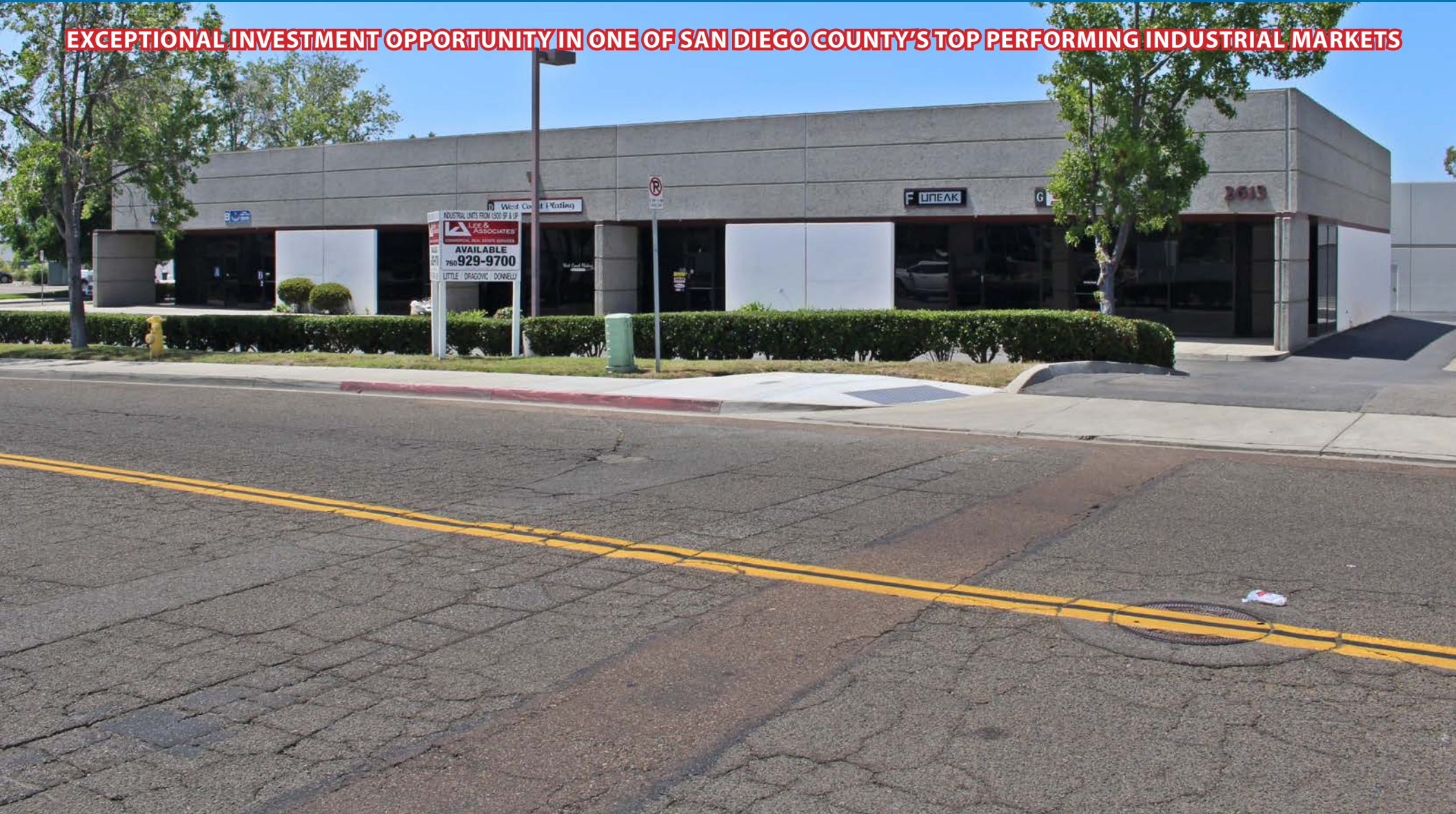


OFFERING MEMORANDUM 11,088 SF MULTI-TENANT INDUSTRIAL PROPERTY

2613 Temple Heights Drive - Oceanside, CA 92056



EXCEPTIONAL INVESTMENT OPPORTUNITY IN ONE OF SAN DIEGO COUNTY'S TOP PERFORMING INDUSTRIAL MARKETS



Lee & Associates Commercial Real Estate Services - 1900 Wright Place Suite 200 - Carlsbad, CA 92009

No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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DISCLAIMER

Lee & Associates (“Broker”) has been retained as the exclusive broker to the Seller regarding the sale of 2613 Temple Heights Drive, Oceanside, CA 92056 (“the Property”). This marketing brochure contains certain information pertaining to the subject Property and does not warrant to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Seller and Broker. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. Any and all references to square footages and other measurements are strictly approximations. Additional information and an opportunity to inspect the Property will be made available to qualified prospective purchasers. Neither the Seller nor Broker, officers, affiliates or representatives make any representation of warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Seller reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Seller shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without prior written authorization of the Seller or Brokers. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Seller or Brokers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. The Seller reserves the right to sell or withdraw the Property at any time without prior notice. All investors should base their offers and pricing on the “as-is”, “where-is” condition of the Property. Each prospective purchaser is to rely upon its own investigation, evaluation, and conclusions as to the condition of the Property. In order to expedite underwriting and upon request, the prospective investors will be given access to certain due diligence information and any information provided by Seller to Broker.

Section I: Executive Overview

- Executive Summary
- Investment Highlights
- Property Overview



EXECUTIVE SUMMARY

2613 Temple Heights Drive is an exceptional opportunity to purchase a small fully occupied industrial building in one of San Diego’s most desired markets. The subject property features an 11,088 square foot multi-tenant industrial building that is offered for sale \$1,650,000. Due to the high demand for industrial space and extremely low market vacancy rate (2.0%), industrial rents in Oceanside are ± 15% higher the existing rent roll in place.

PROPERTY PROFILE

Address:	2613 Temple Heights Drive
City/State	Oceanside, CA
Business Park Name	Oceana Vista Industrial Park
Building Size:	11,088 Square Feet
Number of Buildings	One (1) Building
Ownership Type:	Fee Simple
Lot Size:	.71 Acre Lot
Building Type:	Industrial/Manufacturing
# of Suites	Seven (7) suites
# of tenants	5 Tenants
Average suite size:	1,584 square feet
Industrial Vacancy Rate	2% market vacancy (Oceanside)
Current Occupancy:	100%
Zoning:	Light Industrial
Corner Location:	Corner Lot location
Below Market Rents:	Existing rent roll 15% below market
Purchase Price:	\$1,650,000 (\$149/SF)
Year 1 Project CAP Rate:	5.4%

AERIAL MAP



INVESTMENT HIGHLIGHTS

LOCATION

Superior location with close proximity to Interstate 5 and Highway 78
Located on a major thoroughfare with excellent signage visibility
Walking distance to retail and restaurants
Located on a corner with 2 separate access points

STRONG SUBMARKET

The Oceanside submarket has a vacancy rate of 2.0%
Multi-tenant industrial markets have more rent growth than any other size range
Strong employment base in Oceanside
Significant rent growth in Oceanside

