

Bella Terra **MEDICAL**

Now Leasing

7677 Center Avenue, Huntington Beach, CA 92647

BellaTerraMedicalBuilding.com



Cypress West
— PARTNERS —
ACQUIRE - MANAGE - LEASE

Bryan McKenney
(949) 478 - 0087 | LIC#01505792
bmckenney@cypresswestpartners.com

Owned and Operated by:

 **HAYMAN**
ADVISORS, INC.

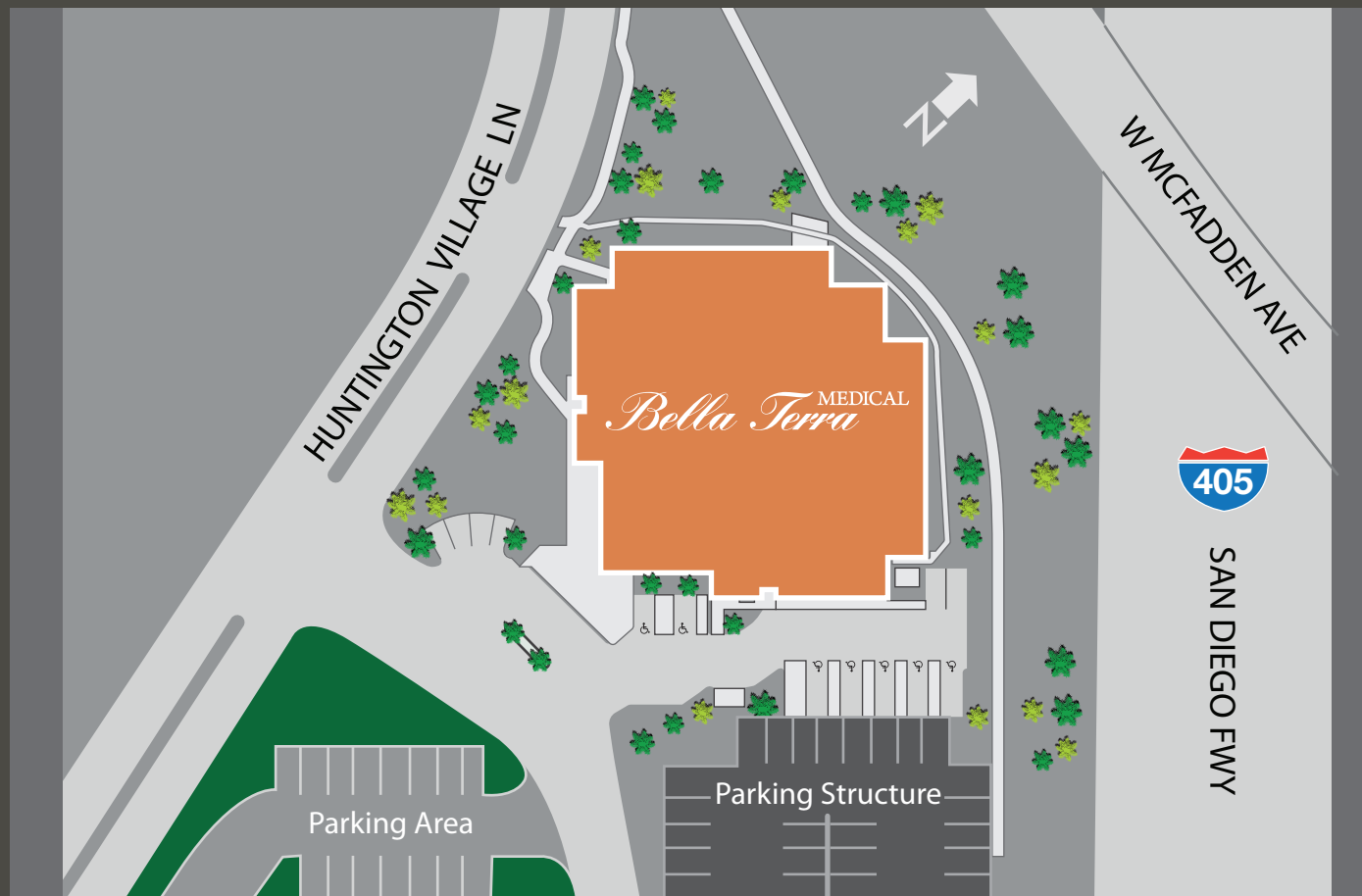
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SITE PLAN



