

Brea Canyon Business Center

680 Brea Canyon Road, Diamond Bar, CA 91789
Office: 626 913 8939 ext. 204 | Cell: 626 715 1265
www.cgmdev.com

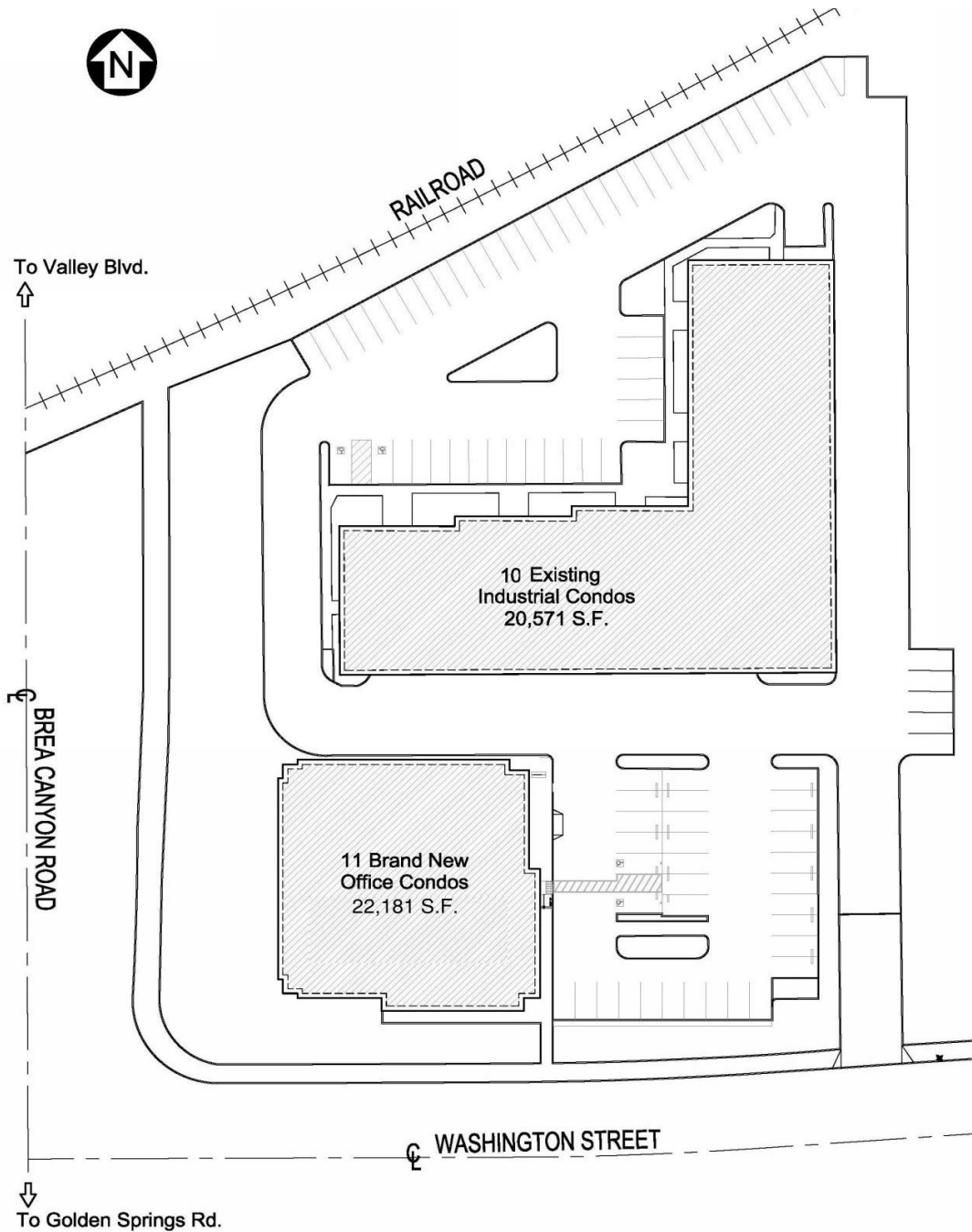


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Site Description

- 11 Brand New Office Condos are available sized 1,523 SF to 10,715 SF.
- Located in Diamond Bar on the northeast corner of Brea Canyon Rd. and Washington St.
- Easily accessible from Freeway 60 and 57.
- Completion for the office condos is scheduled around April 2014.
- Brochure also available on our website at www.cgmdev.com



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Office Condo Price List

Suite #	Total Gross Area	Price per SF	Purchase Price
100	2,504	\$400	\$1,001,600
158	1,778	\$400	\$711,200
168	2,376	\$390	\$926,640
178	1,523	\$390	\$593,970
188	2,534	\$390	\$988,260
200	1,721	\$350	\$602,350
208	1,696	\$350	\$593,600
258	1,774	\$350	\$620,900
268	2,376	\$350	\$831,600
278	1,523	\$350	\$533,050
288	2,376	\$350	\$831,600