COMPETITIVE SIZE

Very few multi-tenant properties exist in this size range
Average 1,584 SF unit size is always in demand
7-unit project is easy to manage

LOW FINISH UNITS

Current office to warehouse area reflects market trends
Low finish build-out make it inexpensive to refurbish
Single story units with zero mezzanine

BELOW REPLACEMENT COST

Estimated replacement costs - \$225/SF
Little to no land available to develop

STABILIZED TENANT BASE

West Coast Plating (occupy 43% of park) has been a tenant for 24 years
High probability of tenant retention
Future tenant roll-over spread-out



PROPERTY OVERVIEW

PROPERTY PROFILE

SITE PLAN

Construction Type:	Concrete Tilt Up
Year Built	1988
# of stories	Single Story
Average % Improved:	20% on average
Mechanical Systems	HVAC is front office areas
Warehouse Clear height	Approximately 16'
Distance to Highway 78	2.4 miles
Distance to Interstate 5	6.5 miles
Distance to Interstate 15	9.5 miles
Restrooms	Each unit has private restroom
Electricity	Each unit is separately metered
3 phase power	200 amps, 120/208V per unit
CAM Expenses:	Tenants pay their proportionate share of true common area operating expenses
Parking Ratio:	2/1,000



Suite	Tenant	Unit Size:	Occupancy Start:	Use Description
A	Kevin Colvell	1,584	7/1/2015	Personal classic car restoration
B	North County Plumbing	1,584	11/1/2015	Office & warehouse for a plumbing contractor
C	West Coast Plating	1,584	1/1/1993	Manufacturing, metal plating and metal polishing
D	West Coast Plating	1,584	1/1/1993	Manufacturing, metal plating and metal polishing
E	True Speed	1,584	8/1/2016	Porting, cylinder rebuilding and cylinder head reconditioning and machining
F	EG Customs	1,584	7/15/2017	Light fabrication, shaping and conversion of bumpers and fenders
G	West Coast Plating	1,584	7/1/2017	Shipping and receiving of raw materials and finished goods
A-F		11,088		

Section II: Property Description

- Property Photos
- Plat Map
- Aerial Maps



PROPERTY PHOTOS

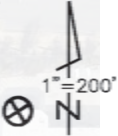


PLAT MAP & PARCEL OVERLAY

07

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

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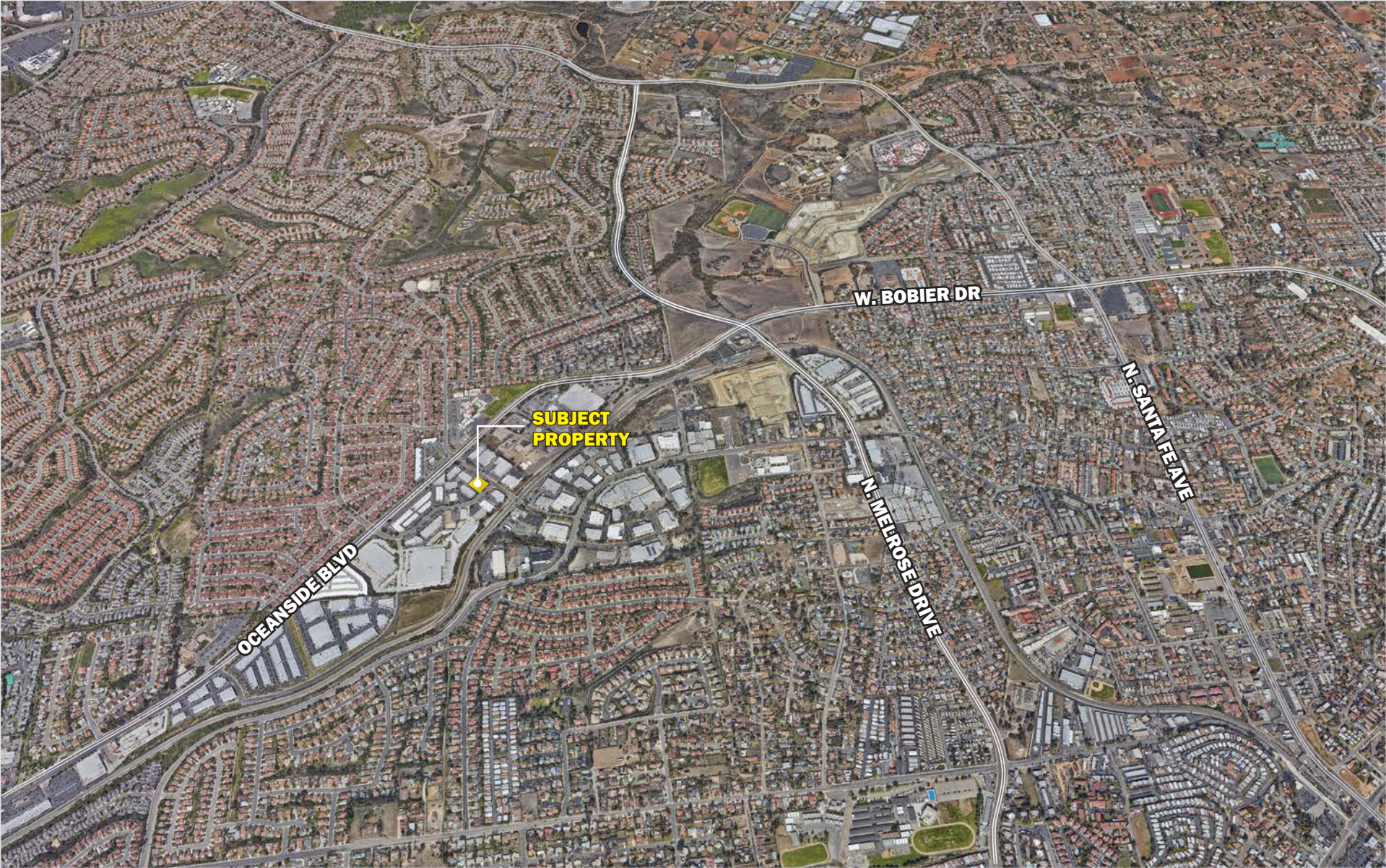
BLK	OLD	NEW	YR	CUT
470				
	2	12/13	82	1642
	12/13	14/15	83	2505
	14/15	16	83	10047
VOID	16	7-24	83	96
	16	17-28	83	96
	26/27	27-38	85	1685
	19/20	39/40	88	19916
	34/36	41/42	89	2200
	11	43/44	90	18
	42	44/45	91	1225
	4	46-48	91	2179
	37/44	49	95	1469
	49	50&51	97	1855
	45&48	52	00	1389
	3	50&51	04	1821



9-27-82
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 161 PAGE 47

MAP 10451 - OCEAN-VISTA INDUSTRIAL PARK UNIT NO. 1A
MAP 9773 - OCEAN BUSINESS PARK UNIT NO. 1
ROS 16765

AERIALS



Section III: Financial Analysis

- Financial Assumptions
- Cash Flow Projections



FINANCIAL ASSUMPTIONS

Summary Information

Property Name	2613 Temple Heights Drive
Address	(see above)
City, State, Zip	Oceanside, CA 92056
Cash Flow ANALYSIS Start Date	January 2018
Cash Flow REPORTING Start Date	January 2018
Holding Period for Net Present Value	10 Years
Net Rentable Area in SF	11,088

