

ARCO

3333 Brea Canyon Road, Diamond Bar, CA 91765
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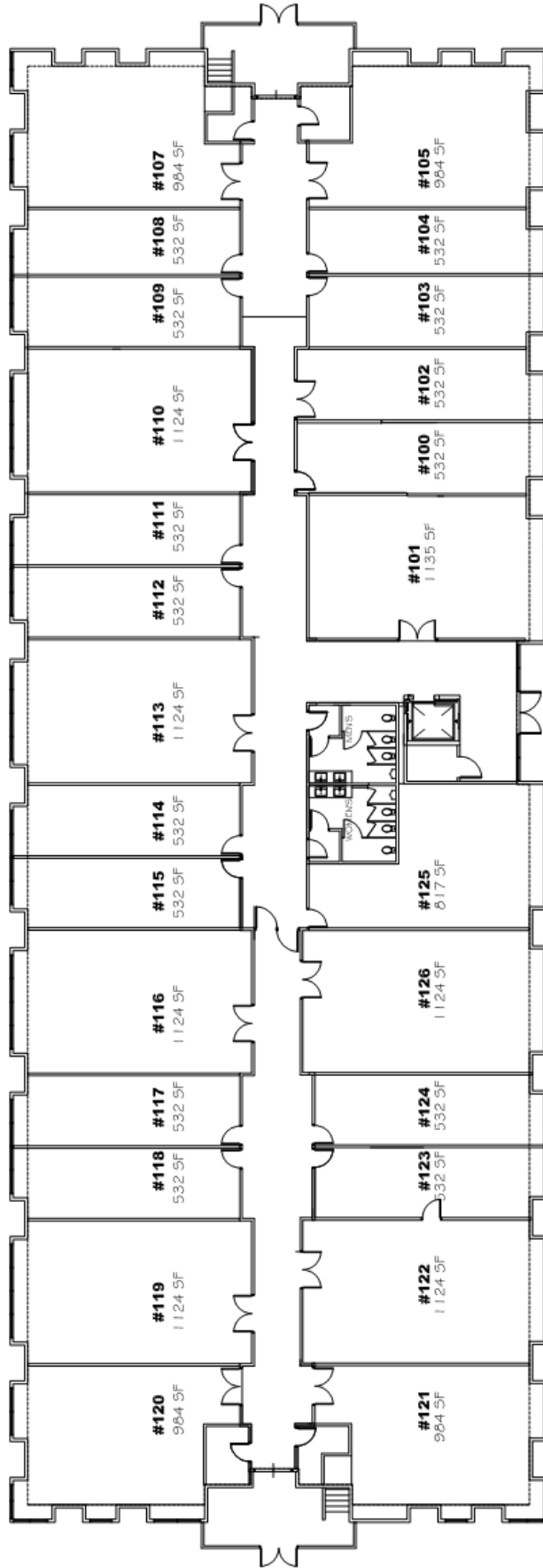
SITE DESCRIPTION

- Total approximately 40,900 Sq. Ft. office condo building
- 51 units sized from 532 Sq. Ft. to 5,000 Sq. Ft.
- Located on the South West Corner of Diamond Bar Blvd and Brea Canyon Road
- Easily accessible from freeway 60 and 57
- Substantial renovation of inside and outside of the building with new elevator.
- Estimated to be completed by March 2014



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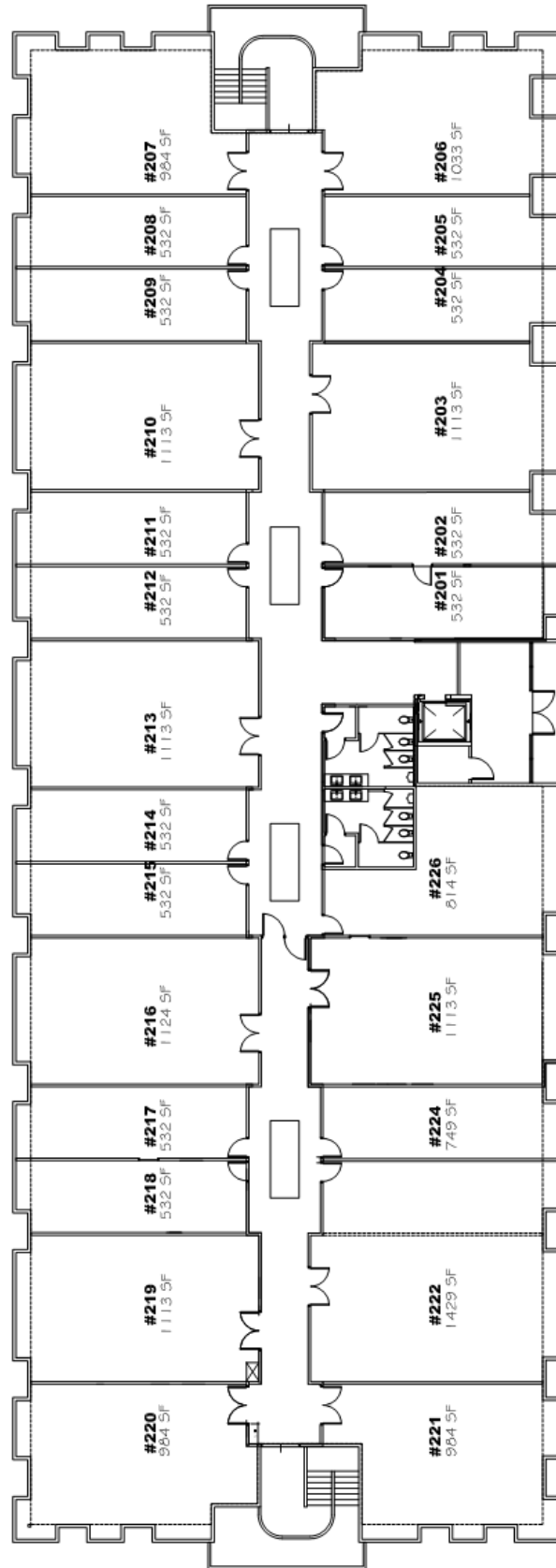
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FIRST FLOOR PLAN
SCALE: N.T.S.

