

Nam Neil Hoang

Commercial

Thu, Oct 16, 2008 05:30 PM

Ref: 1

COM Active 14091 GOLDENWEST STREET

Westminster (WTM)

Commercial

Price \$ 1,250,000*



P652497 Media: 1 Area Westminster South of Westminster, W of Beach (60) Orange County (OR) APNO 195-331-04

Have

Business Park Name

XSTS SOUTH WESTMINSTER AVE

Features Air Conditioned

Terms Cash To New Loan

List Type Exclusive Right To Sell/Lease/Full Service

Zip 92683-3720

Enclosed Yard

Tot Bldg SF 4,000

Poss

Aerial Map

ADA Compliant No

TG 797h7

\$/SF 312

Gross Equity

Loans

beautiful stand alone commercial building, Divided into two separate office space: #A- Approx. 3000SF - and #B- Approx 1000SF . - Located right next to the local trip shopping area at intersection of South West corner Goldenwest Street & Westminster Ave. GOOD FOR DOCTOR,DENTIST,LAWYER,OFFICE,TAX ACCOUNTANT,OR RETAIL, DO NOT DISTURB BUSINESS OCCUPANTS. PLEASE CALL FOR APPOINTMENT TO SEE THE INSIDE WITH YOUR QUALIFIED BUYERS ONLY. THANK YOU.

Directions South west corner shopping area of Westminster & Goldenwest. Busy intersection of local shopping center. Next door to Thai Restaurant.

Financial Analysis (ANNUAL)

Gross Sched Income \$ 0	Tax Area	Water
Vacancy Allow % \$	Tax Rate Yr	Tax Rate
Gross Oper Income \$	Land \$	Actual Gross Income \$ 0
Operating Exp % \$ 0	Imprvmnts	Pre Tax Cash \$ 0
Net Oper Income \$ 0	Per Prop	
Loan Payment \$		
Gross Spend Income \$	Legal:	Lot# 04 Blk# 0000 Trac# 287
Cap Rate 0%		
Gross Multiplier:	X Gross	

Financial Info As Of

Unit No	Tenant	Size Sqft	Type	Lg	LEASE Exp /Mo	Rent 1st \$	@ \$ /Mo	Due Lender	@ %
						Assumable	Fee		
						2nd \$	@ \$ /Mo		@ %
						Down \$			
						Land Fee	Lse /	YrExp	Sld
						Zones: Spc Std	Fld Cstl		
						Private Transfer Taxes Yes	Special Conditions None		
						Bldg Dim	Mezz SqFt	Ceiling Height	
						Land SqFt 7,400	Land Dim	LocationRetail Frontage	
						Const	Roof	R/Age	
Fire Spk	Min Clear Ht				Span	Stories	Year Blt 1979 /	Yr Rfb	
Total Base Income					/Mo	Bldg Prmt Yes	Zn	#Bldg #Un	
Overage Income					/Mo	Sewer	Stg Tnk	O/Head Crane	
Tot Mo Gross Sched Income 0					/Mo	Lot/Community Desc			
						Floors		Total Floors	
						% of Total Value 1			

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail No	Heat Forced Air		Cooling Y
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/	W/	Foil
Water	Janitor	Pkg Spc 10	Ratio 2.5	Fncd Sqft	Plant SqFt
		Parking Driveway - Concrete		Water District	

Office Data

Maint	Association	Tot Sqft 4,000	#Toilets	M/2	W/	#Offices	A/C Y	Heat Electric, Forced Air
Management	Accountant \$							
Advertising \$	Contract Services \$							
Debt Services \$	Payroll \$							
Reserves \$	Security \$							
Sewer \$	Supply Expense \$							
Utilities \$	Vacancy %							
Source of Annual Expense	Accountant Provided							

Total \$ 0

Contact Information

This Report was created by:

Agent: **Nam Neil Hoang** Phone: **714-289-2254** Mobile Ph: **714-686-1761** Pager: **714-686-1761**
Office: **Mac 1 Funding** Fax: **714-636-1978** Email: neilhoang@yahoo.com Website: www.BestHomeINC.com Blog WSite: www.TravelVietnamNetwork.com

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Commercial

Thu, Oct 16, 2008 05:30 PM

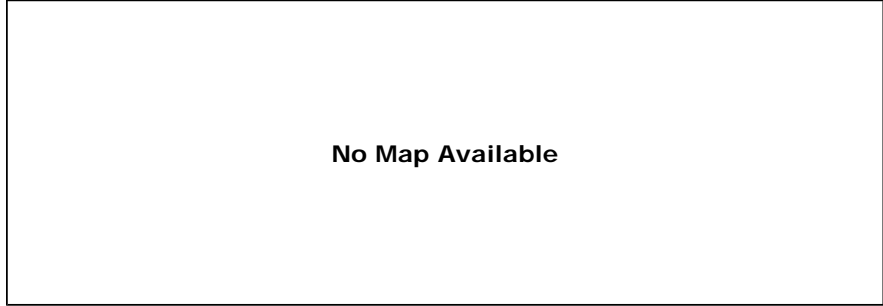
Ref: 2

COM Active 10022 IMPERIAL Ave

Garden Grove (GG)

