

OWN for up to 70% LESS than it costs to Rent!



Discovery Gateway Spectrum I Rye Canyon Business Park • Valencia, CA

Phase I is completed with units ranging in size from 2,500 to 5,800 square feet. Units can also be combined for even larger spaces.

Why pay rent? With today's low interest rates, you can enjoy all the advantages of ownership—while actually saving money! With a low-cost SBA loan you can purchase one of our new business condominiums with as little as 10% down.

Advantages

Tax Benefits	Flexibility & Control
Growing Equity	Improved Cash Flow
Income Potential	No landlord or rent

Location

Convenient Access to I-5 and Amenities
Adjacent to the Mann BioMedical Campus

Features

- 40+% Custom office buildouts possible
- Floor-to-ceiling glass on 1st and 2nd floors
- 2.5 Parking spaces per 1,000 sq. ft. of space
- 24 ft. clear; Dock-high and ground-level loading
- Private balconies with panoramic views
- State-of-the-art steel truss & deck roofing system

Save \$20,000 Your First Year and \$300,000 Over 10 Years!*

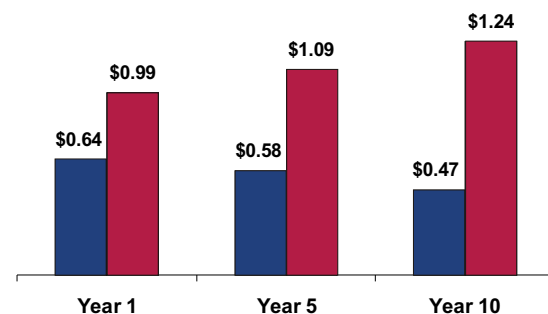
First Year Example Savings

5,000 sq. ft. Unit Example (pre-tax*)

	Own ¹	Rent ²	Owner Savings
Monthly cash payment³	\$ 4,904	\$ 4,950	1%
Less: tax savings on depreciation	(569)	-	-
Less: principal paydown	(1,124)	-	-
Net monthly costs	\$ 3,210	\$ 4,950	35%
Less: 2.5% potential appreciation	(1,708)	-	-
Effective monthly cost	\$ 1,502	\$ 4,950	70%

Net Monthly Costs Over Time

Net Monthly Cost Per sq. ft. (pre-tax*)



* Based on the difference in monthly costs of owning -vs- renting a 5,000 sq. ft. unit. All amounts are pre-tax except depreciation savings.

1 \$800,000 shell price, 10% down payment, 50% financed as 5-yr. fixed ARM mortgage at 6.00%, 40% financed as 20 yr. SBA loan at 6.60% (11/08/04 data)

2 5-year avg. NNN rent starting at \$0.99/sf with 2.5% increases after 3 years 3 Triple net costs for all cases exclude taxes, CAM, insurance, etc.

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