

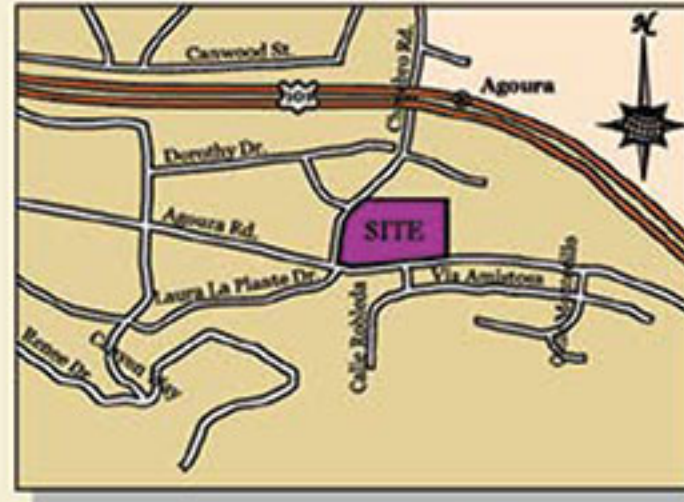
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ALESCO DEVELOPMENT COMPANY, LLC
5008 Chesebro Road, 2nd Floor
Agoura Hills, CA 91301

**You can! Own your office space
for less than you pay to rent!**

Stop wasting your money on rent
and start building equity for
YOUR future retirement!!!

Take advantage of today's
reduced prices and low interest
rates to ***purchase*** your office
space instead of leasing it!!!



VICINITY MAP

Alesco Agoura Corporate Center
Chesebro Road at Agoura Road

**Why rent your office when you
have a better option?**

Now you can purchase your own
beautiful new office condo in Agoura
Hills' finest office park.

Alesco Stimulus Package

*** Alesco will arrange SBA financing
requiring 10% down and your good
credit.**

*** Alesco will carry up to 1/2 of your
10% down payment for 3 years, in-
terest free.**

• Take advantage of current reductions in
prices and low interest rates available.

• Lock in your long term cost while rates are
low.

• Pay rent to yourself just as you have been
paying to your landlord all these years and
build your own equity.

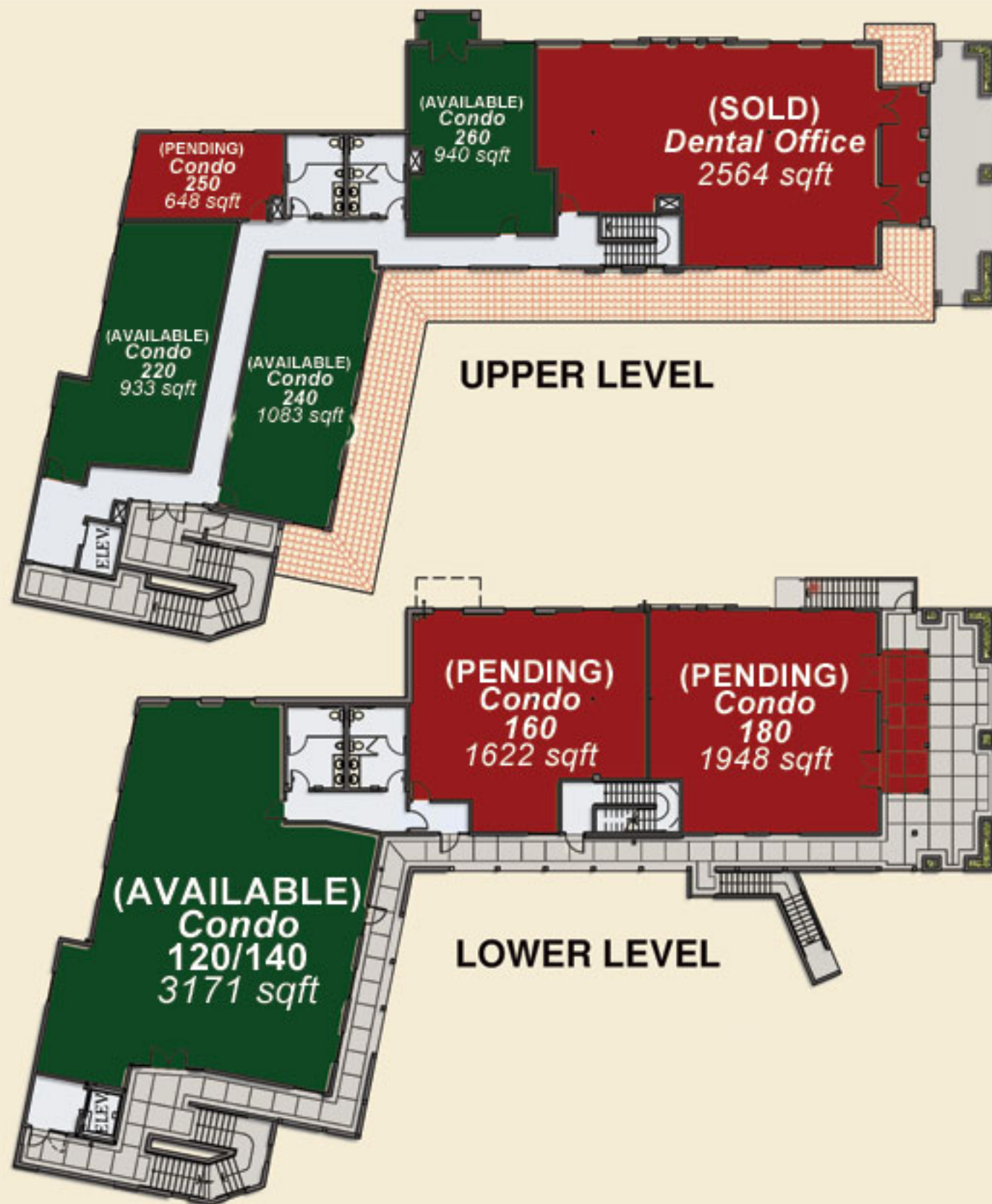
• Enjoy market appreciation.

• A long term investment in real estate is
smarter and safer than the stock market.

• After tax benefits you pay less to own your
building than to rent.



Call Les Young
818.879.8844



The Alesco Agoura Corporate Center is truly a one-of-a-kind village...

This new office village features:

- ◆ Easy access to/from the 101 in both directions
- ◆ Just minutes to Warner Center
- ◆ 4 cars per 1,000 usable SF included, with half of that being subterranean
- ◆ Additional parking available for medical users
- ◆ Beautiful Tuscan style buildings with high quality finishes
- ◆ Beautifully landscaped
- ◆ Complete high quality office build-out included
- ◆ Operable windows allow you to enjoy fresh air
- ◆ Elevator
- ◆ and much more!!!

Investing in your own office condo is investing in your future!!!

Can you really own your own office condo for less than you currently pay to rent... *YES YOU CAN!!*



Call Les Young
818-879-8844