DAUM
COMMERCIAL REAL ESTATE SERVICES

OFFERING MEMORANDUM

SINGLE-TENANT NET-LEASED INDUSTRIAL INVESTMENT

±13,538 SF
LEASED INVESTMENT

526 W MONTEREY AVE. & 253 N REBECCA ST.

POMONA, CALIFORNIA 91768 • ±28,800 SF LAND (±0.66 AC)

$173,178
CURRENT ANNUAL NOI

2.50%
ANNUAL RENT ESCALATIONS

2 × 5 YR
RENEWAL OPTIONS

100% LEASED TO Parts Authority
Auto Parts Super Stores
"The Answer Is Yes!"

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COMMERCIAL REAL ESTATE

THE OFFERING

OFFERING SUMMARY

Price	**Contact Broker**
Current Annual Base Rent (NOI)	**$173,178**
Current Monthly Base Rent	**$14,431.51**
Rent PSF (NNN)	**$1.07 / SF / Mo.**
Building Area	**±13,538 SF**
Land Area	**±28,800 SF (±0.66 AC)**
Tenant	**Parts Authority, LLC**
Lease Type	**NNN — Taxes & Insurance Reimbursed by Tenant**
Lease Expiration	**July 31, 2030**
Term Remaining	**±3.9 Years**
Renewal Options	**Two (2) × Five (5) Years**
Rent Escalations	**2.50% Annually**
Parcels (APN)	**8340-034-021 / -004 / -009**
Zoning	**POCIND — City of Pomona**

EXECUTIVE SUMMARY

DAUM Commercial Real Estate Services is pleased to present the fee-simple sale of **526 W Monterey Avenue & 253 N Rebecca Street** — a ±13,538 square foot, two-building infill industrial property on ±28,800 square feet of land in Pomona, California, 100% leased to **Parts Authority, LLC**, one of the largest automotive replacement parts distributors in the United States.

The Property was comprehensively refurbished in 2022 with more than $300,000 of capital invested — new HVAC, new copper plumbing, ADA upgrades, new windows, and improved lighting — and was subsequently leased to Parts Authority on a 62-month lease commencing June 2025. The lease carries **2.50% annual rent escalations** and **two (2) five-year renewal options**, providing an investor with a contractual runway through **July 2040** if fully exercised.

The lease operates on a net basis through an expense-reimbursement structure. Landlord pays real property taxes and property insurance directly, then recovers both from Tenant monthly as Operating Expenses alongside base rent, with an annual reconciliation. Tenant separately carries its own utilities, interior maintenance and HVAC service contract. Landlord retains roof and structure. Section Four sets out the recovery mechanics and the one carve-out a buyer must price.

With a modest $1.07/SF NNN rent basis, a credit-quality national tenant, three separate legal parcels, 31 parking spaces and a secured additional yard, the offering pairs durable in-place income with hard-asset fundamentals in one of the most supply-constrained industrial markets in the country — and because rent escalates 2.50% while Proposition 13 caps assessment growth at 2.00%, net income widens over the hold.

±13,538	**±1,538**	**31**	**400A**
BUILDING SF	OFFICE SF	PARKING STALLS	240V POWER

INVESTMENT HIGHLIGHTS

NATIONAL CREDIT TENANT

100% leased to Parts Authority, LLC — a national distributor operating approximately 325 locations following its August 2026 acquisition of NPW Companies. Majority-owned by private equity firm Kohlberg & Company, with The Jordan Company retaining an ownership position.

CONTRACTUAL RENT GROWTH

2.50% annual escalations in the primary term *and* throughout both option periods — a built-in inflation hedge that grows NOI every single year of ownership without management effort.

LONG RUNWAY OF OPTIONS

±3.9 years of primary term remaining plus two (2) five-year renewal options. Full exercise carries the lease to July 31, 2040 — a potential 15-year total commitment from a tenant in growth mode.

RECENTLY REFURBISHED

Over $300,000 invested in 2022: new HVAC, new copper plumbing, ADA-compliant restrooms and access, new low-E windows and upgraded lighting. Deferred maintenance has already been addressed by the current ownership.