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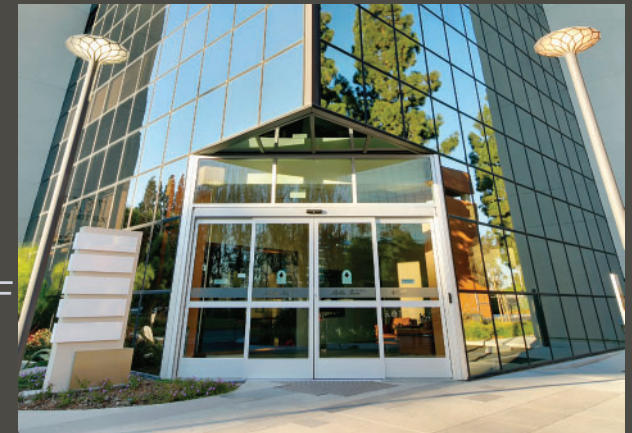
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FEATURES

- 4-Story Medical Office Building
- Building Renovation in 2014
- Dual Elevator Served
- Covered Physician and Visitor Parking
- Excellent Freeway Access
- Adjacent to Costco and Bella Terra Mall
- Cafe, lab, imaging and surgery center on-site
- Suites available from 1,024 SF to 11,000 SF



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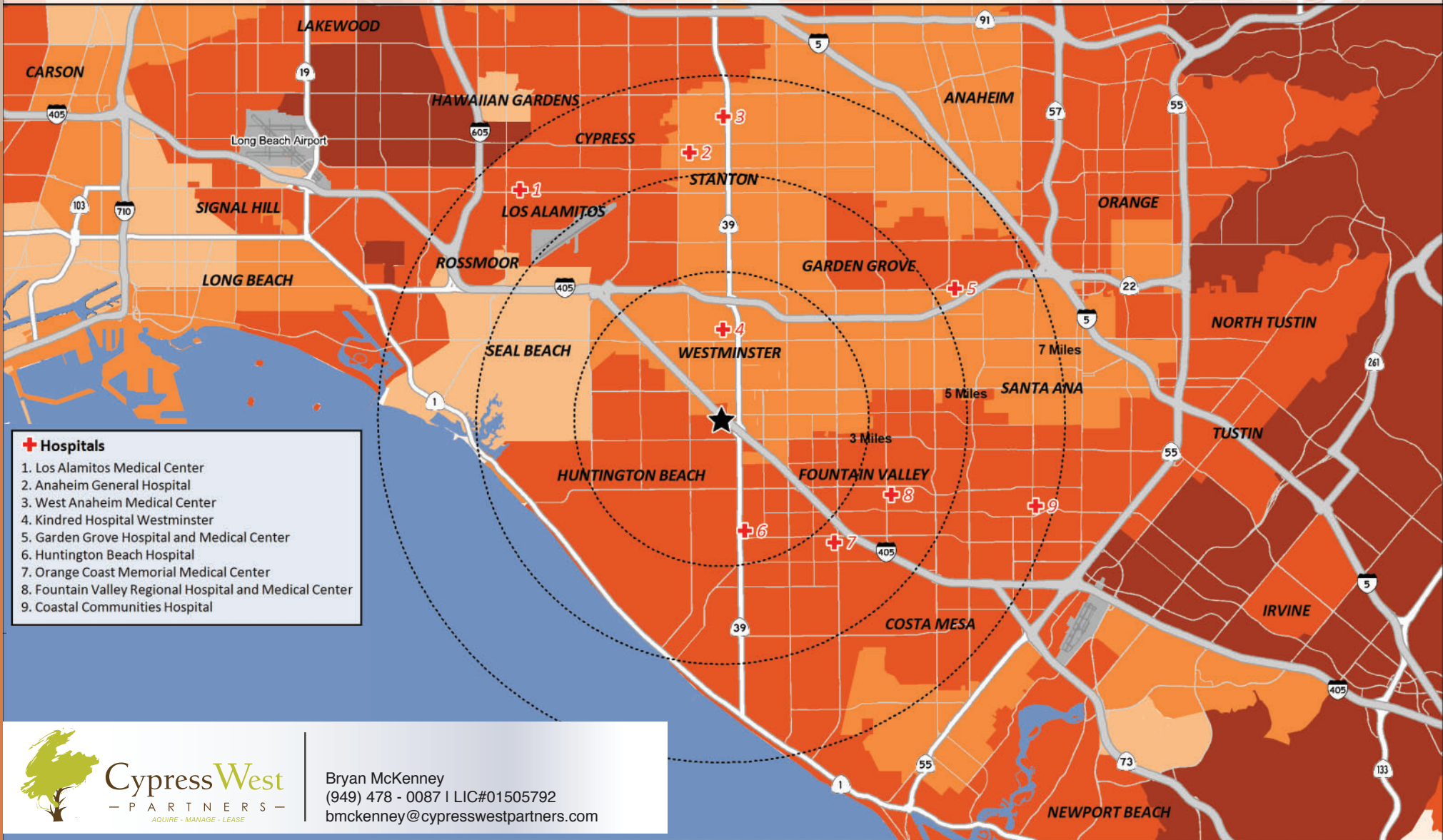
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Commercially Insured Patients
per zip code