Commercial

Price \$ 1,399,000



P654808 Media: 15 Area Garden Grove S of Chapman, W of Euclid (63) Orange County (OR) APNO 099-034-03

Have COMMERCIAL BUILDING

Business Park Name

XSTS BROOKHURST/TRASK

Features

Terms Cash, Cash To New Loan

List Type Exclusive Right To Sell/Lease/MLS Entry Only

Zip 92842-

Enclosed Yard

Tot Bldg SF 5,930

Poss Close of Escrow

NICE AND GOOD LOCATION FOR A TWO STORY COMMERCIAL BUILDING, LARGE PARKING IN THE BACK, NEWER EXTERIOR PAINT.

CLOSE TO 22 FWY, SCHOOL, AND SHOPPING CENTER. SELLER MOTIVATED, SUBMIT ALL OFFERS TO LISTING AGENT.

Directions NORTH OF TRASK, EAST OF BROOKHURST

Aerial Map ADA Compliant No

TG 798E7
\$/SF 235

Gross Equity
Loans

Financial Analysis (ANNUAL)

Gross Sched Income \$ 75,240	Tax Area	Water
Vacancy Allow % \$	Tax Rate Yr	Tax Rate 1.17
Gross Oper Income \$	Land \$	Actual Gross Income \$ 75,240
Operating Exp % \$ 15,048	Imprvmnts	Pre Tax Cash \$ 100,000
Net Oper Income \$ 60,192	Per Prop	
Loan Payment \$		
Gross Spend Income \$	Legal:	Lot# 4 Blk# Trac# 781
Cap Rate 4.3%		
Gross Multiplier: 18.59	X Gross	

Financial Info As Of

Unit	No	Tenant	Size	Sqft	Type	Lg	LEASE	Exp	Rent	1st \$	@ \$	/Mo	@ %
1	DENTIST	1,590	GRO	16	2015	2000	2015	2000	Due				
2	TAX SERVICE	575	GRO	1	2009	620			Assumable		Fee		
3	VACANT	800	GRO	M/M	2008	900			2nd \$		/Mo		@ %
4	PHOTO	575	GRO	M/M	2008	550			Down \$				
5	LOAN, INSURANCE	2,390	GRO	1	2014	2200			Land Fee	Lse	/	YrExp	
									Zones: Spc Std	Fld	Cstl	Slid	
									Private Transfer Taxes	No	Special Conditions	None	

Building & Land Data

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt 12,360	Land Dim	Location Stand Alone Location
Const	Roof	R/Age
Fire Spk	Min Clear Ht	Span
Total Base Income	/Mo	Stories
Overage Income	/Mo	Bldg Prmt
Tot Mo Gross Sched Income 6,270	/Mo	Sewer In, Connected & Paid
		Lot/Community Desc
		Floors
		% of Total Value 50
		Total Floors

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail	Heat	Cooling	
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/ W/	Foil	Skylt
Water	Janitor	Pkg Spc 15	Ratio 2.5	Fncd Sqft	Plant SqFt
		Parking Open		Water District	

Office Data

Maint Management	Association	Tot Sqft 5,930	#Toilets	M/ W/	#Offices	Heat
Advertising \$	Accountant \$				A/C Y	
Debt Services \$	Contract Services \$					
Reserves \$	Payroll \$					
Sewer \$	Security \$					
Utilities \$	Supply Expense \$					
Source of Annual Expense	Vacancy %					
	Owner Provided					
	Total \$ 15,048					

Contact Information

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Commercial

Thu, Oct 16, 2008 05:30 PM

Ref: 3

COM Active 7181 Garden Grove Blvd



S540923

Media: 7

Area Garden Grove S of Chapman, W of Euclid (63)

Orange County (OR)

APNO 215-015-01

Have

Business Park Name

XSTS W/Goldenwest on Garden Grove Blvd

Features

Terms Cash

List Type Exclusive Right To Sell/Lease/Full Service

Zip 92841-4226

Enclosed Yard

Tot Bldg SF 2,250

Poss

Aerial Map

ADA Compliant Yes

TG 797G6

\$/SF 695

Gross Equity

Loans

The Original Harry's Place sit down Restaurant Busnss and Real Estate features a full service sit down restaurant with an outside patio area, located on a prime signaled corner of Goldenwest Avenue and Garden Grove Blvd, next to 22 Freeway on/off ramps. Great Freeway visibility. Long time established business with long time stable employees. The Original Harry's Place, an establishment serving breakfast, lunch and dinner, offers a diverse selection of exceptional gourmet fast food. For over 30 years and spanning three generations in the business, they have been serving customers quality food at value pricing. Throughout the years, unique one kind recipes have allowed them to prepare and serve each meal to meet and exceed the expectations of customers with complete satisfaction. Their diverse menu consisting mainly of fresh foods are prepared daily See at website: <http://www.theoriginalharrysplace.com/> Also: <http://www.theoriginalharrysplace2.com/> Directions Wesot of Goldenwet on N/W/C or Goldenwest and Garden Grove Blvd