Price, Debt and Equity

	Total Dollars	Per SF	Cap Rate Y1
Purchase Price	\$1,650,000	\$148.81	5.39%
Loan @ 65.0%	(1,072,500)	(96.73)	-
Loan Fee @ 0.0%	-	-	-
Required Equity	\$577,500	\$52.08	-

IRR Analysis

	5 Year Hold	7 Year Hold	10 Year Hold
All Cash IRR	5.51%	6.43%	7.08%
Leveraged IRR	7.25%	9.39%	10.50%

General Projection Assumptions

Cost of Living (annual growth)	3.00%
General Expenses (annual growth)	3.00%
Real Estate Taxes (annual growth)	2.00%
General Vacancy / Credit Loss (offset by down time)	5.00%
Duration of Absorption of Existing Vacant Space	n/a
Date of Completion of Absorption of Existing Vacant Space	Currently 100%

Expenses and NOI

	Total Dollars	Per SF
Operating Expenses (year one)	\$42,411	\$3.82
Net Operating Income (year one)	\$88,920	\$8.02

Exit Cap Rate (applied to following year NOI)	6.50%
Exit Cost of Sale	3.00%

FINANCIAL ASSUMPTIONS

Market Leasing Assumptions

	Spec #1 - RP1 T11	Spec #2 - RP2 T12	Spec #3 - RP2 T11
Market Rent PSF/mo. - FY1: 1/2018 - 12/2018	\$0.95	\$0.95	\$0.95
Market Rent PSF/mo. - FY2: 1/2019 - 12/2019	\$0.98	\$0.98	\$0.98
Market Rent PSF/mo. - FY3: 1/2020 - 12/2020	\$1.01	\$1.01	\$1.01
Market Rent PSF/mo. - FY4: 1/2021 - 12/2021	\$1.04	\$1.04	\$1.04
Market Rent PSF/mo. - FY5: 1/2022 - 12/2022	\$1.07	\$1.07	\$1.07
Market Rent PSF/mo. - FY6: 1/2023 - 12/2023	\$1.10	\$1.10	\$1.10
Market Rent PSF/mo. - FY7: 1/2024 - 12/2024	\$1.13	\$1.13	\$1.13
Market Rent PSF/mo. - FY8: 1/2025 - 12/2025	\$1.17	\$1.17	\$1.17
Market Rent PSF/mo. - FY9: 1/2026 - 12/2026	\$1.20	\$1.20	\$1.20
Market Rent PSF/mo. - FY10: 1/2027 - 12/2027	\$1.24	\$1.24	\$1.24
Etc. (pattern continues annually)			
Market Rent Growth - Begins FY1: 1/2018 - 12/2018	-- n/a --	-- n/a --	-- n/a --
Market Rent Growth - Begins FY2: 1/2019 - 12/2019	3.00%	3.00%	3.00%
Market Rent Growth - Begins FY3: 1/2020 - 12/2020	3.00%	3.00%	3.00%
Market Rent Growth - Begins FY4: 1/2021 - 12/2021	3.00%	3.00%	3.00%
Market Rent Growth - Begins FY5: 1/2022 - 12/2022	3.00%	3.00%	3.00%
Market Rent Growth - Begins FY6: 1/2023 - 12/2023	3.00%	3.00%	3.00%
Market Rent Growth - Begins FY7: 1/2024 - 12/2024	3.00%	3.00%	3.00%
Market Rent Growth - Begins FY8: 1/2025 - 12/2025	3.00%	3.00%	3.00%
Market Rent Growth - Begins FY9: 1/2026 - 12/2026	3.00%	3.00%	3.00%
Market Rent Growth - Begins FY10: 1/2027 - 12/2027	3.00%	3.00%	3.00%
Etc. (pattern continues annually)			
Type of Lease	\$0.16 CAM + cpi	\$0.16 CAM + cpi	\$0.16 CAM + cpi
Speculative Lease Term in Years	3 Years	3 Years	3 Years
Escalations Within Speculative Lease Term	Annual 3%	Annual 3%	Annual 3%
Probability of Tenant Retention	75.0%	90.0%	90.0%
TI Allowance PSF - New Tenant	\$2.50	\$20.00	\$2.50
TI Allowance PSF - Renewing Tenant	\$1.00	\$1.00	\$1.00
TI Allowance PSF - Weighted Average	\$1.38	\$2.90	\$1.15
TI Allowance PSF - Initial Lease of Vacant Space (if any)	n/a	n/a	n/a
Lease Commission - New Tenant	6.00%	6.00%	6.00%
Lease Commission - Renewing Tenant	3.00%	3.00%	3.00%
Lease Commission - Weighted Average	3.75%	3.30%	3.30%
Lease Commission - Initial Lease of Vacant Space (if any)	n/a	n/a	n/a
Months Down Time - New Tenant	3 mos	3 mos	3 mos
Months Down Time - Weighted Average	1 mos	0 mos	0 mos
Months Free Rent - New Tenant	1 mos	1 mos	1 mos
Months Free Rent - Renewing Tenant	0 mos	0 mos	0 mos
Months Free Rent - Weighted Average	0.25 mos	0.10 mos	0.10 mos
Months Free Rent - Initial Lease of Vacant Space (if any)	n/a	n/a	n/a

