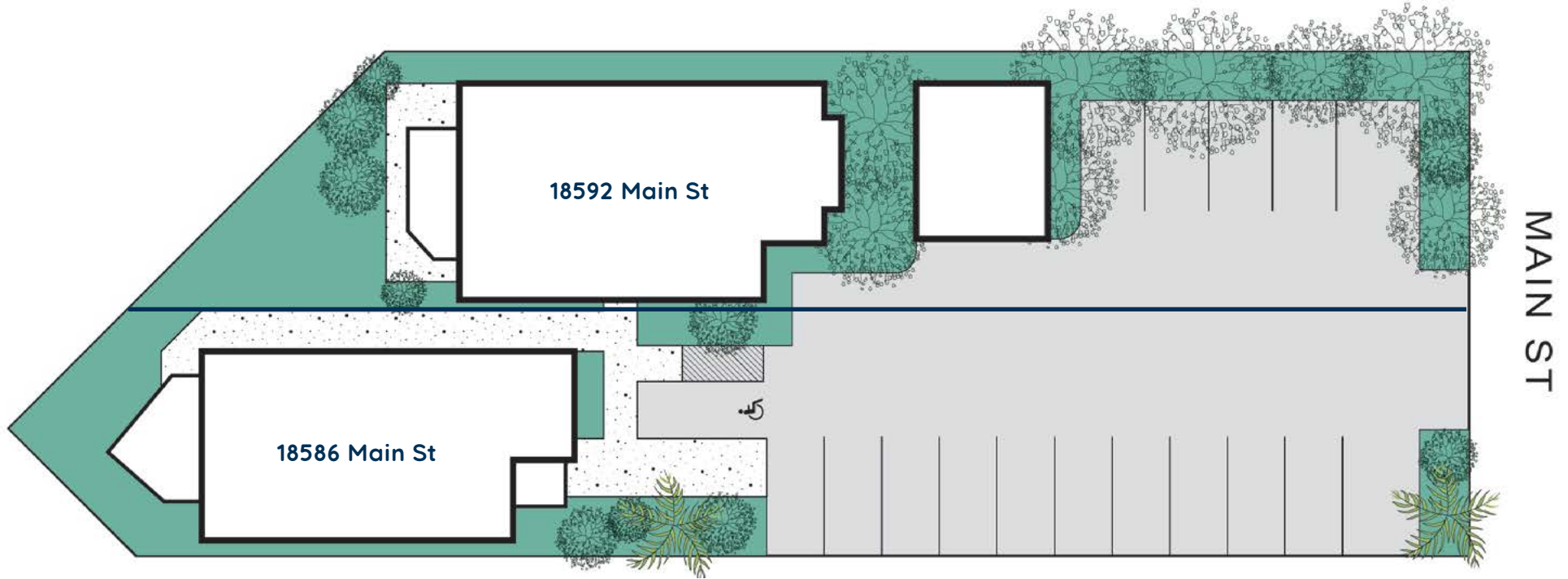
| | |
|------------------------|--------------------------------|
| ADDRESS | 18586 Main Street |
| BUILDING SIZE | ± 3,320 SF |
| LOT SIZE | ± 8,616 SF |
| BUILT | 1985 |
| FIRE SPRINKLERS | No |
| ZONING | SP-14 Town Center Neighborhood |
| PARKING | 12 Spaces |
| APN # | 159-102-30 |



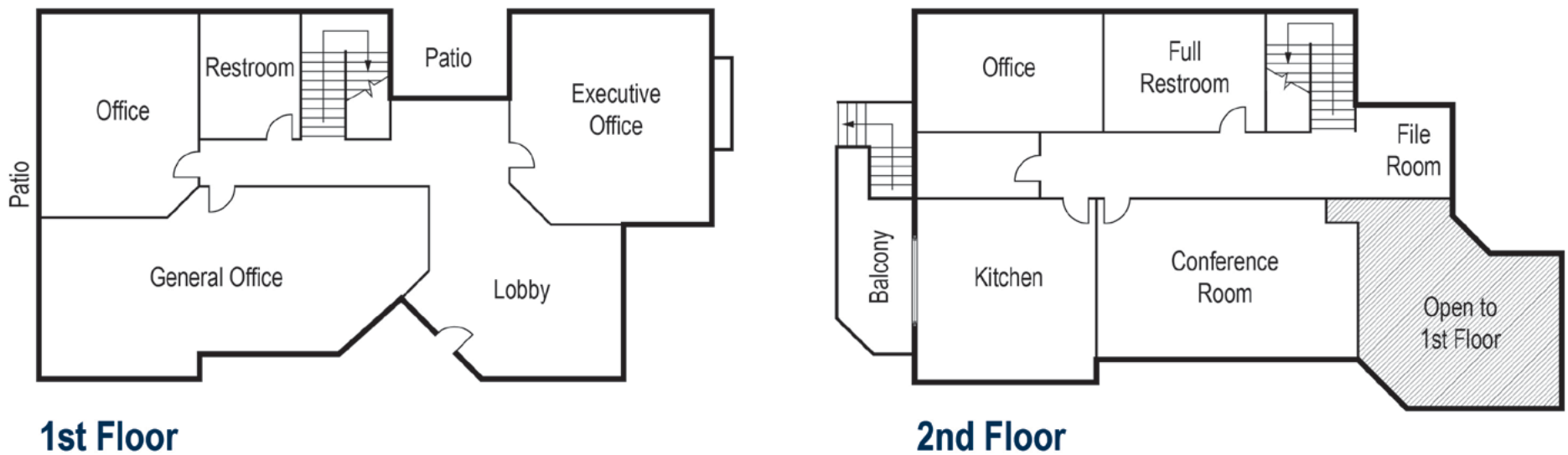
Building 2 - *Do not disturb tenant. Tour upon acceptance of offer.