DEFENSIBLE RENT BASIS

In-place rent of $1.07/SF NNN sits at the low end of the range for comparable small-bay San Gabriel Valley industrial product — supporting a high probability of renewal and creating mark-to-market potential at option (95% of fair market rent, with a floor at the prior year's rent).

THREE PARCELS / FLEXIBILITY

Assembled across three APNs — including an adjacent ±7,200 SF lot used as secured additional parking/yard. Two separate buildings (±7,538 SF and ±6,000 SF) allow for future multi-tenant demising or owner-user occupancy at lease end.

FULL EXPENSE RECOVERY

Landlord pays real property taxes and insurance and is reimbursed by Tenant monthly as Operating Expenses, together with parking, landscape and site upkeep. Capital expenditures over $25,000 are amortized and recovered over a minimum 15-year schedule. Utilities are separately metered and paid direct by Tenant.

IRREPLACEABLE INFILL LOCATION

Downtown-adjacent Pomona industrial with immediate access to the 10, 71, 60 and 57 Freeways — the connective tissue between the San Gabriel Valley and the Inland Empire, one of the tightest industrial markets in the United States.

IDEAL 1031 / PRIVATE CAPITAL SIZE

An institutional-quality tenant in a private-investor check size. Passive, management-light income with hard-asset land coverage of approximately 47% — well suited to a 1031 exchange buyer or a family office seeking industrial exposure.

LEASE ABSTRACT & RENT ROLL

RENT ROLL

LEASE YEAR	PERIOD	MONTHLY	ANNUAL
Year 1	08/01/25 – 07/31/26	$14,079.52	$168,954
Year 2 (current)	**08/01/26 – 07/31/27**	**$14,431.51**	**$173,178**
Year 3	08/01/27 – 07/31/28	$14,792.30	$177,508
Year 4	08/01/28 – 07/31/29	$15,162.10	$181,945
Year 5	08/01/29 – 07/31/30	$15,541.16	$186,494
Option 1	08/01/30 – 07/31/35	95% of FMR, floor at prior rent, 2.5%/yr	
Option 2	08/01/35 – 07/31/40	95% of FMR, floor at prior rent, 2.5%/yr	
Total Primary Term Base Rent			**$888,079**

EXPENSE RESPONSIBILITY

ITEM	TENANT	LANDLORD
Real Property Taxes	Reimburses	Pays Bill
Property Insurance	Reimburses	Carries Policy
Parking, Landscape, Site Upkeep	Reimburses	Performs
Utilities (separately metered)	✔ Direct	—
Interior Maintenance	✔	—
HVAC Service Contract	✔	—
Roof & Structure	—	✔ Landlord
Capital Expenditures > $25,000	Amortized ≥15 yrs	Funds

KEY LEASE TERMS

Tenant	**Parts Authority, LLC (DE)**
Guaranty	**Corporate Lease — No Separate Guaranty**
Lease Date	**May 20, 2025**
Original Term	**62 Months**
Commencement Date	**June 1, 2025**
Rent Commencement	**August 1, 2025**
Expiration	**July 31, 2030**
Security Deposit	**$14,079.52**
Option Notice	**≥ 6 Months Prior to Expiration**
Permitted Use	**Warehouse & Distribution of Auto Parts + Office**
Access	**24/7; Exclusive Use of Entire Premises**
Parking	**31 Spaces, Exclusive; Overnight Permitted**
Lease Structure	**NNN via Opex Reimbursement**
Tenant Repair Cap	**$25,000 per Rolling 12 Months**
Assignment	**Consent Required; Affiliate Transfers Permitted**
Late Charge	**5% of Overdue Amount (10-Day Grace)**

Summary prepared for marketing purposes only; not a complete statement of lease terms. In the event of any inconsistency, the executed Lease and any amendments control. Dates to be confirmed by estoppel certificate at closing.

LEASE STRUCTURE & EXPENSE RECOVERY

The Lease is net through a reimbursement structure rather than direct tenant payment: Landlord pays the tax bill and carries the insurance policy, then recovers both from Tenant as Operating Expenses. The expense passes through and base rent is net to Landlord — a cash-flow mechanic, not an economic one.