- 80% or More
- 70% to 80%
- 60% to 70%
- 35% to 60%
- Less than 35%

COMMERCIALLY INSURED PATIENTS

The current percentage of households in each zip code that maintain a form of commercial medical insurance covering medical expenses. The percentage includes these commercial health insurance policies, HMO/PPO, flexible spending accounts, and health savings accounts, but excludes Medicare, Medicaid, and any other form of government funded medical insurance. Medical office buildings located within or near zip codes with a higher percentage of commercially insured patients produce higher returns per procedure on average, as reimbursement rates for Medicare and Medicaid insured patients are lower than commercially insured patients and can dramatically affect a tenant's net income.



- + Hospitals**
1. Los Alamitos Medical Center
 2. Anaheim General Hospital
 3. West Anaheim Medical Center
 4. Kindred Hospital Westminster
 5. Garden Grove Hospital and Medical Center
 6. Huntington Beach Hospital
 7. Orange Coast Memorial Medical Center
 8. Fountain Valley Regional Hospital and Medical Center
 9. Coastal Communities Hospital



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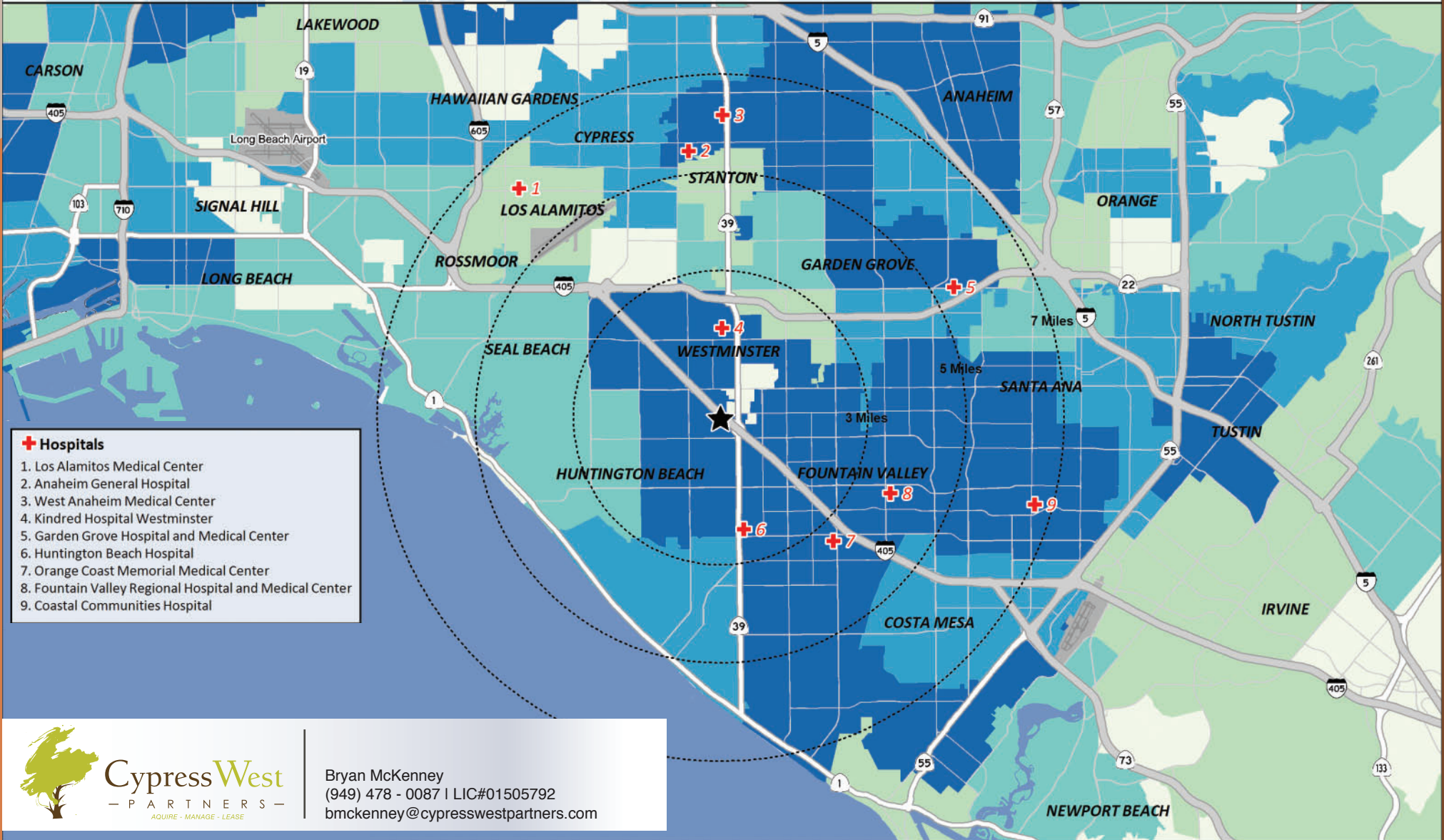
National Patient Base Percentile

per zip code

- 95% or More
- 90% to 95%
- 85% to 90%
- 70% to 85%
- Less than 70%

NATIONAL PATIENT BASE PERCENTILE

As part of our analysis of the portfolio, we conduct a comparative market analysis to illustrate the subject properties' patient base. Showing all 2013 physician office visits (ambulatory care) by zip code a national percentile is calculated. By using this percentile we can rank the 30,000+ zip codes for all markets nationwide. Buildings located within or near the greater percentile regions have a larger patient base to capture.