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SCALE: N.T.S.
SECOND FLOOR PLAN

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PRICE LIST

#	Suite #	Total Gross Area	Price per SF	Purchase Price
1	100	532	390	\$ 207,480
2	101	1,135	390	\$ 442,650
3	102*	532	390	\$ 207,480
4	103*	532	390	\$ 207,480
5	104*	532	390	\$ 207,480
6	105*	984	390	\$ 383,760
7	107*	984	390	\$ 383,760
8	108*	532	390	\$ 207,480
9	109*	532	390	\$ 207,480
10	110	1,124	390	\$ 438,360
11	111*	532	390	\$ 207,480
12	112*	532	390	\$ 207,480
13	113*	1,124	390	\$ 438,360
14	114*	532	390	\$ 207,480
15	115	532	390	\$ 207,480
16	116*	1,124	390	\$ 438,360
17	117*	532	390	\$ 207,480
18	118*	532	390	\$ 207,480
19	119*	1,124	390	\$ 438,360
20	120*	984	390	\$ 383,760
21	121	984	390	\$ 383,760
22	122*	1,124	390	\$ 438,360
23	123*	532	390	\$ 207,480
24	124*	532	390	\$ 207,480
25	125*	817	390	\$ 318,630
26	126*	1,124	390	\$ 438,360

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#	Suite #	Total Gross Area	Price per SF	Purchase Price
27	201	532	350	\$ 186,200
28	202*	532	350	\$ 186,200
29	203*	1,113	350	\$ 389,550
30	204*	532	350	\$ 186,200
31	205*	532	350	\$ 186,200
32	206*	1,033	350	\$ 361,550
33	207*	984	350	\$ 344,400
34	208*	532	350	\$ 186,200
35	209*	532	350	\$ 186,200
36	210*	1,113	350	\$ 389,550
37	211*	532	350	\$ 186,200
38	212*	532	350	\$ 186,200
39	213	1,113	350	\$ 389,550
40	214*	532	350	\$ 186,200
41	215*	532	350	\$ 186,200
42	216*	1,124	350	\$ 393,400
43	217*	532	350	\$ 186,200
44	218	532	350	\$ 186,200
45	219	1,113	350	\$ 389,550
46	220	984	350	\$ 344,400
47	221*	984	350	\$ 344,400
48	222*	1,429	350	\$ 500,150
49	224*	749	350	\$ 262,150
50	225	1,113	350	\$ 389,550
51	226*	814	350	\$ 284,900

- * indicates currently occupied by tenants. Might be available for user or for Investment purposes.
- Price as shown includes Tenant Improvement (TI)
- Actual square footage may differ from listed square footage.
- Each unit is individually equipped with an air conditioning unit, window blinds and alarm system.
- Monthly association fees are estimated to be at \$0.25 per gross Sq. Ft. which includes, building fire and liability insurance and CAM chargers (Common Area Maintenance - ex: janitorial service, management fees, air conditioning, repair, maintenance, utility expenses, trash, etc.)

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PURCHASE VS. LEASE ANALYSIS

Costs \ Unit Size	500 SF	1,000 SF	1,500 SF
Purchase Price (\$350/SF)	\$175,000	\$350,000	\$525,000
Down Payment (30%)	\$52,500	\$105,000	\$157,500
Mortgage Interest (5% interest)	\$510/mo.	\$1,020/mo.	\$1,531/mo.
Property Tax (1.15%)	\$168/mo.	\$335/mo.	\$503/mo.
Association Fee (\$0.25/SF)	\$125/mo.	\$250/mo.	\$375/mo.
Total Monthly Payments	\$803	\$1,605	\$2,409

