

# **DB Office Condo**

660 North Diamond Bar Boulevard, Diamond Bar, CA 91765

Office: 626 913 8939 ext. 204 | Cell: 626 715 1265

[www.cgmdev.com](http://www.cgmdev.com)

## **Exterior Renovation**



## **Lobby Renovation**



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## **Site Description**

- Total 27,850 SF. office condo building
- 19 units sized from 489 SF to 10,000+ SF
- Located north of Sunset Crossing with freeway visibility
- Easily accessible from freeway 60 and 57
- Substantial renovation of inside and outside of the building with new elevator. Estimated to be completed by February 2014.



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## **Office Condo Price List**

Suite #	Total Gross Area	Price per SF	Purchase Price
100	1,581	\$390	\$616,401
108	1,064	\$390	\$415,043
118	1,740	\$390	\$678,555
128	2,034	\$390	\$793,103
138	1,824	\$390	\$711,430
168	2,176	\$390	\$848,579
178	1,106	\$390	\$431,481
188	615	\$390	\$239,883
198	1,731	\$390	\$674,959
200	2,248	\$350	\$786,899
208	1,093	\$350	\$382,616
218	1,272	\$350	\$445,310
228	489	\$350	\$171,025
238	1,357	\$350	\$474,813
258	1,037	\$350	\$362,794
268	1,911	\$350	\$668,887
278	2,122	\$350	\$742,645
288	1,346	\$350	\$471,125
298	1,105	\$350	\$386,765

### **Price as shown includes Tenant Improvement**

- Final square footage will base on Condo Map.
- Each unit is individually equipped with an air conditioning unit, vertical window blinds and pre-wired alarm system.
- Property Tax is estimated to be approximately 1.40%.
- Property is zoned for Professional Office Use. Some units allow medical use. Please inquire for more information.
- Standard Professional Office Tenant Improvement is included in selling price.
- Monthly association fees are estimated to be at \$0.25 per gross SF. which includes, building fire and liability insurance and CAM charges (Common Area Maintenance - ex: janitorial service for common area, management fees, repair, water, trash, gardener, etc.)
- Electricity is not included in the association fee.



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## **Purchase vs. Lease Analysis**

- 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	1,093 SF	1,357 SF	2,122 SF
Purchase Price (\$350/SF)	\$382,550	\$474,950	\$742,700
Down Payment (30%)	\$114,765	\$142,485	\$222,810
Mortgage (5% interest)	\$1,116/mo.	\$1,385/mo.	\$2,166/mo.
Property Tax (1.40%)	\$446/mo.	\$554/mo.	\$866/mo.
Association Fee (\$0.25/SF)	\$273/mo.	\$339/mo.	\$531/mo.
<b>Total Monthly Payments</b>	<b>\$1,835</b>	<b>\$2,278</b>	<b>\$3,563</b>