+ Hospitals

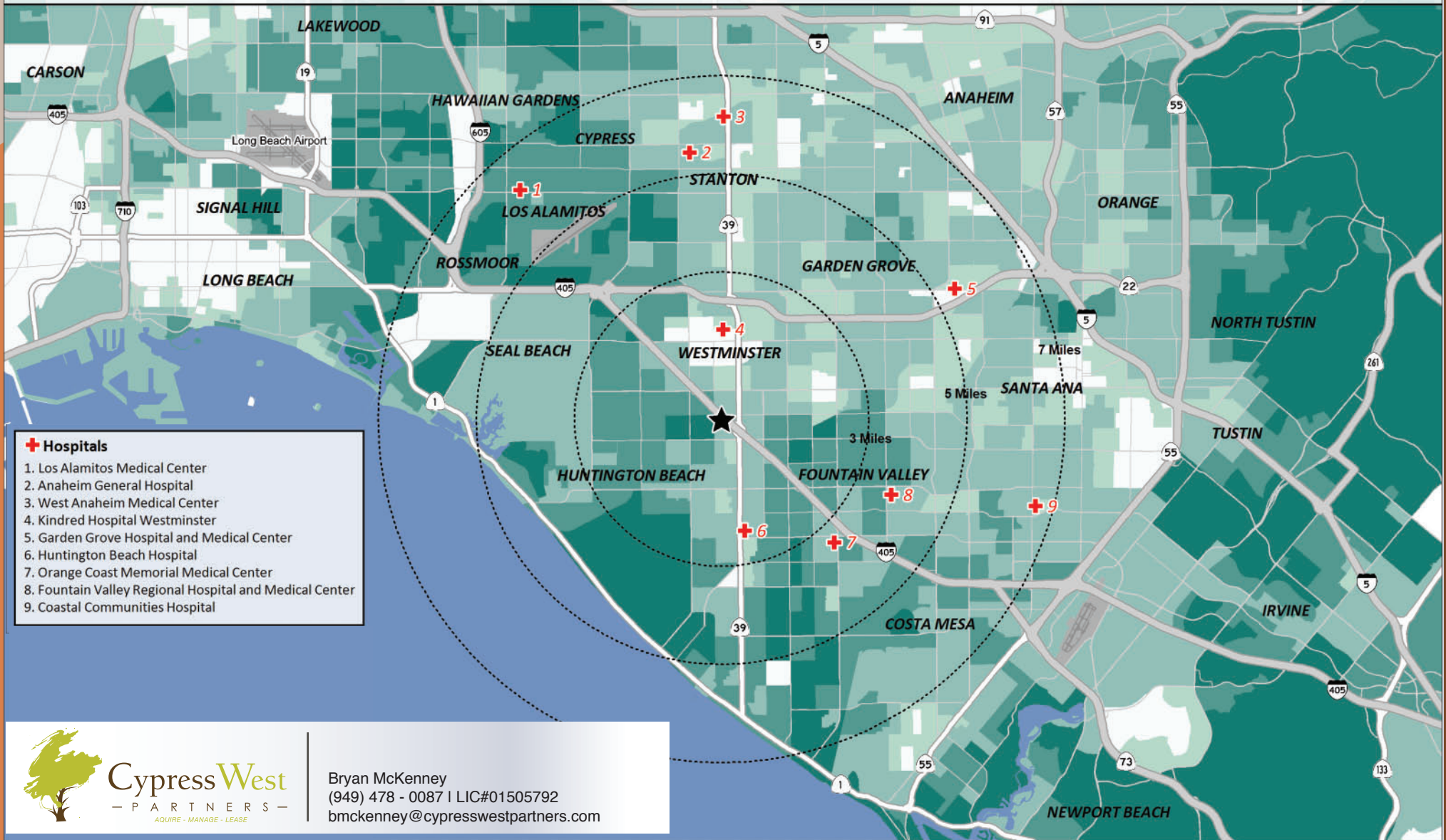
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6. Huntington Beach Hospital
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2014 Median Household Income
estimated by block group

- \$90,000 or More
- \$70,000 to \$90,000
- \$50,000 to \$70,000
- \$40,000 to \$50,000
- Less than \$40,000

MEDIAN HOUSEHOLD INCOME

The median total income of all households in each block group, based on data collected by the U.S. Census Bureau. The current national median household income is \$51,579. The current median household income for the State of California is \$58,504. Medical office buildings located within or near higher median household income zip codes have a higher degree of success attracting better patient payer mix and physician quality.



