



**DISCOVERY GATEWAY SPECTRUM II**

*smart & sophisticated business condominiums*



# DISCOVER THE ADVANTAGES

## SMART & SOPHISTICATED BUSINESS CONDOMINIUMS

Valencia is one of the fastest growing markets in Los Angeles county. It's proximity to freeways and airports, its award winning TownCenter and it's spectacular views atop Rye Canyon make perfect business sense.

For the area's business condominium parks, the quality standard was set by "Discovery Gateway Spectrum I" (DGS I). This development by "Abbott Development" utilized all metal and concrete construction for long-term construction integrity. Coupled with stunning architecture and refined details, DGS I was completely sold out within a few months of project completion.

Saving the best for last, the second phase of Discovery Gateway Spectrum is located on Constellation Road just north of DGS I, combining the same development characteristics with an even better project placement atop the Rye Canyon Business Park.

This brochure illustrates the features of Discovery Gateway Spectrum II and will introduce the cost to "own versus lease." Consider the benefits of a well designed business condominium and the benefits of investing through ownership.

## PROJECT FEATURES

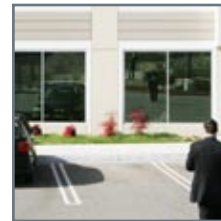
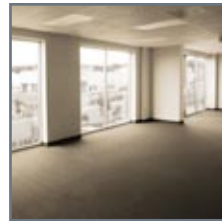
- Second phase of the popular Discovery Gateway Spectrum I (DGS I) Development
- 212,000 SF multi-tenant business condominium park
- Combining units provides flexibility for a larger total unit size
- Expected completion date of December 2006
- Located on Constellation Road in the Rye Canyon Business Park
- A professional business park environment
- Excellent freeway access and spectacular views
- Over standard parking ratios allow for increased office build-out
- Convenient access to dining establishments





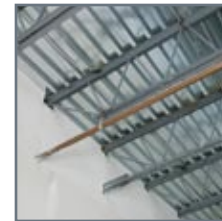
# DISCOVER THE ARCHITECTURE

## HIGHLIGHTS & FEATURES



- » Panoramic views of the Santa Clarita Valley
- » Office area on both ground and second floors.
- » Units available from 3000-6000 SF.
- » Extensive floor to ceiling window lines.
- » Private second floor balconies with stainless steel railing.
- » Dual pane glass systems.

## REFINEMENT & DETAILS



- » Metal deck insulated roof system.
- » Steel and reinforced concrete construction.
- » State-of-the-art structural design.
- » All units feature 24' minimum clear heights.
- » Dock high and ground level loading available.

# DISCOVER THE POSSIBILITIES



## BUILDING A

Suite / Unit #	Square Footage	First Floor Office	Second Floor Office	Balcony	Second Floor Storage	W/H (90%)	MFG (10%)	Trash Rooms
A1 / 890	5,437	1,378	966	129	312	2,285	254	113
A2 / 880	4,857	1,338	936	129	274	1,860	207	113
A3 / 870	4,864	1,338	936	131	274	1,867	207	111
A4 / 860	5,635	1,404	929	90	372	2,454	273	113
A5 / 850	5,519	1,338	929	131	280	2,457	273	111
A6 / 840	5,513	1,338	923	131	280	2,455	273	113
A7 / 830	5,453	1,404	905	90	386	2,301	256	111
A8 / 820	5,521	1,338	933	129	279	2,458	273	111
A9 / 810	5,522	1,338	939	131	274	2,454	273	113
A10 / 800	4,465	1,530	953	129	488	1,127	125	113

## BUILDING B

Suite / Unit #	Square Footage	First Floor Office	Second Floor Office	Balcony	Second Floor Storage	W/H (90%)	MFG (10%)	Trash Rooms
B1 / 698	5,214	1,530	977	129	466	1,792	199	107
B2 / 696	4,765	1,338	939	131	274	1,766	196	107
B3 / 690	4,880	1,404	924	90	379	1,766	196	107
B4 / 680	4,765	1,338	939	131	274	1,766	196	107
B5 / 670	4,763	1,338	939	129	274	1,766	196	107
B6 / 660	5,055	1,382	936	90	344	1,964	218	107
B7 / 650	4,705	1,338	929	129	284	1,793	199	107
B8 / 640	4,984	1,338	943	130	270	1,964	218	107
B9 / 630	5,275	1,382	938	90	343	2,161	240	107
B10 / 620	5,202	1,338	937	129	276	2,161	240	107
B11 / 610	5,202	1,338	937	129	276	2,161	240	107
B12 / 600	5,662	1,530	977	129	466	2,195	244	107