HOW RECOVERY WORKS — LEASE SECTION 46

MECHANIC	PROVISION
Payment	Monthly, on the same day base rent is due, based on Landlord's reasonable estimate of annual Operating Expenses
Reconciliation	Landlord delivers a detailed statement of actual expenses within 60 days of written request, not more than once per year
Settlement	Overpayment credited against future Rent; shortfall payable by Tenant within 30 days
Audit Right	Tenant may audit Landlord's books; if Landlord overstated by more than 5%, Landlord pays the audit cost
Capital Items	Expenditures over $25,000 amortized over useful life, minimum 15 years, recovered over the remaining term

WHAT IS RECOVERABLE

INCLUDED IN OPERATING EXPENSES	EXCLUDED
Real Property Taxes for the term	Roof and structural elements
Landlord Insurance Costs	Cost of Landlord's Work
Parking, driveways, sidewalks, fences	Depreciation and reserves
Landscaping, irrigation, exterior lighting	Items covered by warranty or insurance
Amortized capital over $25,000	Fines, penalties, hazmat remediation

THE ONE CARVE-OUT A BUYER MUST PRICE

Lease Section 10(b) provides that **Tenant is not responsible for any increase in Real Property Taxes attributable to a transfer of ownership of the Premises.** California reassesses at the sale price, so the incremental tax created by this sale is **not** recoverable from Tenant and falls to the new Landlord for the balance of the term. Every other component of Real Property Taxes — including ordinary Proposition 13 growth of up to 2.00% per year — remains fully reimbursable.

SIZING THE CARVE-OUT

The exposure is the tax on the spread between current assessed value and purchase price — a function of how long the Seller has held. **Confirm the assessed value with the LA County Assessor before pricing.**

CURRENT ASSESSED VALUE	VALUE @ 6.00%	NON-RECOVERABLE TAX	VS. CLEAN NNN
$1,200,000	$2,605,300	$16,863	−9.7%
$1,600,000	$2,671,900	$12,863	−7.4%
$2,000,000	$2,738,600	$8,863	−5.1%
$2,400,000	$2,805,300	$4,863	−2.8%
Clean NNN comparison at 6.00%			**$2,886,300**

ASSUMES A 1.20% EFFECTIVE TAX RATE. SOLVED FOR REASSESSMENT: PRICE = (RENT + TAX RATE × ASSESSED VALUE) ÷ (CAP RATE + TAX RATE).

- **Rule of thumb.** Each $100,000 of reassessment lift costs roughly $1,200 of annual NOI, or about $20,000 of value at a 6.00% cap rate.
- **It shrinks over time.** The carve-out runs only for the balance of the current term; at renewal the rent resets to 95% of market, pricing the then-current tax load. Confirm the current Operating Expense estimate and reconciliation status by tenant estoppel at closing.

FINANCIAL ANALYSIS

NET OPERATING INCOME SCHEDULE

PERIOD	ANNUAL NOI	$/SF/MO	GROWTH
Year 1 — 2025/26	$168,954	$1.04	—
Year 2 — 2026/27	**$173,178**	**$1.07**	**2.50%**
Year 3 — 2027/28	$177,508	$1.09	2.50%
Year 4 — 2028/29	$181,945	$1.12	2.50%
Year 5 — 2029/30	$186,494	$1.15	2.50%
5-Year Primary Term Total	**$888,079**		**+10.4% Growth**

NOI EQUALS CONTRACTUAL BASE RENT. TAXES, INSURANCE AND SITE COSTS ARE REIMBURSED BY TENANT AS OPERATING EXPENSES.

UNDERWRITING NOTES

- **Base rent is net.** Landlord pays taxes and insurance and recovers both from Tenant monthly as Operating Expenses, reconciled annually. Utilities are separately metered and paid direct by Tenant.
- **Deduct the reassessment carve-out.** Per Section 10(b), the tax increase caused by this sale is not recoverable from Tenant. Pull the current assessed value from the LA County Assessor and net the incremental tax from NOI — see Section Four for sizing.
- **Carry a roof and structure reserve.** Those obligations remain with Landlord and sit outside the Operating Expense pool. The roof and envelope were addressed in the 2022 refurbishment.
- **Escalations outrun the tax cap.** Base rent grows 2.50% annually against a 2.00% Proposition 13 ceiling on assessed-value growth, so the carve-out erodes in real terms across the hold.