CASH FLOW PROJECTIONS

Year:	1	2	3	4	5	6	7	8	9	10	11
Begins:	Jan-2018	Jan-2019	Jan-2020	Jan-2021	Jan-2022	Jan-2023	Jan-2024	Jan-2025	Jan-2026	Jan-2027	Jan-2028
Ends:	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023	Dec-2024	Dec-2025	Dec-2026	Dec-2027	Dec-2028
STATISTICS											
Net Rentable Area in SF	11,088	-	-	-	-	-	-	-	-	-	-
Average Base Rental Revenue PSF/mo.	\$0.88	\$0.93	\$0.97	\$1.00	\$1.03	\$1.09	\$1.12	\$1.16	\$1.19	\$1.23	\$1.26
Total Operating Expenses PSF/yr.	\$3.82	\$3.93	\$4.04	\$4.15	\$4.26	\$4.37	\$4.49	\$4.61	\$4.73	\$4.85	\$4.99
Absorption & Turnover Vacancy	1.1%	1.1%	2.1%	1.1%	1.1%	2.1%	1.0%	1.0%	1.0%	2.1%	-
General Vacancy	3.9%	3.9%	2.9%	3.9%	3.9%	2.9%	4.0%	4.0%	4.0%	2.9%	5.0%
Potential Gross Revenue											
Base Rental Revenue	\$117,573	\$123,634	\$128,507	\$133,338	\$137,289	\$144,652	\$149,520	\$153,953	\$158,515	\$163,211	\$167,991
Absorption & Turnover Vacancy	(1,505)	(1,550)	(3,192)	(1,644)	(1,694)	(3,488)	(1,797)	(1,851)	(1,906)	(3,926)	-
Base Rent Abatements	(376)	(387)	(798)	(411)	(423)	(958)	(898)	(463)	(1,050)	(982)	-
Scheduled Base Rental Revenue	\$115,692	\$121,697	\$124,517	\$131,283	\$135,172	\$140,206	\$146,825	\$151,639	\$155,559	\$158,303	\$167,991
Expense Reimbursement Revenue	21,046	21,670	22,037	22,996	23,674	24,091	25,128	25,868	26,642	27,102	28,616
Total Potential Gross Revenue	\$136,738	\$143,367	\$146,554	\$154,279	\$158,846	\$164,297	\$171,953	\$177,507	\$182,201	\$185,405	\$196,607
General Vacancy	(5,407)	(5,696)	(4,295)	(6,152)	(6,333)	(4,901)	(6,891)	(7,117)	(7,299)	(5,541)	(9,830)
Effective Gross Revenue	\$131,331	\$137,671	\$142,259	\$148,127	\$152,513	\$159,396	\$165,062	\$170,390	\$174,902	\$179,864	\$186,777
Operating Expenses											
Real Estate Taxes @ 1.073%	\$17,705	\$18,059	\$18,420	\$18,788	\$19,164	\$19,547	\$19,938	\$20,337	\$20,744	\$21,159	\$21,691
Fixed Charge Assessments	146	150	155	160	164	169	174	180	185	190	196
Property Insurance	3,050	3,142	3,236	3,333	3,433	3,536	3,642	3,751	3,864	3,980	4,099
Repairs & Maintenance	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016
Common Water	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720
Common Electricity	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344
Landscaping	2,300	2,369	2,440	2,513	2,589	2,666	2,746	2,829	2,914	3,001	3,091
Trash	2,300	2,369	2,440	2,513	2,589	2,666	2,746	2,829	2,914	3,001	3,091
Fire Alarm / Security	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032
Legal / Admin Fees	500	515	530	546	563	580	597	615	633	652	672
Property Management @ 4.5%	5,910	6,195	6,402	6,666	6,863	7,173	7,428	7,668	7,871	8,094	8,405
Total Operating Expenses	\$42,411	\$43,614	\$44,763	\$45,993	\$47,184	\$48,509	\$49,808	\$51,123	\$52,426	\$53,777	\$55,357
NET OPERATING INCOME	\$88,920	\$94,057	\$97,496	\$102,134	\$105,329	\$110,887	\$115,254	\$119,267	\$122,476	\$126,087	\$131,420
Leasing & Capital Costs											
Tenant Improvements	\$2,178	\$2,243	\$4,622	\$2,380	\$2,451	\$15,287	\$5,202	\$2,679	\$16,705	\$5,684	\$2,927
Leasing Commissions	2,079	2,141	4,412	2,272	2,340	8,797	4,964	2,557	9,615	5,426	2,813
Reserves - \$0.15	1,663	1,713	1,764	1,817	1,872	1,928	1,986	2,046	2,107	2,170	2,235
Total Leasing & Capital Costs	\$5,920	\$6,097	\$10,798	\$6,469	\$6,663	\$26,012	\$12,152	\$7,282	\$28,427	\$13,280	\$7,975
CASH FLOW BEFORE DEBT SERVICE	\$83,000	\$87,960	\$86,698	\$95,665	\$98,666	\$84,875	\$103,102	\$111,985	\$94,049	\$112,807	\$123,445

NET PRESENT VALUE - 10 Year Hold

Disc Rate	NPV	Per SF	Cap Year 1
6.08%	\$1,781,000	\$160.62	4.99%
6.58%	\$1,714,000	\$154.58	5.19%
7.08%	\$1,650,000	\$148.81	5.39%
7.58%	\$1,589,000	\$143.31	5.60%
8.08%	\$1,532,000	\$138.17	5.80%

EXIT SALE CALCULATION - End of Year 10

	Total Dollars	Per SF
Capped Value @ 6.50%	\$2,021,846	\$182.35
Cost of Sale @ 3.00%	(60,655)	(5.47)
Net Sale Proceeds	\$1,961,191	\$176.88

CASH FLOW PROJECTIONS

Year:	1	2	3	4	5	6	7	8	9	10	11
Begins:	Jan-2018	Jan-2019	Jan-2020	Jan-2021	Jan-2022	Jan-2023	Jan-2024	Jan-2025	Jan-2026	Jan-2027	Jan-2028
Ends:	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023	Dec-2024	Dec-2025	Dec-2026	Dec-2027	Dec-2028
NET OPERATING INCOME	\$88,920	\$94,057	\$97,496	\$102,134	\$105,329	\$110,887	\$115,254	\$119,267	\$122,476	\$126,087	\$131,420
Debt Coverage Ratio (NOI / debt service)	1.36	1.44	1.50	1.57	1.62	1.70	1.77	1.83	1.88	1.93	2.02
CASH FLOW BEFORE DEBT SERVICE	\$83,000	\$87,960	\$86,698	\$95,665	\$98,666	\$84,875	\$103,102	\$111,985	\$94,049	\$112,807	\$123,445
Interest Payments - 4.50%	(47,909)	(47,114)	(46,282)	(45,413)	(44,503)	(43,552)	(42,557)	(41,516)	(40,428)	(39,289)	(38,099)
Principal Payments - 30 Year	(17,302)	(18,097)	(18,928)	(19,798)	(20,707)	(21,658)	(22,653)	(23,694)	(24,783)	(25,921)	(27,112)
CASH FLOW AFTER DEBT SERVICE	\$17,790	\$22,750	\$21,488	\$30,455	\$33,456	\$19,665	\$37,892	\$46,775	\$28,839	\$47,597	\$58,235
Gross Sale Proceeds @ 6.50%	\$1,447,031	\$1,499,938	\$1,571,292	\$1,620,446	\$1,705,954	\$1,773,138	\$1,834,877	\$1,884,246	\$1,939,800	\$2,021,846	-
Cost of Sale @ 3.00%	(43,411)	(44,998)	(47,139)	(48,613)	(51,179)	(53,194)	(55,046)	(56,527)	(58,194)	(60,655)	-
Remaining Loan Balance	(1,055,198)	(1,037,101)	(1,018,173)	(998,376)	(977,669)	(956,010)	(933,357)	(909,663)	(884,880)	(858,959)	-
NET SALE PROCEEDS	\$348,422	\$417,839	\$505,980	\$573,457	\$677,107	\$763,934	\$846,474	\$918,056	\$996,726	\$1,102,232	-
Cap Rate (NOI divided by purchase price)	5.39%	5.70%	5.91%	6.19%	6.38%	6.72%	6.99%	7.23%	7.42%	7.64%	-
All Cash Yield (cash on cash before debt service)	5.03%	5.33%	5.25%	5.80%	5.98%	5.14%	6.25%	6.79%	5.70%	6.84%	-
Leveraged Yield (cash on cash after debt service)	3.08%	3.94%	3.72%	5.27%	5.79%	3.41%	6.56%	8.10%	4.99%	8.24%	-

PRICE, DEBT and EQUITY

	Total Dollars	Per SF
Purchase Price	\$1,650,000	\$148.81
Loan @ 65.0%	(1,072,500)	(96.73)
Loan Fee @ 0.0%	-	-
Required Equity	\$577,500	\$52.08
	NOI Year 1	NOI Year 2
Cap Rate (NOI divided by purchase price)	5.39%	5.70%

IRR ANALYSIS

	5 Year Hold	7 Year Hold	10 Year Hold
All Cash IRR	5.51%	6.43%	7.08%
Leveraged IRR	7.25%	9.39%	10.50%

Calif. Prop. 13 tax adj. at sale (if used) is reflected for only the 10 year hold.