+ Hospitals

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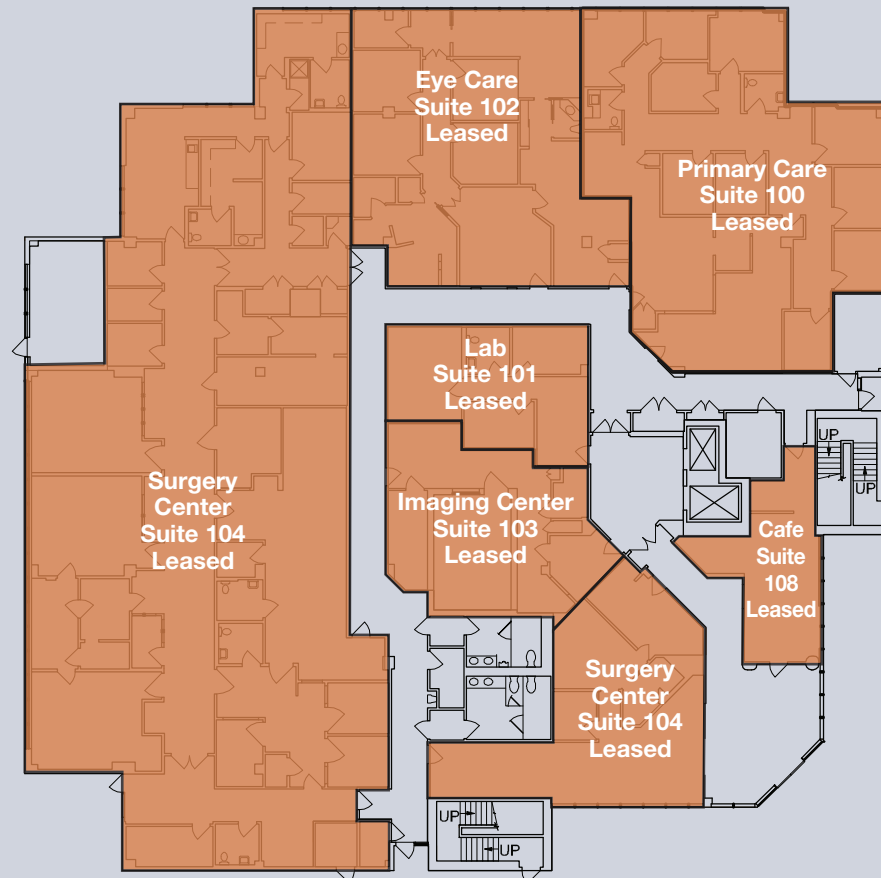
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FLOOR PLAN 1st Floor

