



INTERIOR LOBBY



DIAMOND STAR OFFICE CONDO

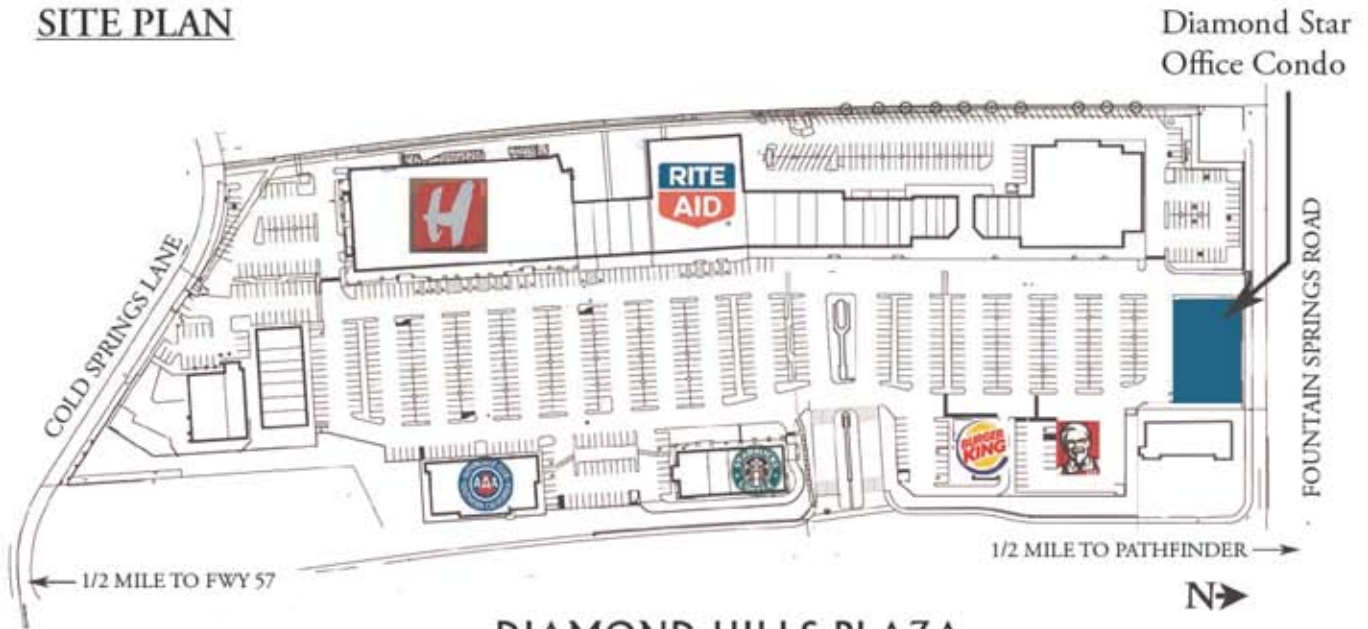


AL Capital Inc.