- Final square footage will base on Condo Map.
- Price as shown is for core and shell only. Each unit is individually equipped with an air conditioning unit, electrical sub-panel, vertical window blinds and pre-wired alarm system.
- Property Tax is approximately 1.15%
- Property is zoned for Professional Office Use, and unit 100 & 158 allow medical use. Please inquire for more details.
- Broker Cooperation: 3% commission to selling brokers who represents the buyer in the completed transaction.
- Price also includes Tenant Improvement (TI)* design fee.
**TI plan check and permit fee (charged by the city) and construction costs (approximately \$50 per Square feet) are to be paid by buyer.*
- Monthly association fees are estimated to be at \$0.32 per gross square feet

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Purchase vs. Lease Analysis : Office Condos

- 100% custom design your own individual office.
- Build up your own equity through mortgage payments.
- Take advantage of the historically low interest rate.
- Enjoy the property value appreciation.
- Pride of ownership, with great location & quality.
- Owner occupy or income property with good return on investment.
- No more tedious landlord relationship and surprise rent increases.
- Flexibility to sell or lease at any time.

Costs \ Unit Size	1523 SF	1774 SF	2376 SF
Purchase Price (\$350/SF)	\$533,050	\$620,900	\$831,600
Down Payment (30%)	\$159,915	\$186,270	\$249,480
Mortgage (5% interest)	\$1,555/mo.	\$1,811/mo.	\$2,426/mo.
Property Tax (1.15%)	\$511/mo.	\$595/mo.	\$797/mo.
Association Fee (\$0.32/S.F.)	\$487/mo.	\$568/mo.	\$760/mo.
Total Monthly Payments	\$2,553	\$2,974	\$3,983
Market Lease Rate (\$2.50/S.F. Gross)	Monthly Rent: \$3,808	Monthly Rent: \$4,435	Monthly Rent: \$5,940
(\$2.75/S.F. Gross)	\$4,188	\$4,879	\$6,534

Demographic Information

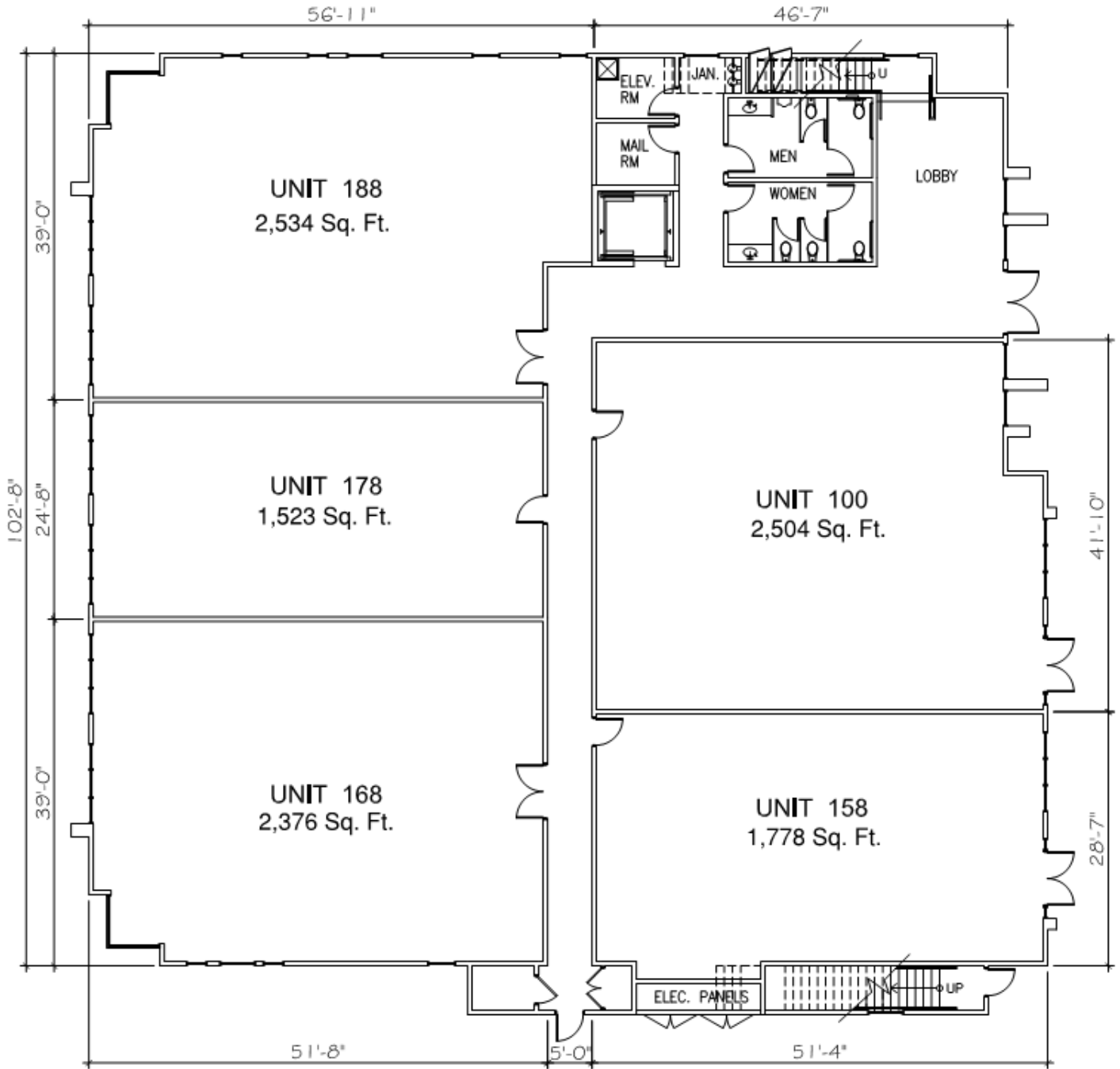
	Diamond Bar	Walnut	Rowland Heights
Population	55,544	29,172	48,993
Household Income	\$87,216	\$100,182	\$68,645
Asian	52.5%	63.6%	59.8%
White	33.2%	23.7%	23.5%
Other	14.3%	12.7%	16.7%