| | |
|------------------------|--------------------------------|
| ADDRESS | 18592 Main Street |
| BUILDING SIZE | ± 2,456 SF |
| LOT SIZE | ± 7,820 SF |
| BUILT | 1985 |
| FIRE SPRINKLERS | No |
| ZONING | SP-14 Town Center Neighborhood |
| PARKING | 8 Spaces |
| APN # | 159-102-29 |

SITE PLAN

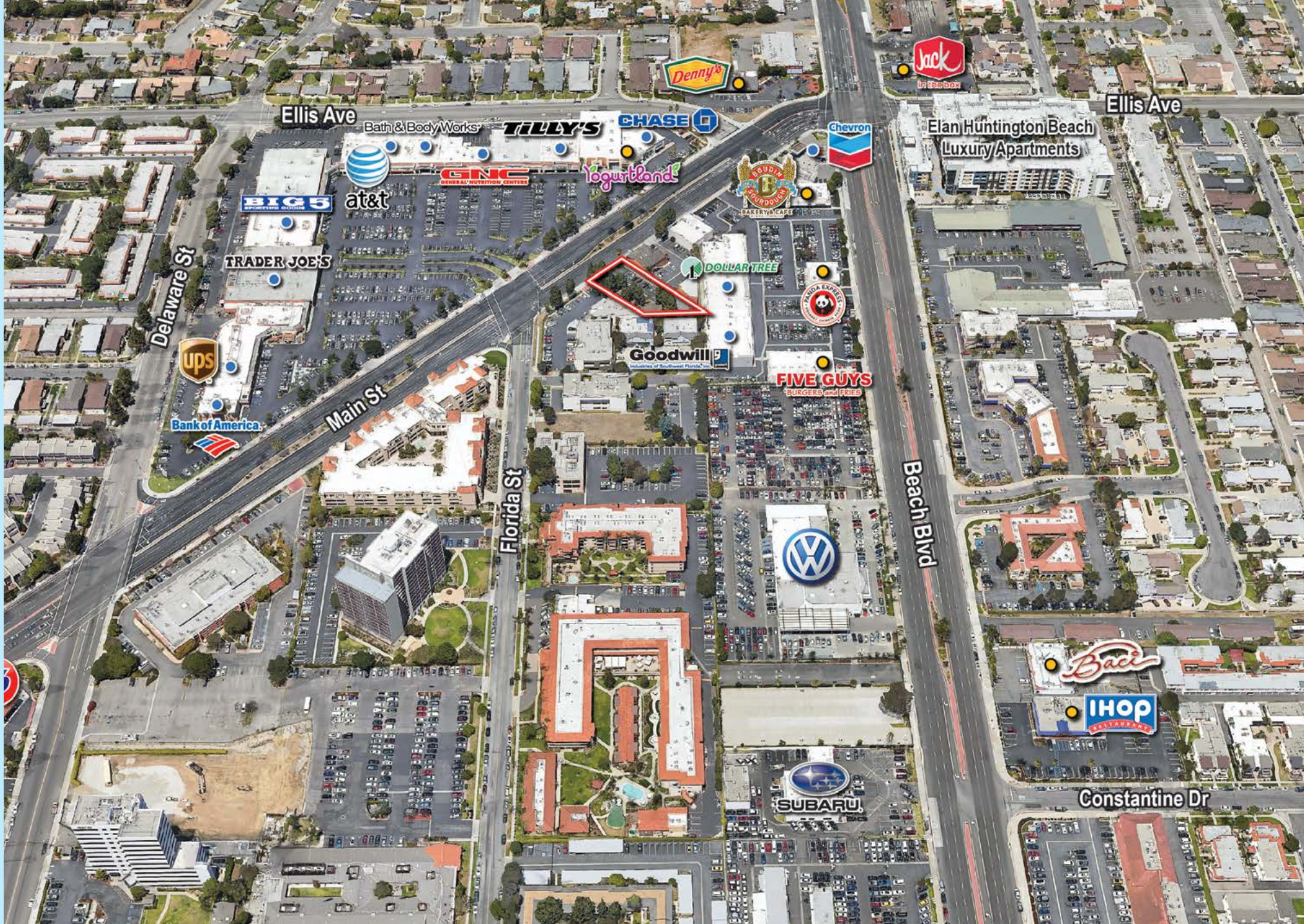


Floor Plan of 18592 Main Street





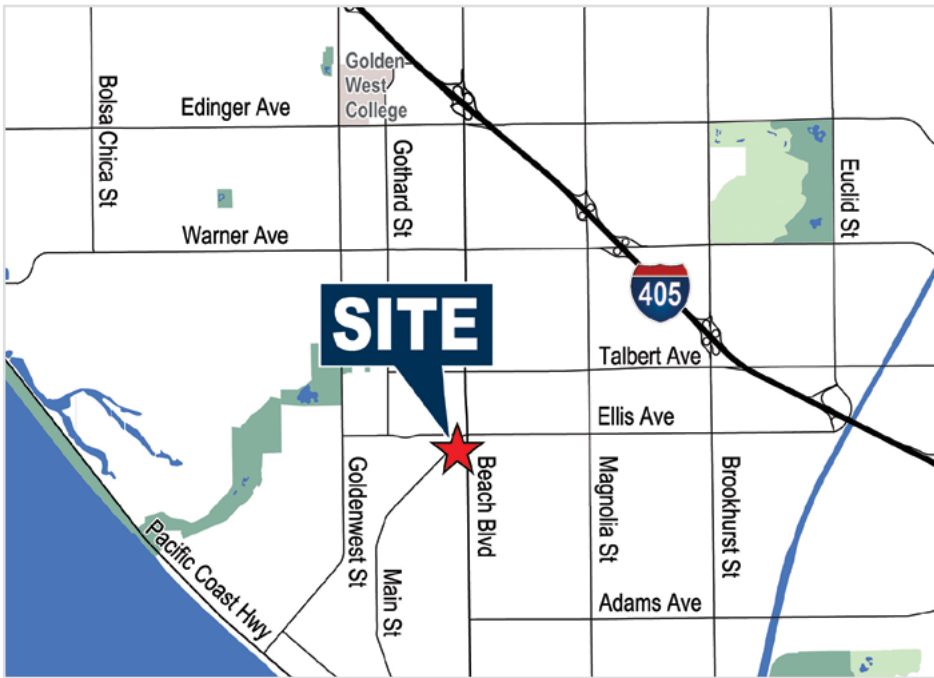
**18586 & 18592
MAIN ST.**



PARTIAL USER - LEASE SCENARIO

| Occupy 18586 Main St, Lease 18592 Main St | | |
|---|----------------------------------|---------------------|
| PREPARED FOR: | Main St. Buyer | |
| PREPARED BY: | Voit Real Estate Services | |
| | Total SF: | 5,776 |
| | Occupied SF | 3,320 |
| | Space Leased Back | 2,456 |
| | Purchase Price | |
| Price Per Square Foot | | \$605.96 |
| Total Purchase Price | | \$3,500,000.00 |
| Down Payment | 10% | \$350,000.00 |
| Amount to be Financed | | \$3,150,000.00 |
| Years Amortized Over | 25 | 300 |
| Annual Interest Rate | | 3.25% |
| Monthly Payment Amount | | \$15,350.46 |
| Lease Payment | | N/A |
| Est. Property Taxes (1.09833%) | | \$3,203.46 |
| Est. Insurance (\$.01/sf) | | \$57.76 |