## BUILDING C

Suite / Unit #	Square Footage	First Floor Office	Second Floor Office	Balcony	Second Floor Storage	W/H (90%)	MFG (10%)	Trash Rooms
C1 / 398	6,138	1,925	2,612	129	0	1,161	129	55
C2 / 396	4,269	1,196	922	129	162	1,562	174	55
C3 / 392	4,270	1,196	922	131	162	1,611	179	56
C4 / 390	4,574	1,353	944	90	328	1,611	179	56
C5 / 380	4,272	1,196	921	131	168	1,611	179	53
C6 / 370	4,084	1,196	912	129	161	1,442	160	53
C7 / 360	4,017	1,216	942	90	189	1,309	145	113
C8 / 350	3,772	1,013	801	131	94	1,498	166	56
C9 / 340	3,770	1,013	801	129	94	1,498	166	56
C10 / 330	4,134	1,197	922	90	192	1,498	166	56
C11 / 320	3,943	1,013	802	131	97	1,648	183	56
C12 / 310	3,942	1,013	805	129	94	1,599	178	55
C13 / 300	5,855	1,702	2,471	129	0	1,234	137	55

## BUILDING D

Suite / Unit #	Square Footage	First Floor Office	Second Floor Office	Balcony	Second Floor Storage	W/H (90%)	MFG (10%)	Trash Rooms
D1 / 900	6,640	2,132	2,891	129	0	1,088	121	113
D2 / 910	4,699	1,234	941	131	177	1,944	216	55.5
D3 / 92	3,328	948	775	91	94	1,228	136	55.5
D4 / 93	3,027	790	594	129	94	1,228	136	55.5
D5 / 940	2,941	790	598	129	94	1,147	127	55.5
D6 / 950	2,945	790	598	133	94	1,147	127	55.5
D7 / 960	3,027	790	594	129	94	1,228	136	55.5
D8 / 970	3,327	948	775	90	94	1,228	136	55.5
D9 / 980	4,699	1,234	941	131	177	1,944	216	55.5
D10 / 990	6,640	2,132	2,891	129	0	1,088	121	113



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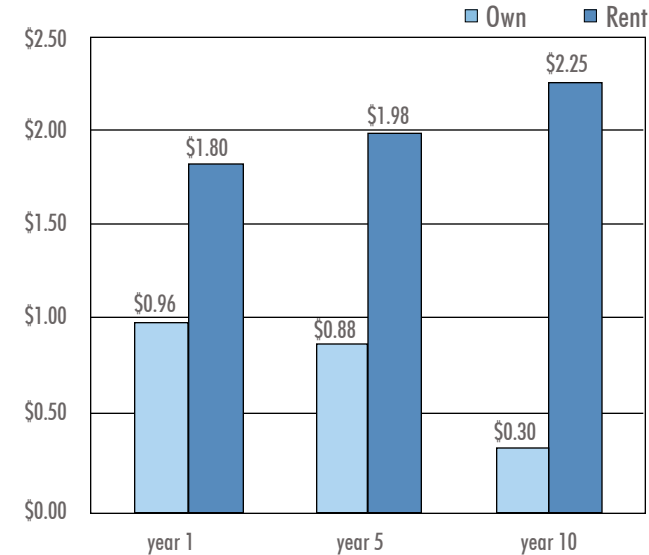
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# DISCOVER THE VALUE

### NET MONTHLY COST OVER

Net monthly costs per sq ft (pre tax\*)



For more information, call Realty Advisory Group - (213) 627 3338

### FIRST YEAR EXAMPLE SAVINGS

3772 sq ft Unit example (pre tax\*)

	Own	Rent	Savings
Monthly cash payment	\$5,297	\$5,280	
Monthly costs	\$1,395	\$1,507	
Less tax savings on depreciation	-\$566	\$0	
Less monthly principal reduction	-\$1,057	\$0	
Less Potential monthly appreciation	-\$1,433	\$0	
<b>Total Effective Monthly Cost</b>	<b>\$3,636</b>	<b>\$6,787</b>	<b>46%</b>

Based on the difference in monthly costs of owning vs. renting a 3,772 sf unit. All amounts are pre-tax, except depreciation savings. (\$SP x .80 Impvts. / 39 yrs / 12 months x 40%) \$852,472 sale price, 10% down payment, 50% financed as 30-yr. mortgage at 6.6%, 40% financed as 20 year. SBA loan at 6.8% (1/06 data) 5-year average NNN rent starting at \$1.50/sf with 2% annual increases. Triple net costs include taxes, CAM, insurance, etc.

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## DISCOVERY GATEWAY SPECTRUM II

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