## **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%

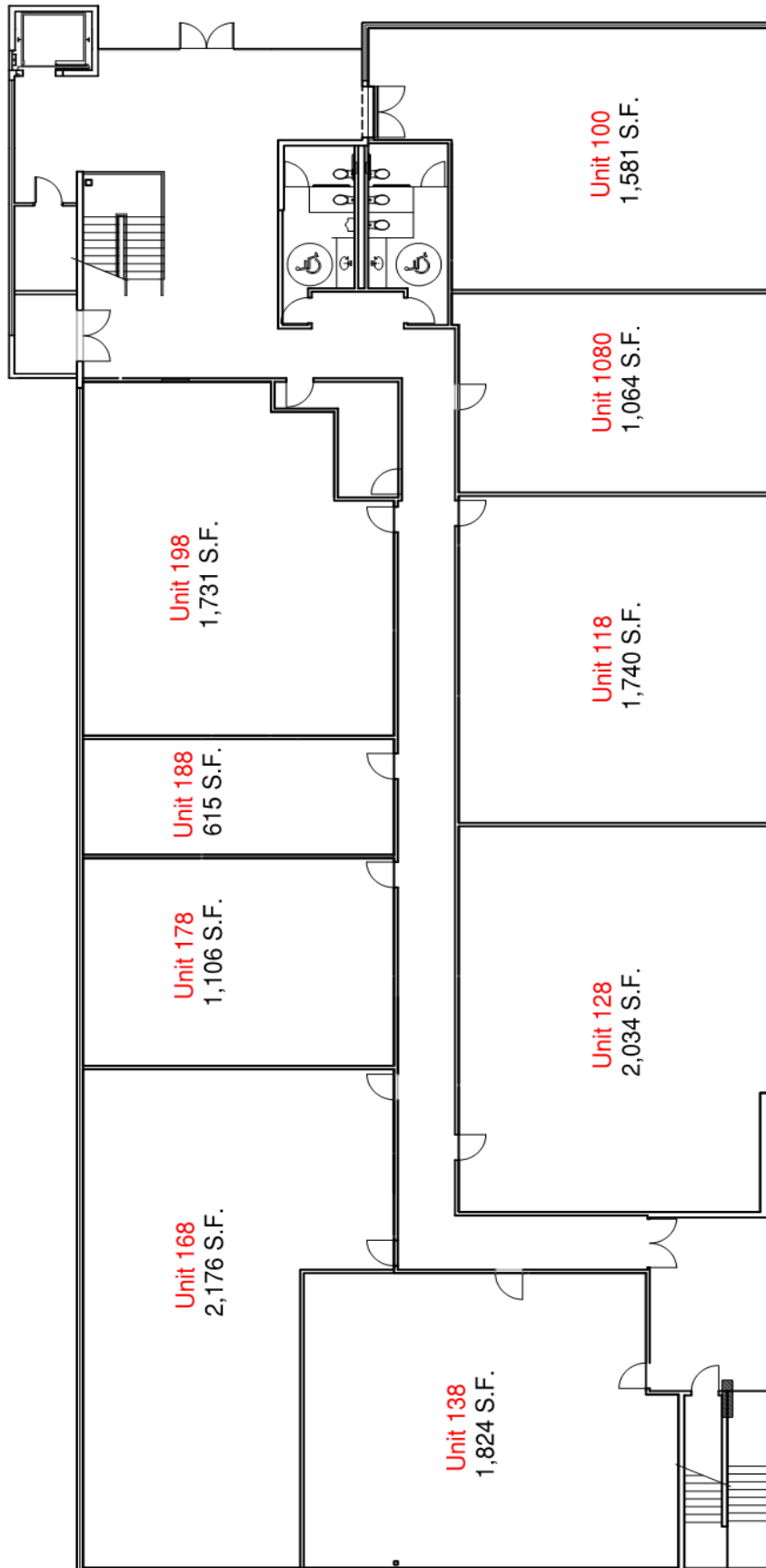
*\*Data Taken from the 2010 Census*

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## FIRST FLOOR PLAN

**660 N DIAMOND BAR BLVD, DIAMOND BAR, CA 91765**

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## SECOND FLOOR PLAN

**660 N DIAMOND BAR BLVD, DIAMOND BAR, CA 91765**

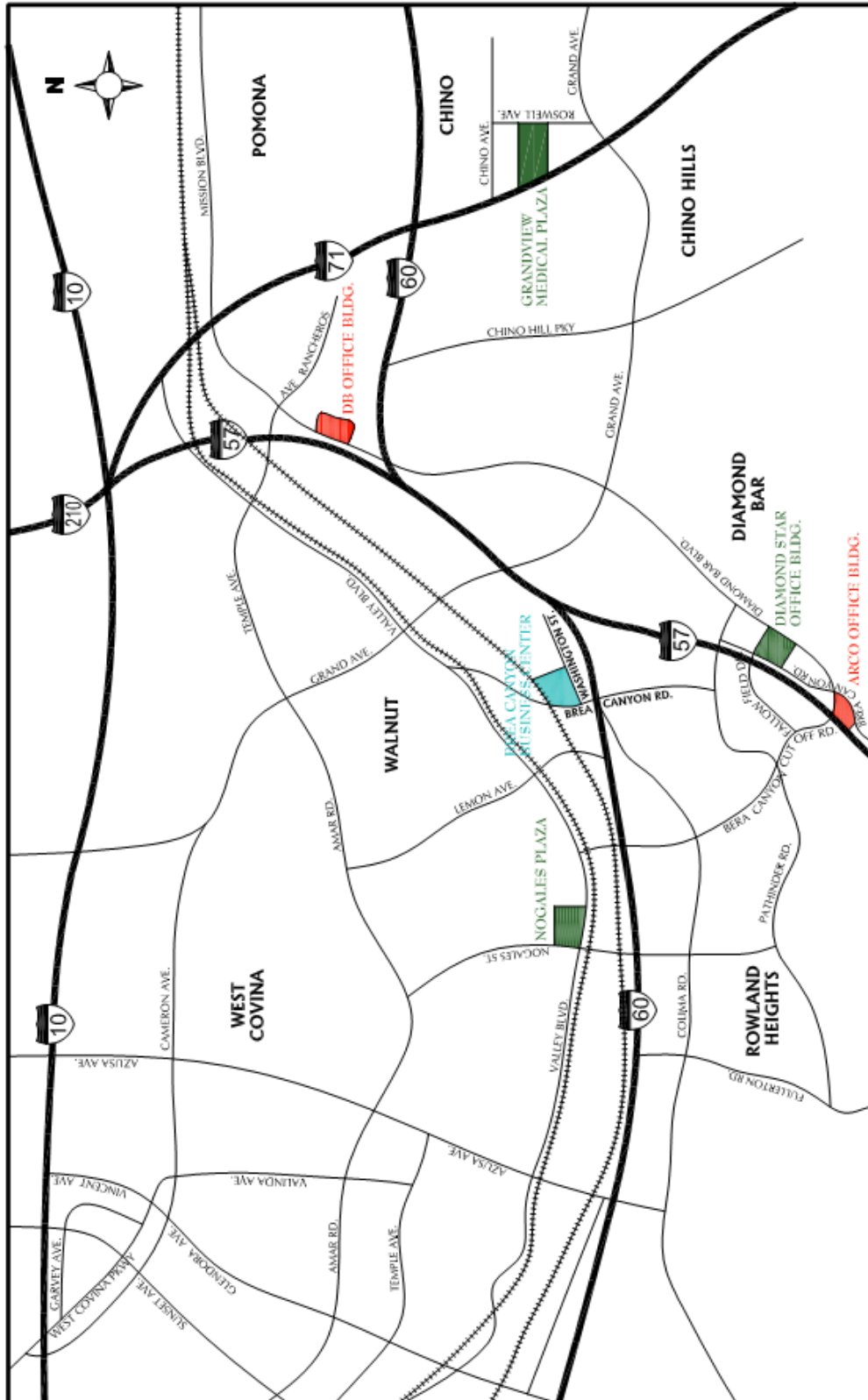
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## VICINITY MAP



	<b>ARCO OFFICE BUILDING</b> 1607 West Covina Pkwy., West Covina, CA 91790		<b>BREA CANYON BUESINESS CENTER</b> 614 - 046 Brea Canyon Rd., Diamond Bar, CA 91789		<b>DIAMOND STAR OFFICE BLDG.</b> 2707 Diamond Bar Blvd., Diamond Bar, CA 91765
	<b>DB OFFICE BUILDING</b> 660 N. Diamond Bar Blvd., Diamond Bar, CA 91765		<b>NOGALES PLAZA</b> 2707 Valley Blvd., West Covina, CA 91792		<b>GRANDVIEW MEDICAL PLAZA</b> 13768 Roswell Ave., Chino CA 91710

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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