Section IV: Tenant & Rent Information

- Detailed Rent Roll
- Brief Rent Roll
- Summary of Tenant Statistics



DETAILED RENT ROLL

2613 Temple Heights Drive
Detailed Rent Roll - as of JUL-2017 - NRA @ 11,088 sq. ft.
Lee & Associatse

No.	Tenant Name Type & Suite Number Lease Dates & Term	Sq. Ft. Bldg. %	Rate/Amt./Yr. Rate/Amt./Mo.	Adj. Date	Pct.	\$/Year	PSF/yr.	CPI & Current Porters' Wage Miscellaneous	Mos. Free	Pct. Free	Description of Operating Expense Reimbursements	TI's Rate Amount	LC's Rate Amount	Assumption About Future Terms For This Tenant
1	Kevin Colvell Industrial, Suite: A Jul-2015 to Jun-2018 36 Months	1,584 14.29%	\$8.92 \$14,124 \$0.74 \$1,177	-	-	-	-	-	-	-	See method: \$0.16 CAM + cpi	-	-	Market See assumption: \$0.95 RP1 TI1
2	North County Plumbing Industrial, Suite: B Nov-2015 to Oct-2020 60 Months	1,584 14.29%	\$9.77 \$15,468 \$0.81 \$1,289	Nov-2017	3.0%	\$15,935	\$10.06	-	-	-	See method: \$0.16 CAM + cpi	-	-	Market See assumption: \$0.95 RP1 TI1
3	West Coast Plating Industrial, Suite: C Jan-1993 to Dec-2022 360 Months	1,584 14.29%	\$9.36 \$14,832 \$0.78 \$1,236	Jan-2018 Jan-2019	15.3% 3.0%	\$17,107 \$17,614	\$10.80 \$11.12	-	-	-	See method: \$0.16 CAM + cpi	-	-	Market See assumption: \$0.95 RP2 TI2
4	West Coast Plating Industrial, Suite: D Jan-1993 to Dec-2022 360 Months	1,584 14.29%	\$9.36 \$14,832 \$0.78 \$1,236	Jan-2018 Jan-2019	15.3% 3.0%	\$17,107 \$17,614	\$10.80 \$11.12	-	-	-	See method: \$0.16 CAM + cpi	-	-	Market See assumption: \$0.95 RP2 TI2
5	True Speed Industrial, Suite: E Aug-2016 to Jul-2019 36 Months	1,584 14.29%	\$9.89 \$15,660 \$0.82 \$1,305	Aug-2018	3.0%	\$16,125	\$10.18	-	-	-	See method: \$0.16 CAM + cpi	-	-	Market See assumption: \$0.95 RP1 TI1
6	EG Customs Industrial, Suite: F Jul-2017 to Aug-2020 38 Months	1,584 14.29%	\$11.40 \$18,060 \$0.95 \$1,505	Aug-2018 Aug-2019	3.0% 3.1%	\$18,596 \$19,166	\$11.74 \$12.10	-	-	-	See method: \$0.16 CAM + cpi	-	-	Market See assumption: \$0.95 RP1 TI1
7	West Coast Plating Industrial, Suite: G Jul-2017 to Dec-2022 66 Months	1,584 14.29%	\$10.80 \$17,112 \$0.90 \$1,426	Jan-2019 Jan-2020	3.0% 3.0%	\$17,630 \$18,153	\$11.13 \$11.46	-	-	-	See method: \$0.16 CAM + cpi	-	-	Market See assumption: \$0.95 RP2 TI1
	Total Occupied SqFt	11,088												
	Total Available SqFt	0												

BRIEF RENT ROLL

2613 Temple Heights Drive
Brief Rent Roll - as of JUL-2017 - NRA @ 11,088 sq. ft.
Lee & Associatse

No.	Type, Suite	Tenant	Size	Pct.	Start to Expire	Rent/mo.	PSF/mo.	Rent/yr.	PSF/yr.	CAM Reimb.	Leasing Assump.	MR \$ PSF Per Month	Mkt. vs. Current
1	Industrial, Suite: A	Kevin Colvell	1,584	14.3%	Jul-2015 to Jun-2018	\$1,177.00	\$0.74	\$14,124	\$8.92	See method: \$0.16 CAM + cpi	\$0.95 RP1 T11	\$0.95	27.9%
2	Industrial, Suite: B	North County Plumbing	1,584	14.3%	Nov-2015 to Oct-2020	\$1,289.00	\$0.81	\$15,468	\$9.77	See method: \$0.16 CAM + cpi	\$0.95 RP1 T11	\$0.95	16.7%
3	Industrial, Suite: C	West Coast Plating	1,584	14.3%	Jan-1993 to Dec-2022	\$1,236.00	\$0.78	\$14,832	\$9.36	See method: \$0.16 CAM + cpi	\$0.95 RP2 T12	\$0.95	21.7%
4	Industrial, Suite: D	West Coast Plating	1,584	14.3%	Jan-1993 to Dec-2022	\$1,236.00	\$0.78	\$14,832	\$9.36	See method: \$0.16 CAM + cpi	\$0.95 RP2 T12	\$0.95	21.7%
5	Industrial, Suite: E	True Speed	1,584	14.3%	Aug-2016 to Jul-2019	\$1,305.00	\$0.82	\$15,660	\$9.89	See method: \$0.16 CAM + cpi	\$0.95 RP1 T11	\$0.95	15.3%
6	Industrial, Suite: F	EG Customs	1,584	14.3%	Jul-2017 to Aug-2020	\$1,505.00	\$0.95	\$18,060	\$11.40	See method: \$0.16 CAM + cpi	\$0.95 RP1 T11	\$0.95	-0.0%
7	Industrial, Suite: G	West Coast Plating	1,584	14.3%	Jul-2017 to Dec-2022	\$1,426.00	\$0.90	\$17,112	\$10.80	See method: \$0.16 CAM + cpi	\$0.95 RP2 T11	\$0.95	5.5%
TOTAL			11,088	100.0%		\$9,174	\$0.83	\$110,088	\$9.93			\$0.95	14.8%