PRICING MATRIX — YEAR 2 NOI OF $173,178

CAP RATE	INDICATED VALUE	$ / SF BUILDING	$ / SF LAND
5.50%	$3,148,700	$233	$109
6.00% — model	**$2,886,300**	**$213**	**$100**
6.25%	$2,770,900	$205	$96
6.50%	$2,664,300	$197	$93
6.75%	$2,565,600	$190	$89
7.00%	$2,474,000	$183	$86
7.50%	$2,309,000	$171	$80

ILLUSTRATIVE ONLY — NOT AN ASKING PRICE. ADJUST FOR THE REASSESSMENT CARVE-OUT DESCRIBED IN SECTION FOUR. CONTACT BROKER FOR PRICING GUIDANCE.

RESIDUAL & EXIT CONSIDERATIONS

At the July 2030 expiration of the primary term the investor holds three paths, each supported by the physical asset rather than by the lease alone:

1. RENEWAL AT MARKET

Options strike at 95% of fair market rent with a floor at the prior year's rent — the investor cannot go backwards, and captures growth if rents have moved. A renewal also resets the rent against the then-current tax basis.

2. RE-TENANT OR DEMISE

Two physically separate buildings (±7,538 SF and ±6,000 SF) with four ground-level doors and an additional parking lot support a multi-tenant re-lease at higher blended rents per square foot.

3. OWNER-USER EXIT

Small-bay, freeway-adjacent LA County industrial with an office build-out draws the deepest owner-user buyer pool in the region — historically pricing at a premium to leased-investment values.

TENANT PROFILE

Parts Authority
Auto Parts Super Stores
"The Answer Is Yes!"

PARTSAUTHORITY.COM
Founded 1972 • HQ: New Hyde Park, New York

Parts Authority is one of the largest national distributors of automotive and truck replacement parts, tools, equipment and transmissions in the United States. The company serves the "do-it-for-me" channel — independent repair shops, service centers, jobbers, national fleet accounts and e-commerce customers — from a hub-and-spoke network of distribution centers and branch locations engineered for same-day and multi-daily delivery.

In August 2026 Parts Authority acquired Miami-based NPW Companies, adding 46 locations and bringing the combined platform to approximately **325 locations** while expanding into five new states. Days earlier the company opened a **450,000 SF distribution hub in Olive Branch, Mississippi**. The company has completed more than a dozen acquisitions in recent years and carries a catalog of over three million part numbers from the industry's leading brands — AC Delco, Motorcraft, Denso, Bosch, KYB, Monroe, Gates, Dorman and Exide among them.

Parts Authority has been majority-owned by **Kohlberg & Company**, a middle-market private equity firm, since 2020, with The Jordan Company retaining a significant ownership position and management holding equity alongside them. That sponsorship has funded the aggressive acquisition and distribution-center expansion program that continues today.

WHY THIS IS A STICKY TENANCY

- **These locations are network infrastructure, not discretionary storefronts.** Each site is chosen for its delivery radius and freeway access; the branch exists to hit a promised delivery window to installer customers inside that radius. Moving the building means missing the window.
- **Tenant capital is in the building.** Under Exhibit D of this Lease, Parts Authority installed its own racking, shelving and wrought-iron security window protection. Relocating that build-out — and the inventory inside it — is expensive and operationally disruptive.
- **Ten years of options is a statement of intent.** A tenant planning a short stay does not negotiate for two five-year extensions with a 95%-of-market rent formula.
- **Growth by acquisition favors retention.** Parts Authority's expansion model absorbs and keeps established distribution points rather than shedding them — the NPW transaction added 46 locations to the network in a single stroke.

COMPANY SNAPSHOT

Founded	1972
Headquarters	New Hyde Park, NY
Locations	±325
Ownership	Kohlberg & Co. / TJC
Catalog	3M+ Part Numbers
Newest Hub	450,000 SF — Olive Branch, MS
Channel	DIFM / Commercial

RECESSION-RESILIENT DEMAND

The average age of vehicles on U.S. roads continues to climb, and older vehicles require more repair. Aftermarket parts distribution has historically performed through economic cycles: when consumers defer new-car purchases, they spend on keeping the current one running.