DIAMOND STAR OFFICE CONDO

2705 S. DIAMOND BAR BOULEVARD • DIAMOND BAR, CA 91765
(626) 354-8843

SITE PLAN



DIAMOND HILLS PLAZA

2825 S. DIAMOND BAR BLVD., DIAMOND BAR, CA 91765

SITE DESCRIPTION

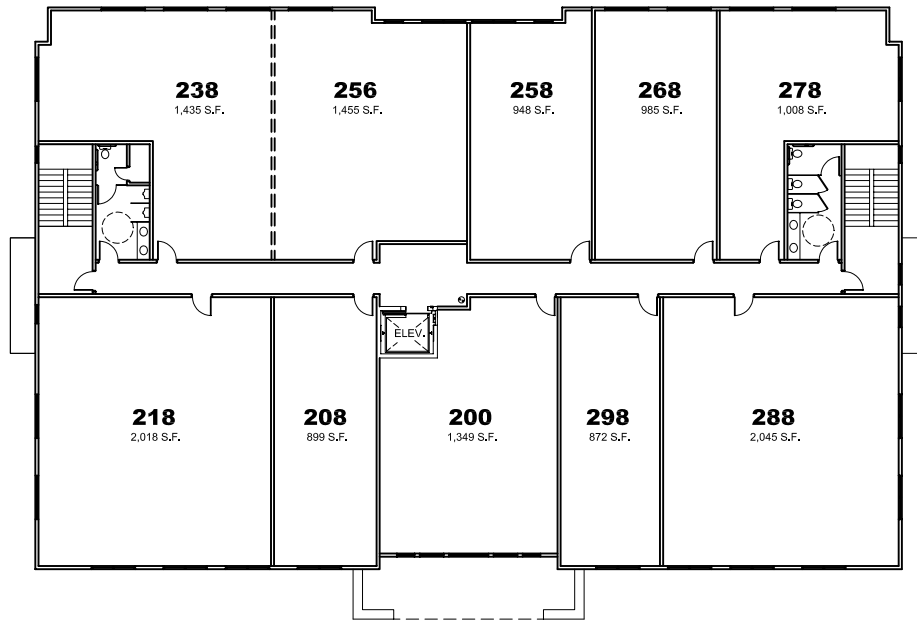
1. 36,000+ SF (approx.) in a 3 storey building with 30 units of office condominiums.
2. Located inside H Mart supermarket shopping center.
("Diamond Bar Plaza" 2825 Diamond Bar Blvd., Diamond Bar)
3. Easily accessible from freeway 60 and freeway 57.
4. Across from prestigious gated community "The Country".
5. Walking distance from Diamond Bar High School.

DEMOGRAPHIC INFORMATION

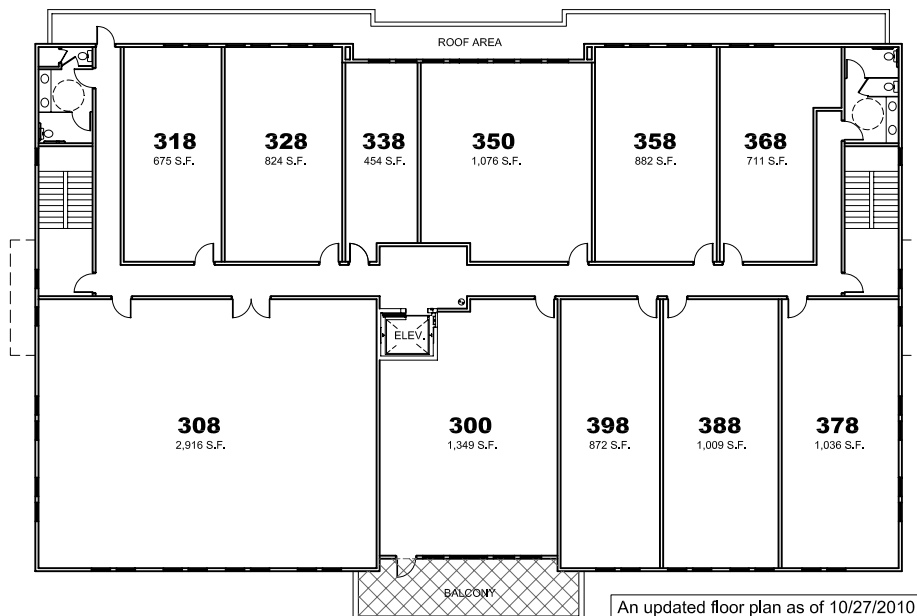
	DIAMOND BAR	WALNUT	ROWLAND HEIGHTS
1. POPULATION	60,360	30,004	48,553
2. HOUSEHOLD INCOME	\$87,224	\$100,360	\$52,270
3. ETHNICITY			
ASIAN	50%	55%	50%
WHITE	33%	28%	29%
OTHERS	17%	17%	21%



1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN

An updated floor plan as of 10/27/2010
Final plan will be subject to city's approval.



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CELL : (626) 354-8843

Suite #	*Total Gross Area	Price per SF	**Purchase Price
100	1034	390	\$403,260
118	2018	390	\$787,020
128	1927	390	\$751,530
138	967	390	\$377,130
158	967	390	\$377,130
168	1712	390	\$667,680
178	1022	390	\$398,580
188	1009	390	\$393,510
198	1192	390	\$464,880
200	1349	350	\$472,150
208	899	350	\$314,650
218	2018	350	\$706,300
238	1435	350	\$502,250
256	1455	350	\$509,250
258	948	350	\$331,800
268	985	350	\$344,750
278	1008	350	\$352,800
288	2045	350	\$715,750
298	872	350	\$305,200
300	1349	350	\$472,150
308	2916	350	\$1,020,600
318	675	350	\$236,250
328	824	350	\$288,400
338	454	350	\$158,900
350	1076	350	\$376,600
358	882	350	\$308,700
368	711	350	\$248,850
378	1036	350	\$362,600
388	1009	350	\$353,150
398	872	350	\$305,200

* Actual square footage may vary from listed square footage.