Financial Analysis (ANNUAL)

Gross Sched Income \$ 720,000
 Vacancy Allow % \$
 Gross Oper Income \$
 Operating Exp % \$ 0
 Net Oper Income \$ 0
 Loan Payment \$
 Gross Spend Income \$
 Cap Rate 0%
 Gross Multiplier: 2.17

Tax Area 18028
 Tax Rate Yr
 Land \$
 Imprvmnts
 Per Prop
 Water
 Tax Rate
 Actual Gross Income \$ 720,000
 Pre Tax Cash \$ 00

Legal: Lot# 15 Blk# Trac# 215

X Gross

Financial Info As Of

Unit	Size	LEASE	Rent			
No	Tenant	Size Type Lg	Exp /Mo	1st \$	@ \$	/Mo @ %
				Due	Lender	@ %
				Assumable	Fee	@ %
				2nd \$	@ \$	/Mo @ %
				Down \$		

Land Fee Lse / YrExp Sld
 Zones: Spc Std Flid Cstl
 Private Transfer Taxes No Special Conditions None

Building & Land Data

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt 8,800	Land Dim	LocationCorner
Const	Roof	R/Age
Fire Spk	Min Clear Ht	Span
Total Base Income	/Mo	Stories
Overage Income	/Mo	Bldg Prmt
Tot Mo Gross Sched Income 60,000	/Mo	Sewer
		Lot/Community Desc
		Floors
		% of Total Value 25
		Total Floors

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail	Heat	Cooling	
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/ W/	Foil	Skylt
Water	Janitor	Pkg Spc 18	Ratio 8	Fncd Sqft	Plant SqFt
		Parking Open		Water District	

Office Data

Maint	Association	Tot Sqft 2,250	#Offices	Heat
Management	Accountant \$	#Toilets	M/ W/ A/C	
Advertising \$	Contract Services \$			
Debt Services \$	Payroll \$			
Reserves \$	Security \$			

Sewer \$
Utilities \$
Source of Annual Expense **Owner Provided**
Total \$ 0

Supply Expense \$
Vacancy %

Contact Information

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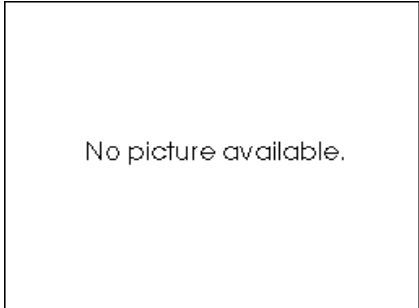
Ref: 4

COM Active 8242 Garden Grove Blvd

Garden Grove (GG)

Commercial

Price \$ 1,990,000



P639518 Media: 0 Area N of Gar Grv, S Of Ball, E of Knott, W of Dale (61) **Orange County (OR)** APNO 097-011-07

Have **Multiple Unit Land**

Business Park Name

XSTS **S/Garden Gove, E/Beach**

Features

Terms **Cash To New Loan**

List Type **Exclusive Right To Sell/Lease/Full Service**

Zip **92844-**

Enclosed Yard

Tot Bldg SF **1,600**

Poss

Aerial Map ADA Compliant **No**

TG **798A6**
\$ /SF **1,243**

Gross Equity
Loans

Desirable area to build multiple units of SFR, CONDO, TOWNHOMES. Please check with city for use. Adjacent lot new condo was very popular, very convenient for traffic, shopping and school. Current tenant leases are month-to-month.

Directions on Garden Grove Bl, East of Beach Bl and West of Dale

Financial Analysis (ANNUAL)

Gross Sched Income \$ 4,775	Tax Area	Water District/ Public
Vacancy Allow % \$	Tax Rate Yr	Tax Rate
Gross Oper Income \$	Land \$	Actual Gross Income \$ 57,300
Operating Exp % \$ 12,000	Imprvmnts	Pre Tax Cash \$ 45,300
Net Oper Income \$ 45,300	Per Prop	
Loan Payment \$	Legal:	Lot# 5 Blk# A Trac# 1075
Gross Spend Income \$	X Gross	
Cap Rate 2.28%		
Gross Multiplier: 416.75		

Financial Info As Of

Unit No	Tenant	Size Sqft	Type	Lg	LEASE Exp /Mo	Rent 1st \$ Due	@ \$ /Mo	Lender	@ %
						Assumable	Fee		@ %
						2nd \$ Down \$	@ \$ /Mo		@ %
						Land Fee	Lse /	YrExp	Sld
						Zones: Spc Std	Fld Cstl		
						Private Transfer Taxes No	Special Conditions None		

