

Laguna Hills Square Orange County, CA



Description:	Laguna Hills Square, Orange County, CA
Size:	51,734 square feet
Purchase Price:	\$14,100,000
Hold period:	23 months
Buyer:	Universal Properties LH Five, LLC
Disposition Price:	\$20,725,000
Action taken:	Increased occupancy to 100% and in-place average rental rate by \$ 0.19 per square foot. Also renewed and/or extended lease terms of major tenants. Completed building improvements including lighting, retrofit and common area upgrades.
Investor IRR:	54.91%