SUMMARY OF TENANT STATISTICS

2613 Temple Heights Drive
Summary of Tenant Statistics - as of JUL-2017 - NRA @ 11,088 sq. ft.
Lee & Associatse

OCCUPANCY ANALYSIS

	Sq. Ft. % of Total		<< Current Contract Rents / Vacant @ Market Rents >>					<< Estimated Market Rents >>					% Current vs. Market
			Rent/mo.	PSF/mo.	Rent/yr.	PSF/yr.	% of Total	Rent/mo.	PSF/mo.	Rent/yr.	PSF/yr.	% of Total	
OCCUPIED SUITES	11,088	100.0%	\$9,174	\$0.83	\$110,088	\$9.93	100.0%	\$10,534	\$0.95	\$126,403	\$11.40	100.0%	-12.9%
VACANT SUITES	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	11,088	100.0%	\$9,174	\$0.83	\$110,088	\$9.93	100.0%	\$10,534	\$0.95	\$126,403	\$11.40	100.0%	-12.9%

UNIT TYPE ANALYSIS

	Sq. Ft. % of Total		<< Current Contract Rents / Vacant @ Market Rents >>					<< Estimated Market Rents >>					% Current vs. Market
			Rent/mo.	PSF/mo.	Rent/yr.	PSF/yr.	% of Total	Rent/mo.	PSF/mo.	Rent/yr.	PSF/yr.	% of Total	
\$0.95 RP1 T11	6,336	57.1%	\$5,276	\$0.83	\$63,312	\$9.99	57.5%	\$6,019	\$0.95	\$72,230	\$11.40	57.1%	-12.3%
\$0.95 RP2 T12	3,168	28.6%	\$2,472	\$0.78	\$29,664	\$9.36	26.9%	\$3,010	\$0.95	\$36,115	\$11.40	28.6%	-17.9%
\$0.95 RP2 T11	1,584	14.3%	\$1,426	\$0.90	\$17,112	\$10.80	15.5%	\$1,505	\$0.95	\$18,058	\$11.40	14.3%	-5.2%
TOTAL	11,088	100.0%	\$9,174	\$0.83	\$110,088	\$9.93	100.0%	\$10,534	\$0.95	\$126,403	\$11.40	100.0%	-12.9%

EXPIRATION ANALYSIS

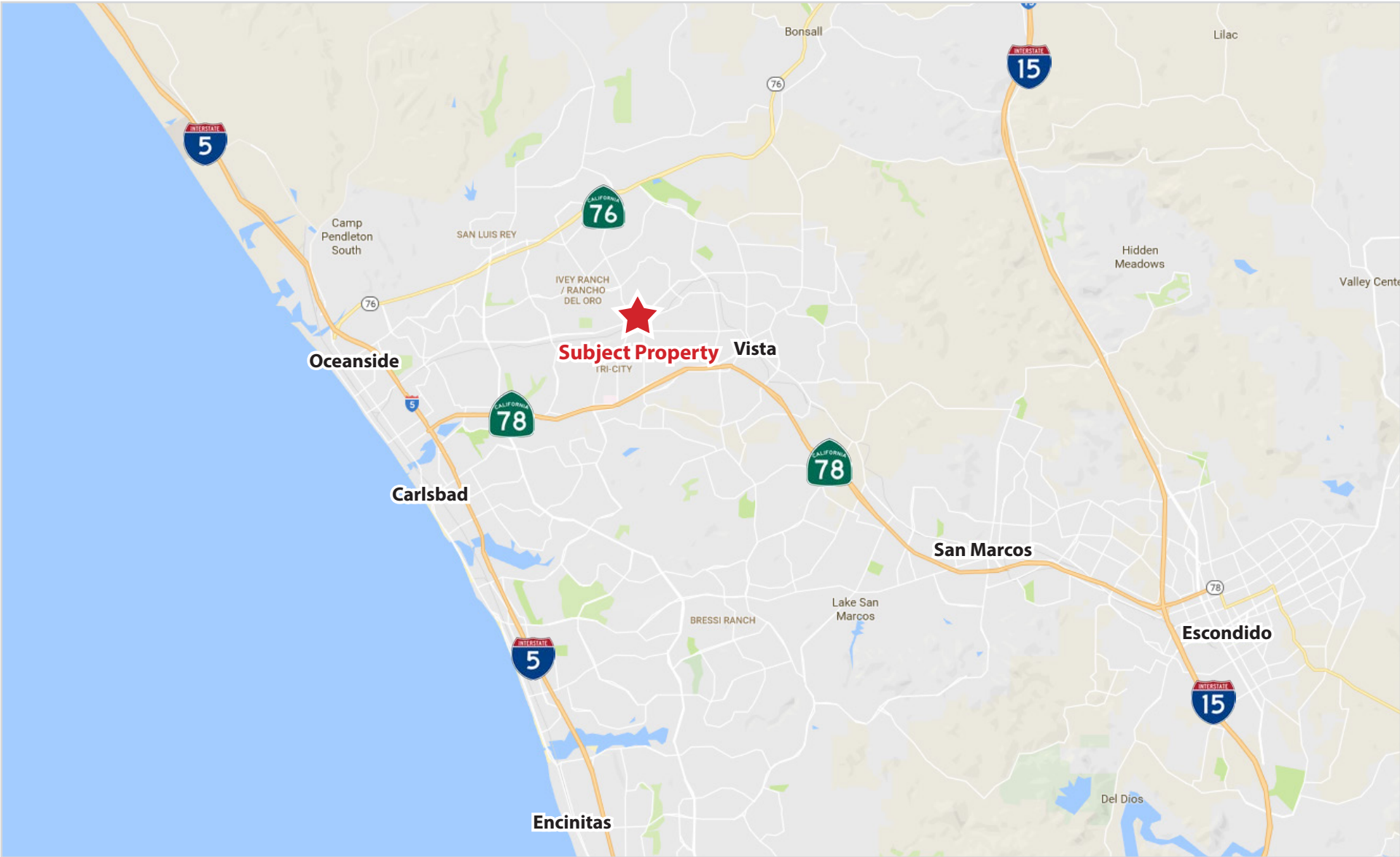
	Sq. Ft. % of Total		<< Current Contract Rents / Vacant @ Market Rents >>					<< Estimated Market Rents >>					% Current vs. Market
			Rent/mo.	PSF/mo.	Rent/yr.	PSF/yr.	% of Total	Rent/mo.	PSF/mo.	Rent/yr.	PSF/yr.	% of Total	
CY 2017	-	-	-	-	-	-	-	-	-	-	-	-	-
CY 2018	1,584	14.3%	\$1,177	\$0.74	\$14,124	\$8.92	12.8%	\$1,505	\$0.95	\$18,058	\$11.40	14.3%	-21.8%
CY 2019	1,584	14.3%	\$1,305	\$0.82	\$15,660	\$9.89	14.2%	\$1,505	\$0.95	\$18,058	\$11.40	14.3%	-13.3%
CY 2020	3,168	28.6%	\$2,794	\$0.88	\$33,528	\$10.58	30.5%	\$3,010	\$0.95	\$36,115	\$11.40	28.6%	-7.2%
CY 2021	-	-	-	-	-	-	-	-	-	-	-	-	-
CY 2022	4,752	42.9%	\$3,898	\$0.82	\$46,776	\$9.84	42.5%	\$4,514	\$0.95	\$54,173	\$11.40	42.9%	-13.7%
CY 2023	-	-	-	-	-	-	-	-	-	-	-	-	-
CY 2024	-	-	-	-	-	-	-	-	-	-	-	-	-
CY 2025	-	-	-	-	-	-	-	-	-	-	-	-	-
CY 2026	-	-	-	-	-	-	-	-	-	-	-	-	-
CY 2027	-	-	-	-	-	-	-	-	-	-	-	-	-
CY 2028	-	-	-	-	-	-	-	-	-	-	-	-	-
CY 2029	-	-	-	-	-	-	-	-	-	-	-	-	-
CY 2030	-	-	-	-	-	-	-	-	-	-	-	-	-
CY 2031	-	-	-	-	-	-	-	-	-	-	-	-	-
CY 2032	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	11,088	100.0%	\$9,174	\$0.83	\$110,088	\$9.93	100.0%	\$10,534	\$0.95	\$126,403	\$11.40	100.0%	-12.9%