Building & Land Data

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt 33,600	Land Dim	Location Other
Const	Roof	R/Age
Fire Spk	Min Clear Ht	Span
Total Base Income	/Mo	Stories
Overage Income	/Mo	Bldg Prmt Yes
Tot Mo Gross Sched Income 4,775	/Mo	Sewer In, Connected & Paid
		Lot/Community Desc
		Floors
		% of Total Value 10

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail	Heat		Cooling
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/ W/	Foil	Skylt
Water	Janitor	Pkg Spc 200	Ratio 125	Fncd Sqft	Plant SqFt
		Parking Assigned Parking		Water District	

Office Data

Maint	Association	Tot Sqft 1,600	#Offices	A/C	Heat
Management	Accountant \$	#Toilets	M/ W/		
Advertising \$	Contract Services \$				
Debt Services \$	Payroll \$				
Reserves \$	Security \$				
Sewer \$	Supply Expense \$				
Utilities \$	Vacancy %				
Source of Annual Expense Owner Provided					
	Total \$ 12,000				

Contact Information

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Nam Neil Hoang

Commercial

Thu, Oct 16, 2008 05:30 PM

Ref: 5

COM Active [9825 Garden Grove Blvd](#)

Garden Grove (GG)

Commercial

Price \$ 1,990,000



P656321

[Media: 9](#)

Area Garden Grove S of Chapman, W of Euclid (63)

Orange County (OR)

APNO 133-371-51

Have **Offices/Show Room**

Business Park Name **Grand HK Motors**

XSTS **North Side of GG Blvd, West of Brookhurst**

Aerial Map

Features **Air Conditioned, Display Window, Ground Level Door, Handicapped Access, Individual Electric Meter, Individual Gas Meter, Kitchen Facilities, Outside Lighting, Public Sewer, Restrooms-Handicapped, Security Gate, Smoke Alarm, Storage Area**

ADA Compliant **Yes**

Terms **Cash, Cash To New Loan, Submit**

List Type **Exclusive Right To Sell/Lease/Full Service**

TG **798D6**

Zip **92844-**

\$/SF **552**

Enclosed Yard **Block Wall**

Tot Bldg SF **3,600**

Gross Equity

Poss **Close of Escrow**

Loans

Absolutely the best deal around! Garden Grove Boulevard is a major thoroughfare in central Orange County and with high visibility to over 60,000 cars driving by per day, it's a sure bet that your business will be seen! Sitting across the street from Hanmi Bank, Asian Super Market, Pharmacy and dozens of other smaller business acting as a magnet to the Korean District, this property is suitable to a myriad of options such as an auto dealer/service, insurance agency, real estate office, law office, medical clinic, animal clinic/hospital, clothing store, furniture store or any sort of retail. There are 10 individual offices sharing a 3,600 square feet building that features a show-room running along the 10 offices, a reception area, a meeting/conference room, storage area and three restrooms (1 men's; 1 women's + 1 common use). Thirty parking spaces are available outside along with signage. Truly, a must see -- give your business the exposure it deserves!

Directions **North Side of Garden Grove Blvd, West of Brookhurst, East of Gilbert (faces south)**

Financial Analysis (ANNUAL)

Gross Sched Income \$ 0	Tax Area 18377	Water District/ Public
Vacancy Allow % \$	Tax Rate Yr	Tax Rate
Gross Oper Income \$	Land \$	Actual Gross Income \$ 0
Operating Exp % \$ 0	Imprvmnts	Pre Tax Cash \$ 0
Net Oper Income \$ 0	Per Prop	
Loan Payment \$		
Gross Spend Income \$	Legal:	Lot# 0 Blk# Trac# 0
Cap Rate 0%		
Gross Multiplier:	X Gross	

Financial Info As Of

Unit	Size	LEASE	Rent			
No Tenant	Sqft Type Lg	Exp /Mo	1st \$	@ \$ /Mo		@ %
			Due	Lender		
			Assumable	Fee		
			2nd \$	@ \$ /Mo		@ %
			Down \$			
			Land Fee	Lse /	YrExp	Sld
			Zones: Spc Std	Fld Cstl		
			Private Transfer Taxes No	Special Conditions None		
Building & Land Data						
	Bldg Dim 3,600 sqft		Mezz SqFt		Ceiling Height	
	Land SqFt 15,180		Land Dim		Location Business District	
	Const Frame & Stucco		Roof		R/Age	
Fire Spk	Min Clear Ht	Span				
Total Base Income	/Mo	Stories	Year Blt 1961 / Assessor		Yr Rfb	
Overage Income	/Mo	Bldg Prmt	Zn C-2		#Bldg 1 #Un	
Tot Mo Gross Sched Income 0	/Mo	Sewer In, Connected & Paid	Stg Tnk No		O/Head Crane No	
		Lot/Community Desc Curbs-Walks, Level Grade, Near Public Transit, Premium Lot, Utilities - Underground				
		Floors Concrete Slab, Other			Total Floors 1	
		% of Total Value 0				

