

RECENT SOUTH ORANGE COUNTY LEE & ASSOCIATES' TRANSACTION

DAILEY MARKETING GROUP

TRANSACTION SUMMARY

- **Location:**
Rancho Santa
Margarita, California
- **Total Consideration:**
\$4,500,000.00
- **Transaction Size:**
Approx. 15,000 SF
- **Lease Term:**
N/A
- **Assignment:**
Acquisition &
Disposition
- **T.I. Allowance:**
N/A
- **Landlord:**
Saunders Property
Company



LEE & ASSOCIATES' ACHIEVEMENTS

Challenges:

- Client wanted to purchase a building for his company close to his home and employees.
- Limited amount of viable alternatives within market.
- Desired a "great deal" in a hot market.

Solutions:

- Identified a vacant free standing building in Rancho Santa Margarita.
- Introduced our client to a partner to purchase the building together.
- Placed a condo map on the building and created separate floor units (half medical).
- Each owner retained one unit and we sold the two remaining units and significantly reduced the basis on the property.

Exclusively Represented By:

ADAM J. WICKER **DAVE M. SMITH**
Senior Vice President Senior Vice President
MATTHEW P. FRYER **ROBERT P. RADER**
Vice President Senior Associate



OCofficespace.com