**Data Taken from the 2010 Census*

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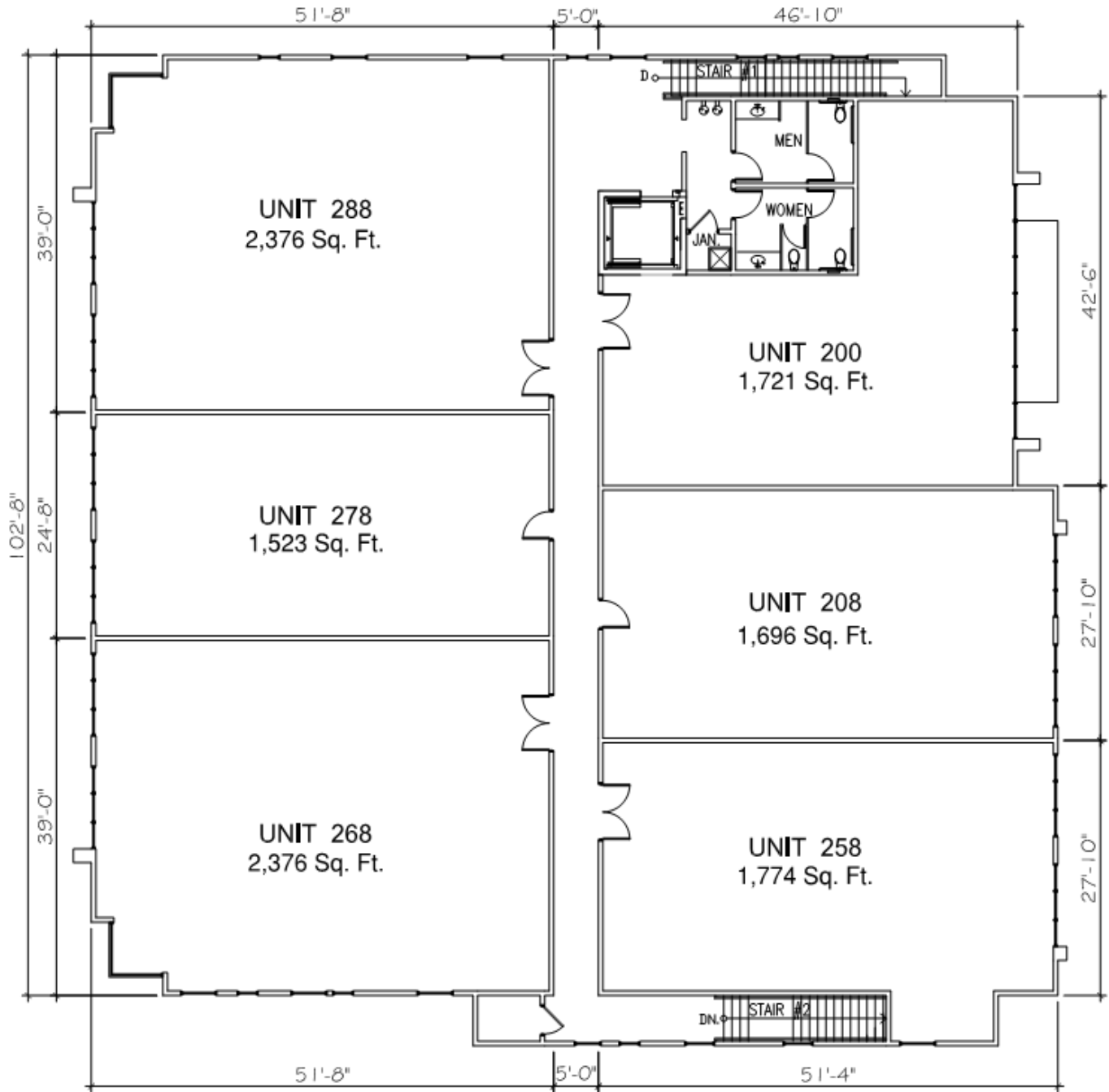
Office Condo Floor Plan First Floor