Section V: Area Description

- Location Maps



LOCATION MAPS



Section VI: Industrial Market Overview

- Oceanside Industrial Market Snapshot
- San Diego County Statistics
- Multi-Tenant Sale Comparables
- Single Tenant Sale Comparables
- Lease Comparables



OCEANSIDE INDUSTRIAL MARKET OVERVIEW

The Oceanside industrial market has outperformed nearly every market in San Diego County within the past twelve months. Oceanside has absorbed over a half a million square feet in the past year and its industrial vacancy rates have fallen to 2.0% making one of the healthy markets in San Diego County. Major companies like Fedex, Coca Cola, Suja Juice, US Foods, Gilead Sciences and other major companies have recently expanded their presence in the Oceanside market due to the City’s strategic location and affordability when compared to other areas in County.

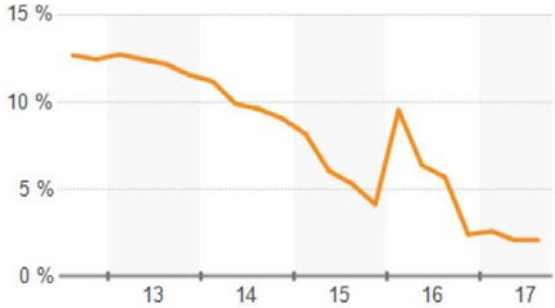
Availability	Survey	5-Year Avg
Rent Per SF	\$0.82	\$0.69
Vacancy Rate	2.1%	8.2%
Vacant SF	201,918	755,338
Availability Rate	6.2%	9.4%
Available SF	612,948	875,253
Sublet SF	30,373	69,949
Months on Market	3.6	8.4

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	514,926	328,576
12 Mo. Leasing SF	536,743	675,303

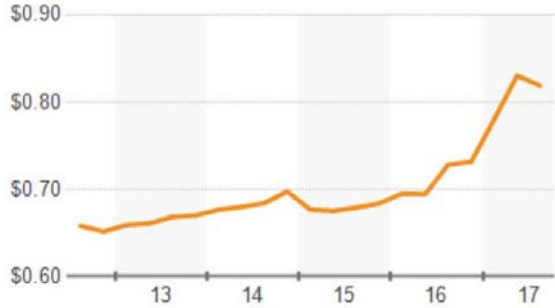
Inventory	Survey	5-Year Avg
Existing Buildings	433	427
Existing SF	9,752,979	9,196,194
12 Mo. Const. Starts	0	288,684
Under Construction	124,581	220,591
12 Mo. Deliveries	101,715	352,836

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$135	\$110
Asking Price Per SF	\$178	\$162
Sales Volume (Mil.)	\$58	\$43

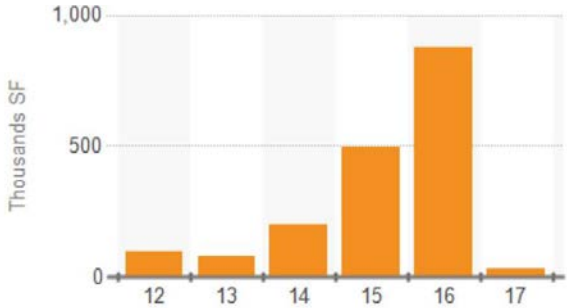
Vacancy Rate



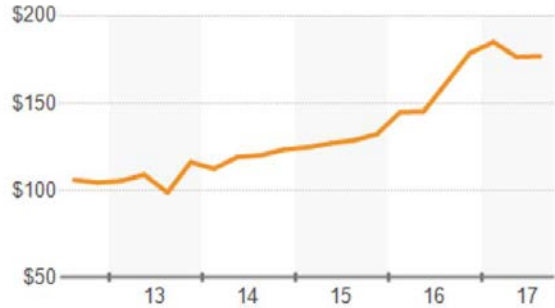
Asking Rent Per SF



Net Absorption









Asking Price Per SF






SAN DIEGO MARKET STATISTICS

Submarket	Inventory	Vacancy Rate	Vacant SF:	12 Month Net Absorption	Under Construction	Asking NNN Base Rent (PSF)
Carlsbad	13,890,872	9.00%	1,250,178.48	266,517	516,591	\$1.09
San Marcos	9,034,997	6.70%	605,344.80	-200,491	0	\$0.82
Escondido	8,069,893	2.70%	217,887.11	-57,817	29,100	\$0.91
Oceanside	9,756,154	2.00%	195,123.08	514,926	124,581	\$0.82
Vista	14,039,037	4.80%	673,873.78	-79,952	0	\$0.83
TOTAL	54,790,953	5.0%	2,942,407.25	443,183	670,272	\$0.89
Kearny Mesa	15,394,639	3.7%	569,601.64	-124,463	156,000	\$1.30
Miramar/ Mira Mesa	18,000,946	5.2%	936,049.19	57,789	0	\$1.16
Poway	8,616,581	4.7%	404,979.31	-249,802	82,640	\$0.95
Rancho Bernardo	7,851,671	7.7%	604,578.67	232,485	0	\$1.52
Rose Canyon/ Morena/ PB	3,346,620	1.8%	60,239.16	134,894	0	\$0.94
Mission Gorge	2,206,587	1.9%	41,925.15	13,793	0	\$1.32
Scripps Ranch	1,458,382	10.9%	158,963.64	131,456	0	\$0.88
Sorrento Mesa	9,908,288	7.3%	723,305.02	246,804	0	\$1.54
Sorrento Valley	3,390,811	7.4%	250,920.01	-122,715	0	\$1.72
UTC	2,654,933	20.9%	554,881.00	663,283	316,262	\$1.56
Torrey Pines	3,667,262	4.8%	176,028.58	116,843	170,523	\$3.13
Total:	76,496,720	6.9%	4,481,471.37	1,100,367	725,425	\$1.46
Chula Vista	10,239,485	6.3%	645,087.56	30,909	0	\$0.92
National City	3,823,994	1.6%	61,183.90	26,126	0	\$1.02
Otay Mesa	15,594,085	8.7%	1,356,685.40	275,338	79,050	\$0.64
San Ysidro	1,508,964	5.7%	86,010.95	-7,670	0	\$0.69
Sports Arena	2,986,220	0.3%	8,958.66	40,468	0	\$1.24
East County	18,120,642	1.3%	235,568.35	234,393	0	\$0.89
Total:	52,273,390	4.0%	2,393,494.81	599,564	79,050	\$0.90
GRAND TOTAL:	183,561,063	5.3%	9,817,373.43	2,143,114	1,474,747	\$1.08