Tenant information compiled from company materials, press releases and public reports (2026). Not independently verified by Broker or Seller. Buyer to conduct its own credit review.

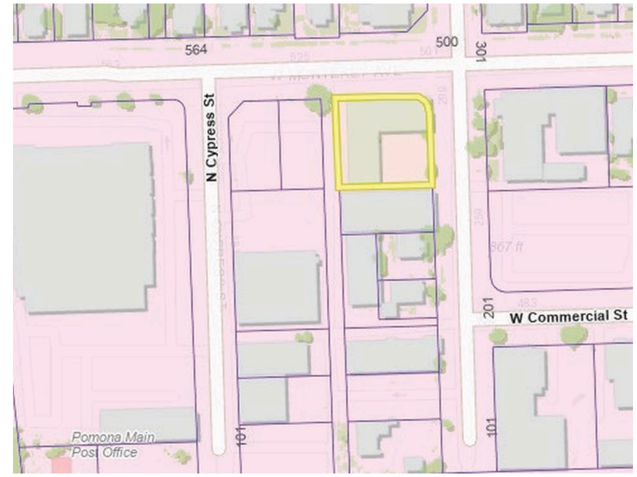
SECTION SEVEN

PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS

Total Building Area	**±13,538 SF**
Main Building (526 W Monterey)	**±7,538 SF**
Second Building (253 N Rebecca)	**±6,000 SF**
Office Area	**±1,538 SF**
Total Land Area	**±28,800 SF (±0.66 AC)**
Adjacent Yard / Lot (APN -009)	**±7,200 SF**
Land-to-Building Ratio	**±2.13 : 1**
Clear Height	**±10'**
Loading	**4 Ground-Level Roll-Up Doors**
Power	**400 Amps / 240 Volts**
Parking	**31 Spaces (±2.29 / 1,000 SF)**
Construction	**Concrete Block / Masonry**
Roof	**Flat, Wood Truss w/ 4×10 Purlins**
Fire Sprinklers	**Non-Sprinklered**
HVAC	**Replaced 2022**
Plumbing	**New Copper (2022)**
ADA	**Compliant — Permit C-048291-2022**
Zoning	**POCIND (Pomona Industrial)**
Frontage	**W Monterey Ave & N Rebecca St (Corner)**

SITE — BUILDING & PARKING COURT



PARCEL MAP — MAPS COURTESY ©GOOGLE & ©MICROSOFT

PARCEL COMPOSITION

APN	COMMON ADDRESS	APPROX. LAND	IMPROVEMENT
8340-034-021	526 W Monterey Ave	±14,400 SF	Main Building ±7,538 SF + Office
8340-034-004	253 N Rebecca St	±7,200 SF	Second Building ±6,000 SF
8340-034-009	Vacant Lot (No Address)	±7,200 SF	Secured Parking / Yard
Total — Three Parcels		**±28,800 SF**	**±13,538 SF Improvements**

Legal description: Lots 1, 2 and 3 of A. Crabb's Subdivision of the East half of Block 159 of the Pomona Tract, together with the adjacent lot identified as APN 8340-034-009. Two recorded street and ingress/egress easements in favor of the City of Pomona affect Lots 1 and 2. Square footages are approximate and should be independently verified by Buyer.

PROPERTY PHOTOS

526 W MONTEREY AVE & 253 N REBECCA ST
POMONA, CA 91768

INTERIOR PHOTOGRAPHY TAKEN PRIOR TO CURRENT TENANCY. CLEAR-SPAN PRODUCTION/WAREHOUSE AREA, OFFICE SUITE, AND SECURED ADDITIONAL PARKING LOT.

SECTION NINE

LOCATION OVERVIEW

POMONA — THE HINGE BETWEEN LA COUNTY AND THE INLAND EMPIRE

The Property sits in Pomona's established industrial district immediately west of the downtown core, at the hard corner of W Monterey Avenue and N Rebecca Street. Pomona occupies the eastern edge of Los Angeles County where the San Gabriel Valley meets the Inland Empire — the single largest industrial and logistics concentration in North America.