DEMOGRAPHIC INFORMATION

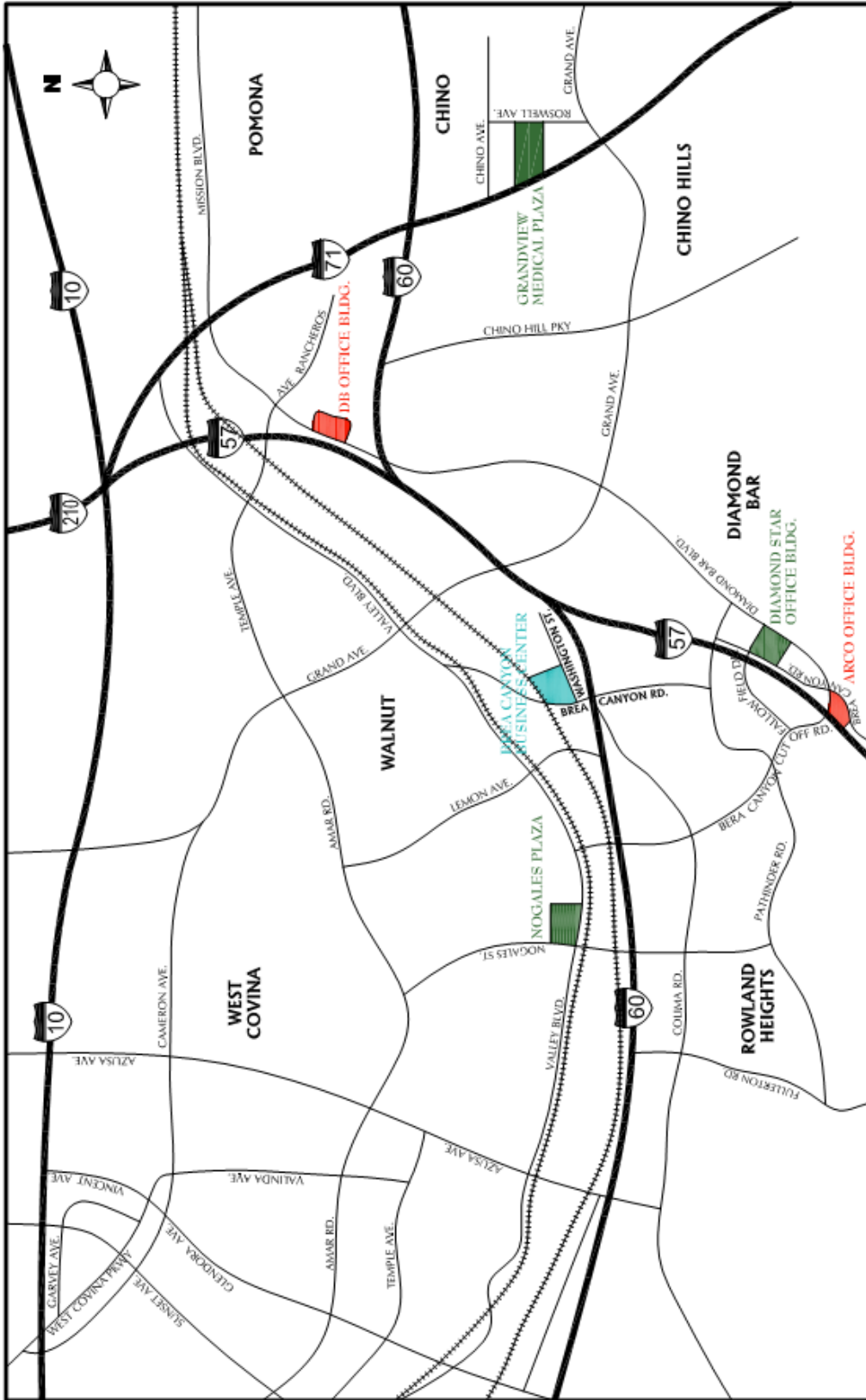
	Diamond Bar	Walnut	Rowland Heights	Chino Hills
Population	55,544	29,172	48,993	75,655
Household Income	\$87,216	\$100,182	\$68,645	\$106,825
Asian	52.5%	63.6%	59.8%	30.3%
White	33.2%	23.7%	23.5%	50.8%
Other	14.3%	12.7%	16.7%	18.9%

**Data Taken from the 2010 Census*

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VICINITY MAP



- ARCO OFFICE BUILDING**
1607 West Covina Pkwy., West Covina, CA 91790
- DB OFFICE BUILDING**
660 N. Diamond Bar Blvd., Diamond Bar, CA 91765
- BREA CANYON BUSINESS CENTER**
614 - 646 Brea Canyon Rd., Diamond Bar, CA 91789
- NOGALES PLAZA**
2707 Valley Blvd., West Covina, CA 91792
- DIAMOND STAR OFFICE BLDG.**
2707 Diamond Bar Blvd., Diamond Bar, CA 91765
- GRANDVIEW MEDICAL PLAZA**
13768 Roswell Ave., Chino CA 91710
- ARCO OFFICE BLDG.**

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CGM DEVELOPMENT RECENT PROJECTS

Diamond Star Office Condo

2705 Diamond Bar Blvd, Diamond Bar, CA 91765



Grandview Medical Plaza

13768 Roswell Ave, Chino, CA 91710



Nogales Medical Plaza

2707 East Valley Blvd, West Covina, CA 91792