Total Bldg. SF: 58,561

Total 1st Floor SF: 15,727



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FLOOR PLAN 2nd Floor

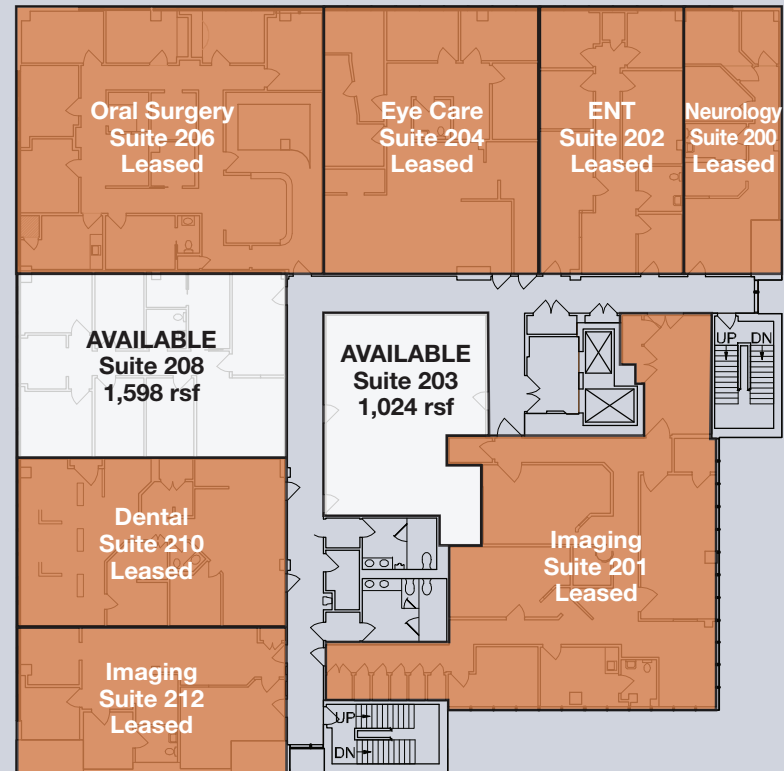
Total Bldg. SF: 58,561

Total 2nd Floor SF: 14,347

Available Suites

Suite 203 - 1,024 rsf

Suite 208 - 1,598 rsf



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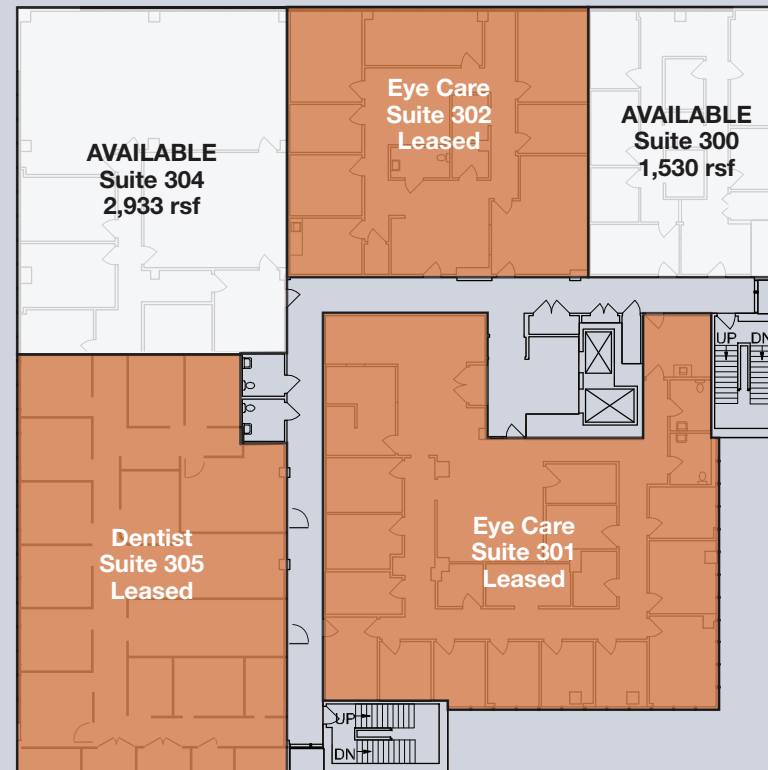
FLOOR PLAN 3rd Floor

Total Bldg. SF: 58,561