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail No	Heat		Cooling
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/ W/	Foil	Skylt
Water	Janitor	Pkg Spc 30	Ratio 8.3	Fncd Sqft	Plant SqFt
		Parking Gated Parking		Water District	

Office Data

Maint Management	Association Accountant \$	Tot Sqft 3,600	#Offices 10
------------------	---------------------------	-----------------------	--------------------

Advertising \$	Contract Services \$	#Toilets	M/1	W/1	A/C Y	Heat Forced Air
Debt Services \$	Payroll \$					
Reserves \$	Security \$					
Sewer \$	Supply Expense \$					
Utilities \$	Vacancy %					
Source of Annual Expense	Owner Provided					
	Total \$ 0					

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Nam Neil Hoang

COM Active 18819 Delaware St

Commercial

Thu, Oct 16, 2008 05:30 PM

Ref: 6



P643643 [Media: 4](#) Area West Huntington Beach (15) Orange County (OR) APNO 159-262-04 Price \$ 2,000,000

Have **Office/Medical Building**
 Business Park Name **Pacifica Medical**
 XSTS **Main Street**
 Features **Elevator, Fire Alarms, Repair Major**
 Terms **Cash, Cash To New Loan, Submit**
 List Type **Exclusive Agency/Full Service**
 Zip **92648-1907**
 Enclosed Yard
 Tot Bldg SF **5,124**
 Poss

Aerial Map
 ADA Compliant **No**

TG **857J4**
 \$/SF **390**

Gross Equity
 Loans

2 story, office/medical building located adjacent to 5 Points Plaza area of Huntington Beach, across from the Pacifica Hospital Tower and other medical buildings, nursing homes and seniors apartments. Property needs complete interior rehab and improvements. Call listing agent for more information

Directions **18819 Delaware Street, Huntington Beach is located just south of the intersection of Main Street & Delaware St, just 1/4 mile from Beach Blvd and 2 miles from Downtown Huntington Beach**

Financial Analysis (ANNUAL)

Gross Sched Income \$ 0	Tax Area 04013	Water Meter on Property
Vacancy Allow % \$	Tax Rate Yr	Tax Rate
Gross Oper Income \$	Land \$	Actual Gross Income \$ 0
Operating Exp % \$ 0	Imprmnts	Pre Tax Cash \$ 0
Net Oper Income \$ 0	Per Prop	
Loan Payment \$		
Gross Spend Income \$	Legal:	Lot# 4 Blk# F Trac# 7
Cap Rate 0%		
Gross Multiplier:	X Gross	

Financial Info As Of

Unit No	Tenant	Size Sqft	Type	Lg	LEASE Exp /Mo	Rent 1st \$	@ \$	/Mo	@ %
						Due		Lender	
						Assumable		Fee	
						2nd \$	@ \$	/Mo	@ %
						Down \$			
						Land Fee		Lse /	YrExp
						Zones: Spc Std		Fld Cstl	Sld
						Private Transfer Taxes No		Special Conditions None	

Building & Land Data

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt 17,690	Land Dim	Location East Side of Street
Const Frame & Stucco	Roof	R/Age
Fire Spk	Min Clear Ht	Span
Total Base Income	/Mo	Stories Two Levels
Overage Income	/Mo	Year Blt 1978 /
Tot Mo Gross Sched Income 0	/Mo	Bldg Prmt
		Sewer In Street Paid
		Lot/Community Desc Curbs-Walks
		Floors
		% of Total Value 0

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail	Heat		Cooling
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/	W/	Foil
Water	Janitor	Pkg Spc 0	Ratio 0		Fncd Sqft
		Parking Off Street Parking			Plant SqFt

Office Data

Maint	Association	Tot Sqft 5,124	#Toilets	M/	W/	#Offices	Heat
Management	Accountant \$					A/C	
Advertising \$	Contract Services \$						
Debt Services \$	Payroll \$						
Reserves \$	Security \$						
Sewer \$	Supply Expense \$						
Utilities \$	Vacancy %						
Source of Annual Expense	Owner Provided						

Total \$ 0

Contact Information

This Report was created by:

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Office: Mac 1 Funding	Fax: 714-636-1978	Email: neilhoang@yahoo.com	Website: www.BestHomeINC.com	Blog WSite: www.TravelVietnamNetwork.com

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Nam Neil Hoang

Commercial

Thu, Oct 16, 2008 05:30 PM

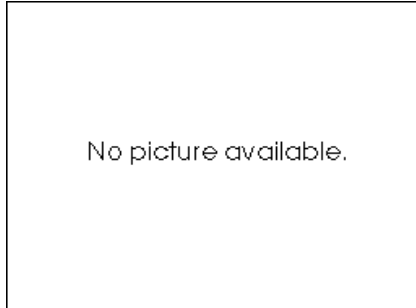
Ref: 7

COM Active [5702 Research Dr.](#)

