



OFFERING MEMORANDUM

450 AMERICAN

Simi Valley, California | ±209,404 SqFt

100% Net-Leased Investment Grade Tenant Bank of America



PEAK
COMMERCIAL

**\$36,500,000**

OFFERING PRICE

THE OFFERING

Anvers Capital Partner and Peak Commercial, acting as exclusive advisors, proudly present for sale 450 American, an impressive office structure boasting a total area of 209,404 square feet. Set amidst the vibrant surroundings of Simi Valley, California, this remarkable project presents a chance to purchase a Grade-A Investment in one of the most desirable pockets of Los Angeles County.

Currently fully leased by Bank of America, N.A. (S&P: A+; NYSE: BAC), on a triple net (NNN) basis, the lease ensures financial stability with a steady 3% increase in rental income year over year, with 2 additional 5-year options to extend.

Having occupied the property since 1998, Bank of America has continually demonstrated its commitment to the site with the most recent indication being the decision to exercise their most recent extension option ahead of schedule. Their commitment was further demonstrated by allowing their one-time termination option to lapse in March of this year.

The Property, sprawling over an expansive 12.5 acres, is more than just a piece of real estate; it is a distinct and unique business campus.

Originally built as an industrial building, 450 American was converted into office space in the late 90's, taking advantage of the massive ceiling heights and open layout. The placement of the property ensures excellent regional accessibility, which enhances its appeal to both current and prospective tenants. One of the standout features of this site is the generous provision for parking, offering an impressive ratio of 5.5 slots per 1,000 rentable square feet (RSF).

In essence, this proposal represents more than an acquisition of real estate; it is the potential inheritance of a symbiotic relationship with a prestigious and stable tenant, while enjoying strong in-place cash flow

Offering Summary

Listing Price	\$36,500,000
Price Per SqFt	\$174
±Building SqFt	±209,404 RSF (BOMA 2017)
Site Area	±545,294 SF/12.52 Acres
Occupancy	100%
NOI Y1	\$3,204,818
Initial Cap Rate	8.78%
Stories	2 Stories
Year Built	1990/2000
Parking Spaces	±5.5/1,000 Sf (including 585 structured parking stalls) 1,148 total
APN #	615-0-500-015,025,035,045
Zoning	BP-SP (Business Park)





BANK OF AMERICA

Bank of America, one of the world's leading financial institutions, has been operating positively and showing resilience in the face of challenges. The company expects a good performance for its retail business in the second quarter, buoyed by strong consumer demand. According to Holly O'Neill, Bank of America's president of retail banking, savings and account balances are well above where they were pre-pandemic, indicating that consumers are well-positioned even if a mild recession occurs.

The bank, being the second-largest lender in the U.S., is focused on growing organically through its existing businesses and client relationships rather than through acquisitions. This strategy highlights the bank's commitment to its clients and the focus on organic growth rather than feeling undue competitive pressure¹.

As a company, Bank of America is centered around a commitment to use its capabilities to help those it serves be successful. Its focus on responsible growth involves a four-pronged approach: growing without excuses, being client-focused, growing within a risk framework, and ensuring growth is sustainable through operational excellence, being a great place to work, and sharing success with communities.

AT THIS LOCATION

Amenity Rich Facility

Amenity rich facility with onsite café

State-of-the-art building

Redundant fiber installed by tenant to support secured cybersecurity facility

Long Term Occupancy

Occupied by Bank of America (and related entities) since 1998

Substantial Improvements

Substantial tenant investment into building, site area and interiors

\$27.5B
net income

\$273B
equity

\$3T
balance sheet

~\$360M
in philanthropy

Clients continue to use our 3,900 financial centers to meet with specialists. We invested in state-of-the-art functionality and expanded our presence in several key growth markets in 2022.

Opened
58
new financial centers
and renovated nearly
800 in 2022

32K+
teammates providing
advice and guidance
to clients


3.5M
consumer investment
accounts



EXTERIOR
AERIAL
PHOTO



ANVERS CAPITAL PARTNERS

450 American St | Simi Valley, CA

450 American Street



EXTERIOR
PROPERTY
AERIAL



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450 American Street



SUBJECT
PROPERTY



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