Total 3rd Floor SF: 14,357

Available Suites

Suite 300 - 1,530 rsf

Suite 304 - 2,933 rsf



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FLOOR PLAN 4th Floor

Total Bldg. SF: 58,561
Total 4th Floor SF: 14,114

Available Suites

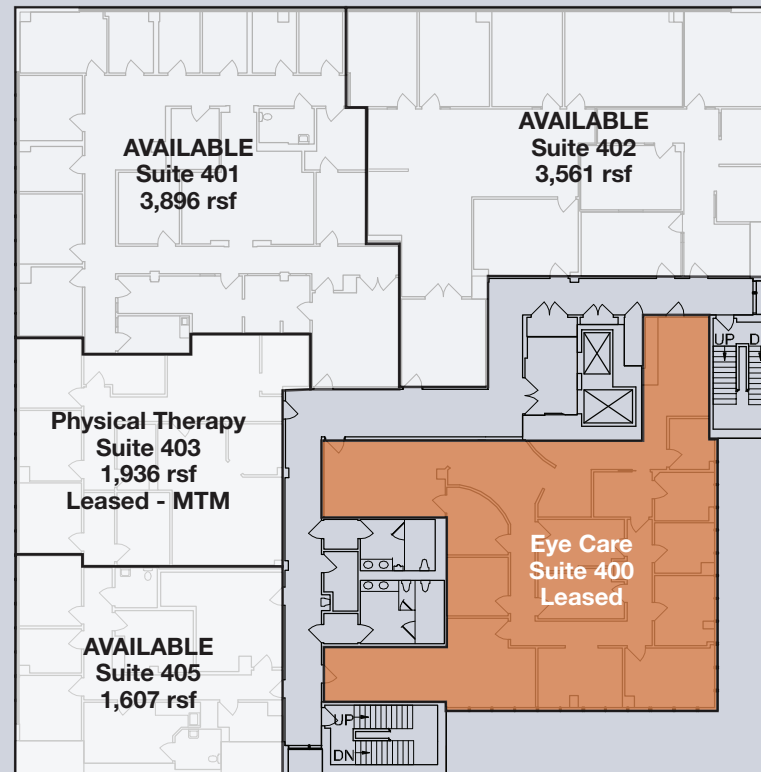
Suite 401 - 3,896 rsf

Suite 402 - 3,561 rsf

Suite 403 - 1,936 rsf

Suite 405 - 1,607 rsf

(Suite 401 to 405 = 11,000 rsf)