** Price as shown is for core and shell only. Each unit is individually equipped with its own air conditioning unit, electrical sub-panel, vertical window blinds and pre-wired alarm system.

*** Price also includes Tenant Improvement design fee. TI cost from \$50 to \$70 per net square footage by Buyer.

**** Monthly association fees are estimated to be at **\$0.25** per gross SF which include landscaping, building fire and liability insurance, janitorial service, management fees, A/C maintenance and repair, utility expenses, trash, etc.

DIAMOND HILLS PLAZA OFFICE CONDO Q&A

1. HOW MANY STORIES? WHAT IS THE TOTAL SQUARE FOOTAGE?

A: Three stories with about 12,500 square feet each floor. The total square footage is approximately 36,000 SF.

2. HOW MANY UNITS? CAN I COMBINE UNITS?

A: 30 units, however, Buyer can rent or purchase 2 or more units and combine them into one. There is no structure concern. Walls can be eliminated.

3. HOW MANY ENTRANCES ARE THERE FOR THE BUILDING?

A: The building itself has 3 entrances, south side is the main one. There are doors at the east and west sides of the building.

4. WHERE IS THE LOCATION AND DIRECTION?

A: The building is located at the south-west corner of Diamond Bar Blvd. and Fountain Springs Rd.

- The address is 2705 S. Diamond Bar Boulevard, Diamond Bar, CA 91765.
- It has 3 driveway entrances, one on Diamond Bar Blvd., one on Fountain Springs Rd., and one on Cold Spring Ln.

Direction from Los Angeles:

- Take 60 Freeway East Bound
- Take 57 Freeway South Bound
- Exit on Pathfinder Road and turn left
- Turn Right on Diamond Bar Boulevard
- Travel one mile on your right hand side

Direction from Orange County:

- Take 57 Freeway North Bound
- Exit on Diamond Bar Boulevard and turn right
- Travel ½ mile on you left hand side.

5. WHAT DIRECTION IS THE BUILDING FACING?

A: South.

6. IS THERE A BUS ROUTE THAT IS AVAILABLE TOWARDS THIS DEVELOPMENT?

A: Yes, Foothill Transit 286 on Diamond Bar Blvd.

7. WHEN IS THE EXPECTED COMPLETION DATE?

A: Estimated completion of core and shell building is in Fall/Winter 2011.

8. HOW MANY AVAILABLE PARKING SPACES?

A: It is required by the city for us to provide one parking space for every 300 SF, our actual parking provided is more than the minimum requirements.

9. DO WE HAVE RECIPROCAL PARKING AGREEMENT WITH THE H MART CENTER OWNER?

A: Yes, we do have RPA which allow us to park anywhere in the parking lot.

10. ARE THERE ASSIGNED PARKING SPACES FOR OWNERS?

A: Since we have ample parking on site, there is no reserved parking available.

11. WHAT IS THE PROPERTY TAX RATE IN THIS AREA? DO WE HAVE TO PAY MONTHLY TAX ON THE T.I. COST?

A: The property tax is 1.15%, based on your purchase price, including T.I. cost.

12. WHAT TYPES OF OFFICE USE ARE ALLOWED?

A: Any office use, including medical would be allowed. No retail space allowed.

13. DO WE COOPERATE WITH BROKERS?

A: Yes, we offer 3% commission to the selling brokers.

14. WOULD THERE BE ANY INCREASE IN ASSOCIATION FEES EVERY YEAR?

A: Possibly. If vendors request to increase the price of their services and it is reasonable (i.e. per CPI increase), the management company would accept it.

17. HOW MUCH IS THE MONTHLY ASSOCIATION FEE PER GROSS SQUARE FOOT?

A: The estimated association fee is 25 cents, which includes fire and liability insurance, gas, trash, electricity, water for the common areas, air conditioning maintenance, management fee and reserves for future major building maintenance, i.e. roof replacement.

18. WHAT ARE THE FIRST AND SECOND DEPOSITS TO PURCHASE?

A: First Deposit is 3% of the purchase price. Second Deposit is 22% of the purchase price after review period (free study), usually 3 weeks. If second deposit is a concern, we can work with the buyer on the amount.

19. HOW MANY ELEVATORS AND STAIRWAYS?

A: One (1) elevator and Two (2) stairways.