Huntington Beach (HB)

Commercial

Price \$ 2,100,000*



P651264

Media: 0

Area Northwest Huntington Beach (17)

Orange County (OR)

APNO 145-404-10

Have

Business Park Name

XSTS **Graham St /bolsa chica**

Features **Individual Electric Meter, Individual Gas Meter, Individual Water Meter**

Terms **SBA**

List Type **Exclusive Right To Sell/Lease/Full Service**

Zip **92649-1617**

Enclosed Yard **Block Wall**

Tot Bldg SF **11,250**

Poss **COE Plus 3**

Well Maintained warehouse,10 large offices, fenced yard,

Directions **east of bolsa chica**

Aerial Map

ADA Compliant **No**

TG **827E5**

\$/SF **186**

Gross Equity
Loans

Financial Analysis (ANNUAL)

Gross Sched Income \$ **0**

Vacancy Allow % \$

Gross Oper Income \$

Operating Exp % \$ **0**

Net Oper Income \$ **0**

Loan Payment \$

Gross Spend Income \$

Cap Rate **0%**

Gross Multiplier:

Tax Area **04016**

Tax Rate Yr

Land \$

Imprmnts

Per Prop

Water

Tax Rate

Actual Gross Income \$ **0**

Pre Tax Cash \$ **0**

Legal:

Lot# **40**

Blk#

Trac# **7090**

X Gross

Financial Info As Of

Unit No	Tenant	Size Sqft	Type	Lg	LEASE Exp /Mo	Rent 1st \$	@ \$ /Mo	Due Lender	Assumable Fee	2nd \$ /Mo	@ \$ /Mo	Down \$	%
Land Fee													
Zones: Spc Std													
Private Transfer Taxes No													
Lse / YrExp													
Fld Cstl Sld													
Special Conditions None													

Building & Land Data

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt 18,550	Land Dim	Location Industrial District
Const Concrete	Roof Flat Tile	R/Age
Fire Spk	Min Clear Ht 16	Span
Total Base Income	/Mo	Stories
Overage Income	/Mo	Bldg Prmt
Tot Mo Gross Sched Income 0	/Mo	Sewer
		Year Blt 1973 / Assessor
		Zn
		Stg Tnk
		#Bldg #Un 1
		O/Head Crane
		Lot/Community Desc
		Floors Concrete Slab
		% of Total Value 0
		Total Floors 1

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail No	Heat		Cooling
Liability Ins	Pkg Lots	Ldng Drs 3	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/1 W/1	Foil	Skylt
Water	Janitor	Pkg Spc 20	Ratio 1.8	Fncd Sqft 1000	Plant SqFt
		Parking Driveway - Concrete		Water District	

Office Data

Management	Association	Tot Sqft 11,250	#Offices
Advertising \$	Accountant \$	#Toilets	M/1 W/1
Debt Services \$	Contract Services \$		A/C
Reserves \$	Payroll \$		Heat
Sewer \$	Security \$		
Utilities \$	Supply Expense \$		
Source of Annual Expense	Vacancy %		
	Accountant Provided		
	Total \$ 0		

Contact Information

This Report was created by:

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Office: **Mac 1 Funding** Fax: **714-636-1978** Email: neilhoang@yahoo.com Website: www.BestHomeINC.com Blog WSite: www.TravelVietnamNetwork.com

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Nam Neil Hoang

COM Active 15851 Gothard St

Commercial

Huntington Beach (HB)

Thu, Oct 16, 2008 05:30 PM

Commercial

Ref: 8

Price \$ 2,500,000*



S516326

Media: 5

Area Northwest Huntington Beach (17)

Orange County (OR)

APNO 142-072-08

Have

Business Park Name **Huntington Plaza**

XSTS **N/Edinger W/Gothard**

Features **Master Water Meter, Sprinklers/Landscape**

Terms **Cash To New Loan**

List Type **Exclusive Right To Sell/Lease/Full Service**

Zip **92647-3004**

Enclosed Yard

Tot Bldg SF **14,725**

Poss **Close of Escrow**

96,000.00 sq. ft shopping center with easy freeway access, less than half a mile from Interstate 405. Next to Goldenwest College. A quarter block from Terra Bella Shopping mall, one of the newest, heavy traffic center in orange county. Within walking distance of a transit hub and proposed transit village with 500 planned residential units to be build. Please call city for the redevelopment zone. 714 536-5111. Ideal location for investors to develop the site. Address is 15851 to 15891 Gothard. The center has two site. One is a former armstrong garden center, 50600 lot with a 3000 to 3500 sq ft. improved retail space. The other side is a 11,923 sq ft. improved retail with a diversified tenant mix. Most of the tenant is on a month to month lease. The property is on a 61 years ground lease. Please call for income and expense for confidential reason. value in income & Exp is not actual just to fill in for input purpose only.