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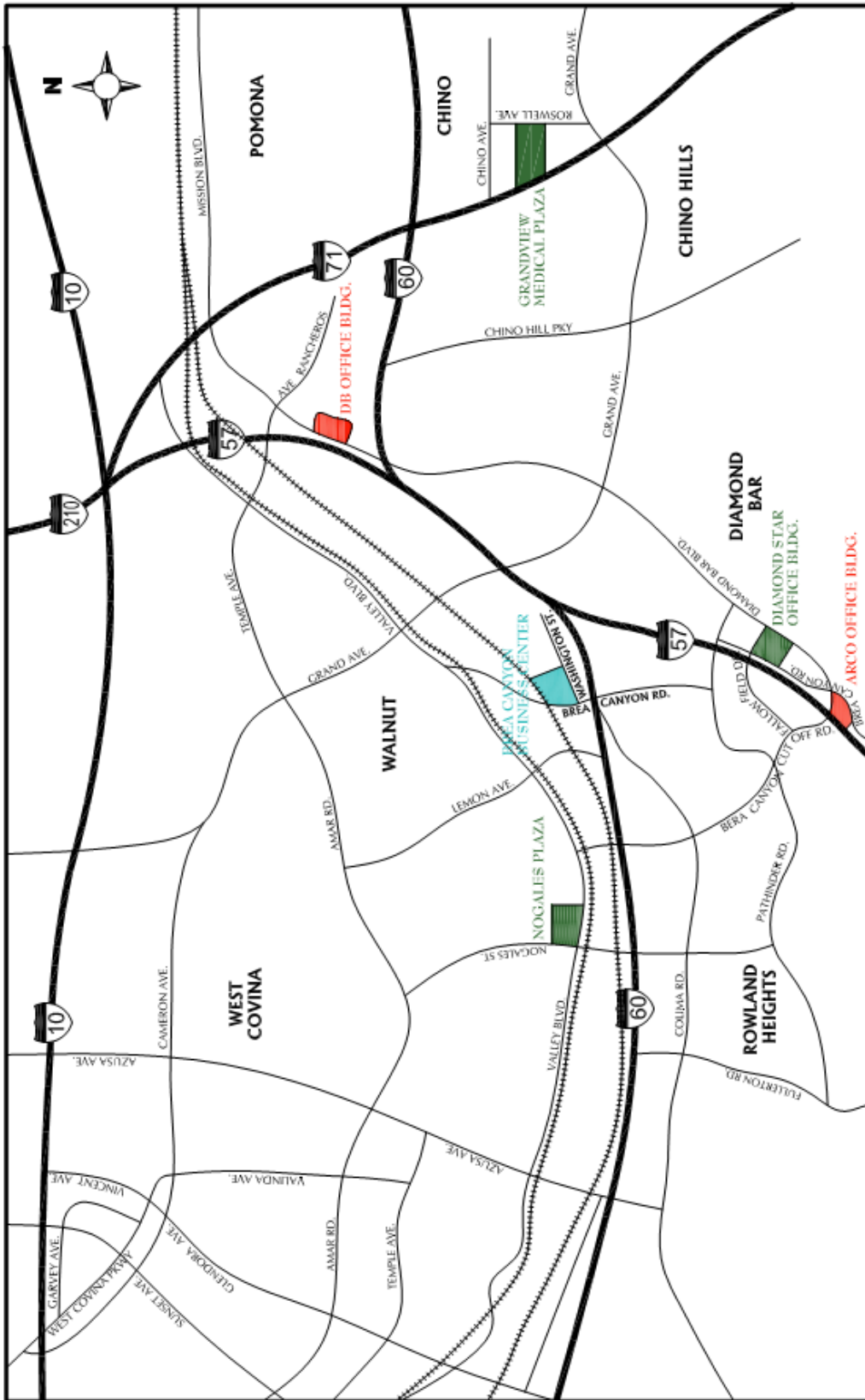
Office Condo Floor Plan Second Floor



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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

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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