20. WHAT IS THE ELECTRICAL PANEL SIZE FOR THE UNITS?

A: _____ Amps for the whole building; 100-200 Amps for individual units.

21. HOW DOES THE SECURITY ALARM SYSTEM WORK FOR THE BUILDING AND INDIVIDUAL UNITS?

A: We will install an alarm system (including unit door sensor, infrared and control panel.) for each and every unit at our cost. Your monthly monitoring fee is approximately \$36. There are 3 security cameras at all 3 building entrances. Three entrance doors are on timer control. (i.e. open at 8:00 AM and close at 7:00 PM, open and close time can be changed.) You will have the access cards to the building after hours through the south main door. Your phone system will be connected to the intercom for better security.

22. HOW DOES THE ACCESS CARD WORK?

A: Each unit owner will have an access card, wave the card in front of the sensor and the doors will be unlocked.

23. HOW DO WE HANDLE THE TI DESIGN AND CONSTRUCTION?

A: We will be your TI contractor for \$40, \$50, \$60 per net SF at different material qualities. As to the design fee, we are able to help you with a minimum fee of \$2,000 and the city charges \$_____ for permit & fees.

24. IS SUB LEASE ALLOWED BY YOU?

A: We as the landlord will need to approve this sub-tenant's credit and financial situation.

25. WHERE IS THE MAIL BOX LOCATED?

A: Facing the building to the right on the outside.

26. WHAT WOULD BE THE PURCHASE PRICE WHEN I EXERCISE THE OPTION?

A: We can predetermine now or leave it open to market price at that time.

27. WILL THE UNITS FACING WEST BE VERY HOT?

A: No, there will be thick insulation in the wall, with high quality glazing that reflects sunlight and vertical blinds for the window.

28. WHY IS THE SQUARE FOOTAGE CALCULATED UNDER GROSS, BUT NOT NET?

A: We calculate the price based on a BOMA industry standard. All commercial buildings in the United States are calculated based on gross square footage, set by BOMA standard.

29. WHAT IS INCLUDED IN YOUR CORE & SHELL?

A: Individual air conditioning unit (so called "warm shell"), electrical sub-panel, alarm system and vertical blinds.

30. IS THE SEWER LINE AND WATER LINE STUB-OUT TO EACH UNIT?

A: Every unit will have a 4-inch ABS waste-line and a ¾-inch domestic water line stub-out for future T.I. plumbing connection.

31. IS THERE A PRICE GUARANTEE IF PRICES CHANGE?

A: Prices can go down and up, use your best judgment for your decision.

32. WHEN SHOULD WE CLOSE ESCROW:

A: Within 14 days upon completion of core and shell. The city will issue the Certificate of Occupancy for the building. Tenant improvement work will be start right after the close of escrow.

33. EXACTLY HOW MANY PARKING SPACES ARE THERE?

A: There are a total of 949 parking spaces provided, 299 more than the city's requirement.

34. HOW TALL IS THE BUILDING?

A: The building is approximately 38 feet high.

35. WHAT IS THE CONSTRUCTION RIGHT NEXT TO THE PROJECT?

A: There is a 10,000 SF music school for Jr. high and high school students, and also a 4,000 SF retail unit that the owner will lease out