Directions **Edinger/Gothard**

Aerial Map

ADA Compliant **No**

TG **827H5**

\$/SF **169**

Gross Equity
Loans

Financial Analysis (ANNUAL)

Gross Sched Income \$ **12,000**
Vacancy Allow % \$
Gross Oper Income \$
Operating Exp % \$ **12,000**
Net Oper Income \$ **12,000**
Loan Payment \$ **0**
Gross Spend Income \$
Cap Rate **0.48%**
Gross Multiplier: **208.33**

Tax Area **04007** Water District/Public
Tax Rate Yr
Land \$
Imprvmnts
Per Prop
Actual Gross Income \$ **12,000**
Pre Tax Cash \$ **0**

Legal: Lot# **2** Blk# Trac# **44**

X Gross

Financial Info As Of

Unit No	Tenant	Size Sqft	Type	Lg	LEASE Exp /Mo	Rent 1st \$	@ \$	/Mo	Due Lender	@ %

Land Lease Lse **11720** / Year YrExp **2069**
Zones: Spc Std Fld Cstl Sld
Private Transfer Taxes **No** Special Conditions **None**

Building & Land Data

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt 38	Land Dim	Location Shopping Center
Const Stucco/Wood	Roof Other	R/Age
Fire Spk No	Min Clear Ht	Span
Total Base Income /Mo	Stories One Level	Year Blt 1975 / Assessor
Overage Income /Mo	Bldg Prmt	Zn
Tot Mo Gross Sched Income 12,000 /Mo	Sewer In, Connected & Paid	Stg Tnk
	Lot/Community Desc	#Bldg 2 #Un
	Floors Concrete Slab	O/Head Crane No
	% of Total Value 20	Total Floors

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail No	Heat		Cooling
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/ W/14	Foil	Skylt
Water	Janitor	Pkg Spc 32	Ratio 2.2	Fncd Sqft	Plant SqFt
		Parking Driveway - Pavers		Water District	

Office Data

Maint Management	Association	Tot Sqft 14,725	#Toilets	M/ W/	#Offices	A/C	Heat
Advertising \$	Accountant \$						
Debt Services \$	Contract Services \$						
Reserves \$	Payroll \$						
	Security \$						

Sewer \$ Supply Expense \$
Utilities \$ Vacancy %
Source of Annual Expense **Owner Provided**
Total \$ **220,000**

Contact Information

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Nam Neil Hoang

COM Active 13730 Goldenwest St.

Commercial

Thu, Oct 16, 2008 05:30 PM

Ref: 9



S479565 [Media: 1](#) Area Westminister North of 405 & Westminister (59) **Orange County (OR)** APNO 096-071-28 **Price \$ 2,790,000***

Have

Business Park Name

XSTS **Goldenwest/21st**

Features **Air Conditioned, Display Window, Ground Level Door, Individual Electric Meter**

Terms **Cash To New Loan**

List Type **Exclusive Right To Sell/Lease/Limited Service**

Zip **92683-3123**

Enclosed Yard

Tot Bldg SF **11,475**

Poss

Aerial Map ADA Compliant **No**

TG **827H1**
\$/SF **243**

Gross Equity
Loans

Two story strip center block building covered with \$212,000 worth of solar panels (220 panels). Five stores downstairs and nine offices upstairs. Fourteen private restrooms. Signalized street-to-street corner with bus stop near 22 and 405 freeways. Across from Post Office, B of A, Chevron, Del Taco, and Jack in the Box. Some tenants in place 10-25 years. No vacancies. Please do not disturb. Fell out of Escrow! BOM-Back on the Market.

Directions **Take Goldenwest north from the 405 freeway or south from the 22**

Financial Analysis (ANNUAL)

Gross Sched Income \$ 142,680	Tax Area 20090	Water District/Public
Vacancy Allow % \$	Tax Rate Yr	Tax Rate
Gross Oper Income \$ 142,680	Land \$	Actual Gross Income \$ 140,928
Operating Exp % \$ 24,000	Imprmnts	Pre Tax Cash \$ 82,100
Net Oper Income \$ 118,680	Per Prop	
Loan Payment \$		
Gross Spend Income \$	Legal:	Lot# 1 Blk# Trac# 1036
Cap Rate 4.25%		
Gross Multiplier: 19.55	X Gross	