| Est. Common Area Mtnc | \$0.020 | \$115.52 |
| Gross Monthly Cost | | \$18,727.20 |
| Less Lease-back | \$2.35 | \$5,771.60 |
| Adjusted Gross Monthly Cost | | \$12,955.60 |
| Gross Annual Cost | | \$155,467.24 |
| Potential Tax Deductions* | | |
| Annual Interest (yr 1) | | \$101,144.99 |
| Annual Lease Payment | | N/A |
| Annual Taxes/Insurance | | \$39,134.67 |
| Annual Operating Expenses | | \$1,386.24 |
| Estimated Depreciation | | \$62,820.51 |
| Less Annual Income Rec'd from Lease | | \$69,259.20 |
| Total Tax Deductions | | \$135,227.22 |
| Tax Bracket | | 34% |
| Tax Savings | | \$45,977.25 |
| Net Annual Cost | | \$109,489.99 |
| Debt (Principal) Reduction (yr 1) | | \$83,060.54 |
| Net Effective Monthly Cost | | \$2,202.45 |
| Effective Mthly. Occupancy Cost/sf | | \$0.66 |

*These are estimates only for projection purposes and must be verified by a tax attorney or accountant. The information contained herein has been obtained from sources that we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All figures are approximate. You should always contact your accountant and/or your attorney to evaluate any tax or legal consequences.



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