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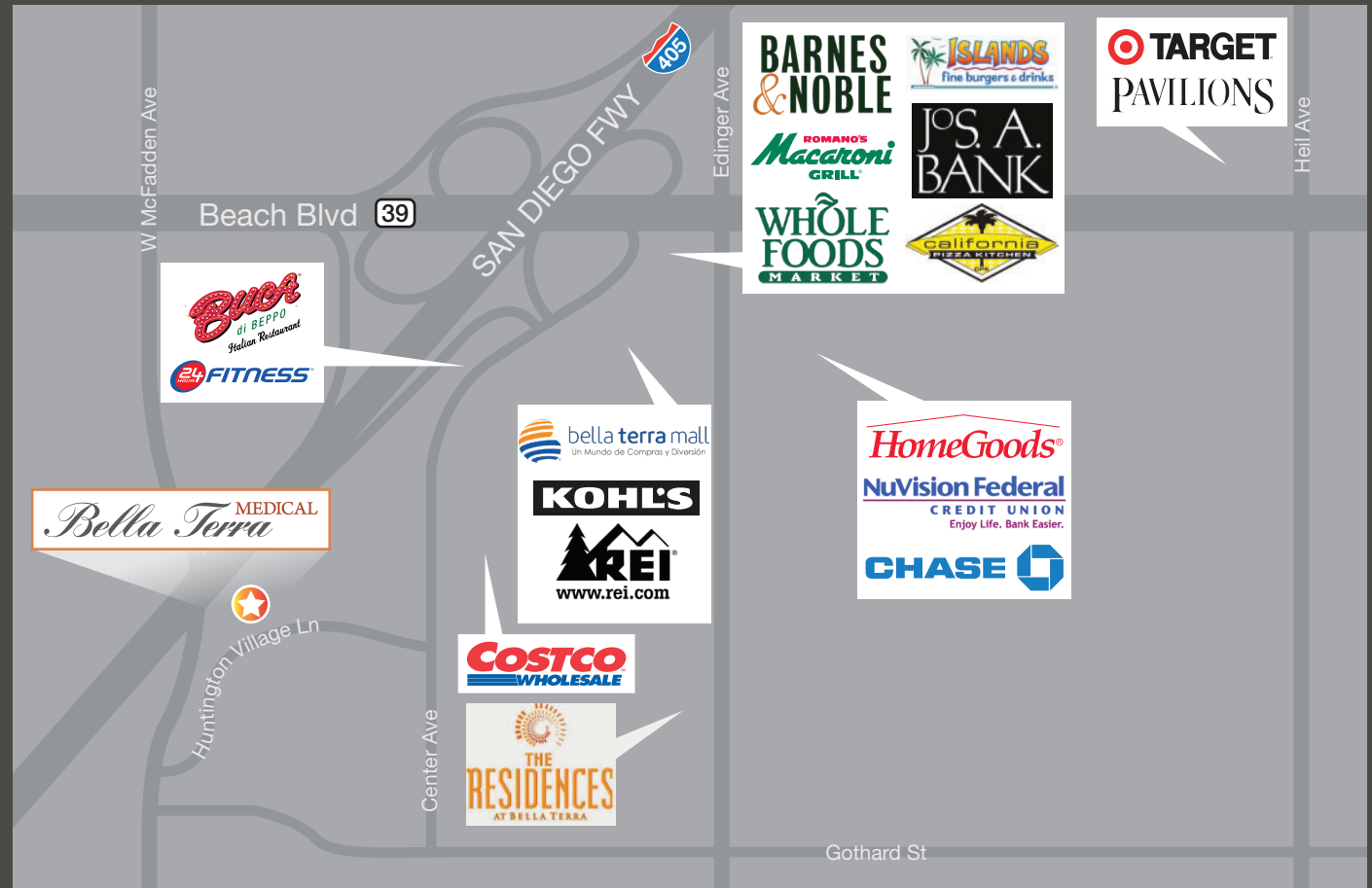
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AMENITIES MAP



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