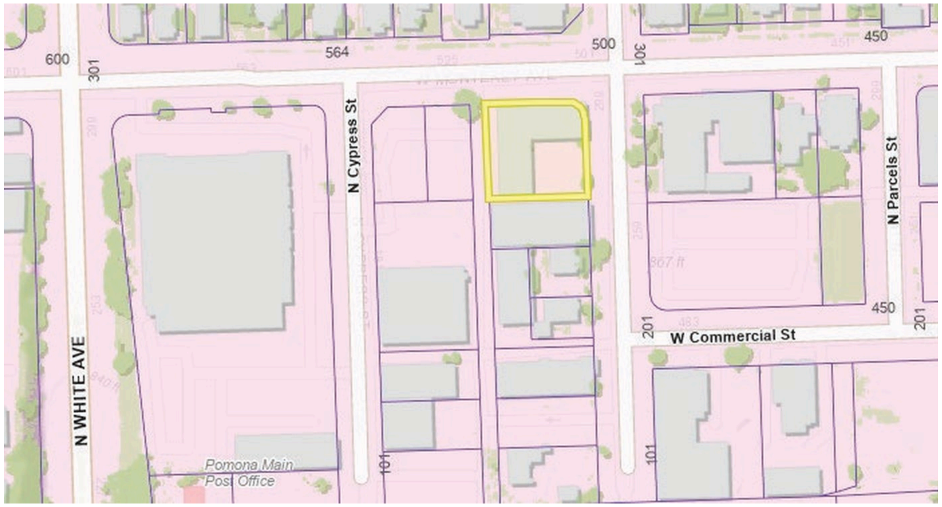
For a parts distributor, the geography is the whole point. From this corner a delivery van reaches the 10, 71, 60 and 57 Freeways within minutes, putting Pomona, Claremont, Montclair, Ontario, Chino, Diamond Bar, Walnut, La Verne and San Dimas inside a short delivery loop. That is precisely the radius Parts Authority's branch model is built to serve.

Pomona is home to approximately 150,000 residents, Cal Poly Pomona, Western University of Health Sciences and the Fairplex, and continues to see reinvestment in its downtown and Arts Colony districts. Industrial land in the submarket is effectively built out — new small-bay supply is functionally nonexistent, which is the structural argument for owning ±0.66 acres of it.

APPROXIMATE DISTANCES

DESTINATION	APPROX. MILES
SR-71 Corona Expressway	±1
I-10 San Bernardino Freeway	±2
SR-60 Pomona Freeway	±2
SR-57 Orange Freeway	±4
Ontario International Airport (ONT)	±12
Downtown Los Angeles	±30
Ports of Los Angeles / Long Beach	±45

DISTANCES APPROXIMATE AND FOR REFERENCE ONLY.



CORNER FRONTAGE AT W MONTEREY AVE & N REBECCA ST | MAPS COURTESY ©GOOGLE & ©MICROSOFT

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EXCLUSIVELY LISTED BY

THE SALAZAR TEAM

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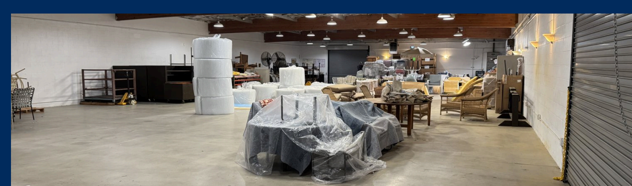
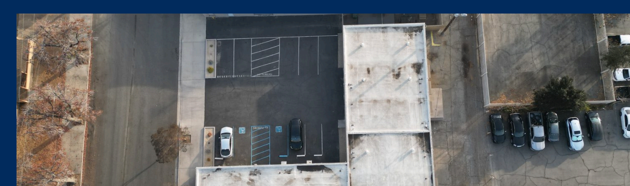
TWO BUILDINGS	CURRENT ANNUAL NOI	RENT ESCALATIONS	RENEWAL OPTIONS





SCAN ME

SCAN FOR CONTACT