Financial Info As Of

Unit No	Tenant	Size Sqft	Type	Lg	LEASE Exp /Mo	Rent 1st \$	@ \$ /Mo	Due Lender	@ %
						Assumable	Fee		
						2nd \$	@ \$ /Mo		@ %
						Down \$			
						Land Fee	Lse /	YrExp	
						Zones: Spc Std	Fld Cstl		Sld
						Private Transfer Taxes No	Special Conditions None		
						Bldg Dim	Mezz SqFt	Ceiling Height	
						Land SqFt 27,166	Land Dim	Location Strip Store Center	
						Const Block, Wood	Roof Composition Roll	R/Age	
Fire Spk	Min Clear Ht	Span				Stories Two Levels	Year Blt 1978 /	Yr Rfb	
Total Base Income		/Mo				Bldg Prmt Yes	Zn	#Bldg #Un	
Overage Income		/Mo				Sewer In, Connected & Paid	Stg Tnk	O/Head Crane	
Tot Mo Gross Sched Income 11,890		/Mo				Lot/Community Desc			
						Floors		Total Floors	
						% of Total Value 59			

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins 2828	Gardener	Rail No	Heat Forced Air		Cooling Y
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect 2660	Trash	#Toilets	M/	W/	Foil
Water 560	Janitor	Pkg Spc 45	Ratio 3.9		Fncd Sqft
		Parking Unassigned Parking			Water District

Office Data

Management	Accountant \$	Tot Sqft 11,475		#Offices	
Advertising \$	Contract Services \$	#Toilets	M/14	W/	A/C Y
Debt Services \$	Payroll \$				Heat Forced Air
Reserves \$	Security \$				
Sewer \$	Supply Expense \$				
Utilities \$	Vacancy %				
Source of Annual Expense Owner Provided					

Total \$ 36,200

Contact Information

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Nam Neil Hoang

Commercial

Thu, Oct 16, 2008 05:30 PM

Ref: 10

COM Active 720 Pacific Coast Hwy

Huntington Beach (HB)

Commercial

Price \$ 3,250,000



S536274 Media: 8 Area South Huntington Beach (14)

Orange County (OR)

APNO 024-124-10

Have Ocean Front Motel(9-room+off)
Business Park Name Huntington Surf INN

XSTS Corner 8th & PCH

Features Air Conditioned, Alley Access, Fire Alarms

Terms Cash To New Loan

List Type Exclusive Right To Sell/Lease/Full Service

Zip 92648-

Enclosed Yard Stucco Wall

Tot Bldg SF 3,017

Poss

Aerial Map
ADA Compliant Yes

TG 887H1
\$/SF 1,077

Gross Equity
Loans

3-Year New Remodeled & up-graded sharp 9-Room Motel within well-known Area:'DOWN TOWN Huntington Beach',Best Investment in the region,potential to grown. Near Hyatt Hotel,Hilton Water Front Hotel,Seacliff Country Club, Beautiful Beaches.All rooms have Refrigerator and Microwave Owen. VALUE IN LAND too!(2 lots: approximately 25ft x 100ft each)

Directions From Long Beach, Sunset Beach go South on PCH,hotel at corner of 8th&PCH on the left side(few small block to down town HB).

From Newport Beach go North PCH,pass Main(down town HB),on your Right at corner of 8th & PCH. The Huntington Surf INN.

Financial Analysis (ANNUAL)

Gross Sched Income \$ 210,000
Vacancy Allow % \$
Gross Oper Income \$
Operating Exp % \$ 33,000
Net Oper Income \$ 177,000
Loan Payment \$
Gross Spend Income \$
Cap Rate 5.45%
Gross Multiplier: 15.48

Tax Area Water District/Public
Tax Rate Yr Tax Rate
Land \$ Actual Gross Income \$ 165,248
Imprmnts Pre Tax Cash \$ 11,752
Per Prop

Legal: Lot# * Blk# Trac# 0
X Gross

Financial Info As Of

Unit No	Tenant	Size Sqft	Type	LEASE	Rent	@ \$	/Mo	@ %
				Exp /Mo	1st \$			
					Due		Lender	
					Assumable		Fee	
					2nd \$	@ \$	/Mo	@ %
					Down \$			

Land Fee Lse / YrExp
Zones: Spc Std Fld Cstl Slid
Private Transfer Taxes No Special Conditions None

Building & Land Data

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt 5,375	Land Dim 50x107.5	Location Corner
Const Other	Roof Other	R/Age
Fire Spk	Min Clear Ht	Span
Total Base Income	/Mo	Stories Two Levels
Overage Income	/Mo	Bldg Prmt
Tot Mo Gross Sched Income 17,500	/Mo	Sewer In, Connected & Paid
		Lot/Community Desc
		Floors Other
		% of Total Value 90
		Total Floors

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail	Heat		Cooling
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/ W/	Foil	Skylt
Water	Janitor	Pkg Spc 11	Ratio 3.6	Fncd Sqft	Plant SqFt
		Parking Covered/Subterranean		Water District	

Office Data

Management	Accountant \$	Tot Sqft 3,017	#Offices
Advertising \$	Contract Services \$	#Toilets	A/C
Debt Services \$	Payroll \$		Heat
Reserves \$	Security \$		
Sewer \$	Supply Expense \$		
Utilities \$	Vacancy %		
Source of Annual Expense	Accountant Provided		

Total \$ 33,000

Contact Information

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