Diamond Star Office Condo

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Cell (626) 354-8843

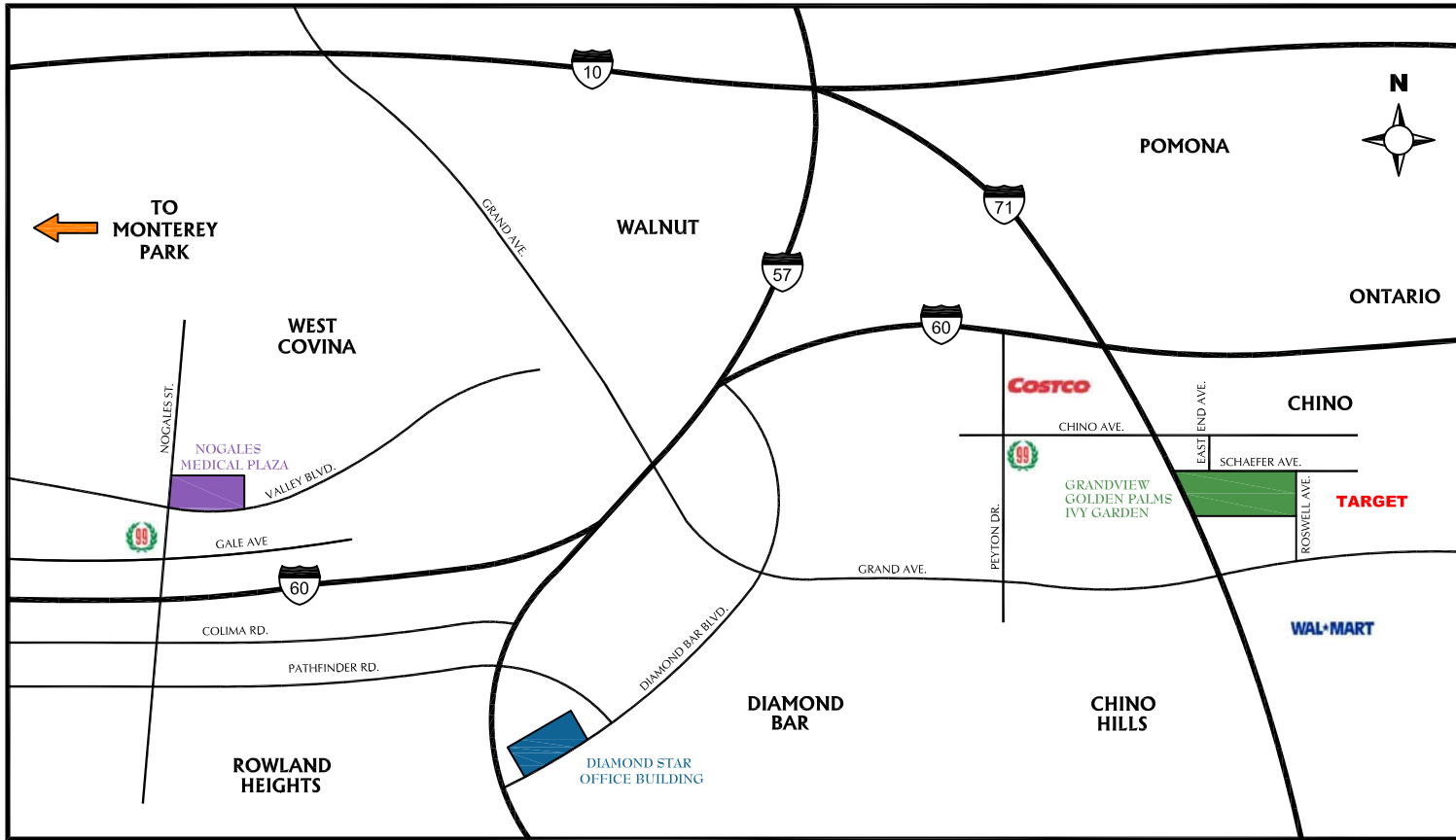
Purchase vs. Lease Analysis

1. 100% custom design for your own office.
2. Build up your own equity through mortgage payments.
3. Enjoy the property value appreciation.
4. Pride of ownership, with great location & quality.
5. Owner occupy or income property with good return on investment.
6. Less cash flow out per month.

Unit Size	700 SF		1,000 SF		1,600 SF	
Purchase Price (\$350/SF)	\$245,000		\$350,000		\$560,000	
Down Payment	10%	25%	10%	25%	10%	25%
	\$24,500	\$61,250	\$35,000	\$87,500	\$56,000	\$140,000
Mortgage Payment <small>(75% loan, 6% interest rate)</small>	Interest: \$1,103/mo.	Interest: \$919/mo.	Interest: \$1,575/mo.	Interest: \$1,313/mo.	Interest: \$2,520/mo.	Interest: \$2,100/mo.
Property Tax (1.15%)	\$235/mo.		\$326/mo.		\$537/mo.	
Association Fee (\$0.25/SF)	\$175/mo.		\$250/mo.		\$400/mo.	
Total Payments	\$1,513/ month	\$1,329/ month	\$2,161/ month	\$1,899/ month	\$3,457/ month	\$3,037/ month
Market Lease Rate (Gross)	Monthly Rent: \$1,925 (\$2.75/SF)		Monthly Rent: \$2,600 (\$2.60/SF)		Monthly Rent: \$4,000 (\$2.50/SF)	

DIAMOND STAR OFFICE BUILDING

2705 DIAMOND BAR BLVD., DIAMOND BAR, CA 91765



VICINITY MAP