MULTI-TENANT SALE COMPARABLES

Picture:	Address:	Sale Date:	Total SF:	Sale Price:	Price/SF:	Projected 1st year CAP Rate:	Occupancy	Comments:
	285 Pawnee Street San Marcos	3/23/2016	19,040	\$2,800,000	\$147.06	5.00%	100.00%	Average unit size was approximately 5,000 SF. Seller leased back approx. 50% of the project on a long term basis.
	3921 Oceanic Drive Oceanside	12/6/2016	14,120	\$2,095,000	\$148.37	5.70%	100.00%	3 unit multi-tenant property with units ranging in size from 3,500 SF to 6,300 SF. Seller leased back approx. 37% of the project on a short term basis.
	2151 Las Palmas Drive Carlsbad	2/14/2017	31,824	\$4,600,000	\$144.54	6.05%	100.00%	Multi-tenant industrial/flex project with variety of different suite buildouts. Suite sizes ranged from 4,688 SF to 14,266 SF.
	2211 La Palmas Drive, Carlsbad	7/21/2017	15,504	\$2,504,000	\$161.51	6.00%	100.00%	Four (4) contiguous 3,800 condo units which were part of a larger building. Seller (Palomar Laundry) signed a long term sale lease-back on all 4 units.
	2330 - 2336 La Mirada Drive, Vista	5/29/2016	53,572	\$7,500,000	\$140.00	6.25%	90.00%	Average unit size was 1,776 SF. Park was built in 2004 and was in excellent condition.
	2905 Industry Street, Oceanside	10/3/2016	53,684	\$7,000,000	\$130.39	Undisclosed	90.00%	Suites from 1,800 SF to 7,000 SF. Project had a some deferred maintenance issues at the time of sale.

SINGLE TENANT INDUSTRIAL BUILDING SALES (4,000 - 15,000 SF)

Picture	Address	City	Building Size	Buyer Type	Sold Date	Sale Price	Price/SF	Comments
	2410 La Mirada Drive	Vista	12,584	Investor	3/3/2017	\$1,850,000	\$147.01	Buyer purchased property as vacant investment property
	1621 Ord Way	Oceanside	8,290	Investor	3/8/2017	\$1,202,050	\$145.00	Buyer purchased property short term lease in place. Plans to re-tenant
	2560 Fortune Way	Vista	6,888	Owner User	2/24/2017	\$1,188,180	\$172.50	Owner User Sale. Freestanding building
	1090 Joshua Way	Vista	6,930	Owner User	4/19/2017	\$1,124,500	\$162.27	Owner User Sale. Freestanding building
	1134 North Ave	Vista	6,914	Owner User	10/20/2016	\$1,072,000	\$155.05	Two condominiums sold together.
	4001 Avenida De La Plata	Oceanside	6,388	Owner User	11/10/2016	\$989,000	\$154.82	Industrial Condominium.
	1257 Activity Drive	Vista	5,876	Owner user	8/22/2016	\$973,000	\$165.59	Freestanding former multitenant building.
	1931 Plaza Real	Oceanside	4,040	Owner User	3/24/2017	\$750,000	\$185.64	Freestanding with small fenced parking lot

LEASE COMPARABLES

1 1175-1185 Park Center Dr, Ste N Vista, CA 92083 (ID: 16238) Business Park Pointe

Leased SF: 1,345	Lease Date: 11/07/2016	TI Allowance: \$0.00	Year Built: 1992	Landlord: Business Park Pointe #77
Office SF: 300	Commencement: 11/11/2016	NNN/CAM: \$95.00	#GL Doors: 1	Tenant: Robert Terzulo
Office %: 22.3 %	Lease Exp.Date: 11/30/2019	Consideration: \$50,862.67	#DH Doors: 0	
Asking Rt./Type: \$1.00 MG	Term/Mo: 37	Power Amps: 100	Parking Ratio: 2.7:1000	
Actual Rt./Type \$1.00 MG	Free Rent/Mo: 0	Power Volts: 120/208	Clear Height: 18'	
Effective Rate: \$1.03	Escalations: 0 %	Zoning: IP	Excess Yard SF: 0	
			Lease Type: New	



2 2598 Fortune Way, Ste I Vista, CA 92081 (ID: 19149) Fortune Business Park

Leased SF: 1,741	Lease Date: 09/20/2016	TI Allowance:	Year Built: 1992	Landlord: Mike Burke
Office SF: 1,305	Commencement: 10/01/2016	NNN/CAM: \$0.08	#GL Doors: 1	Tenant: Suntech International, USA, Inc.
Office %: 74.96 %	Lease Exp.Date: 09/30/2019	Consideration: \$64,548.00	#DH Doors: 0	
Asking Rt./Type: \$1.00 MG	Term/Mo: 36	Power Amps: 200	Parking Ratio: 2:1000	
Actual Rt./Type \$1.00 MG	Free Rent/Mo: 0	Power Volts: 180	Clear Height: 18'	
Effective Rate: \$1.03	Escalations: 3 %	Zoning: M	Excess Yard SF: 0	
			Lease Type: New	



3 4168 Avenida De La Plata, Ste 111 Oceanside, CA 92056 (ID: 19656)

Leased SF: 2,016	Lease Date: 03/08/2017	TI Allowance: \$0.00	Year Built: 1991	Landlord: Coastal Investments 2, LLC
Office SF: 1,714	Commencement: 04/08/2017	NNN/CAM: \$0.14	#GL Doors: 1	Tenant: CNTLV, Inc.
Office %: 85.02 %	Lease Exp.Date: 03/31/2020	Consideration: \$75,917.00	#DH Doors: 0	
Asking Rt./Type: \$1.05 MG	Term/Mo: 36	Power Amps: 200	Parking Ratio: 3:1000	
Actual Rt./Type \$1.05 MG	Free Rent/Mo: 0	Power Volts: 120/208	Clear Height: 16'	
Effective Rate: \$1.05	Escalations: 3 %	Zoning: 7, Oceanside	Excess Yard SF: 0	
			Lease Type: New	



4 1694 Ord Way, Ste C-1 Oceanside, CA 92054 (ID: 19796) Oceanside Gateway Business Park 3-C

Leased SF: 1,120	Lease Date: 01/03/2017	TI Allowance: \$0.00	Year Built: 2006	Landlord: Spectrum Rosen LLC
Office SF: 224	Commencement: 11/01/2016	NNN/CAM: \$0.09	#GL Doors: 0	Tenant: IPD Graphics
Office %: 20 %	Lease Exp.Date: 10/31/2017	Consideration: \$15,456.00	#DH Doors: 0	
Asking Rt./Type: MG	Term/Mo: 12	Power Amps: 100	Parking Ratio: 2:1000	
Actual Rt./Type \$1.15 MG	Free Rent/Mo: 0	Power Volts: 240	Clear Height: 14'	
Effective Rate: \$1.15	Escalations: 0 %	Zoning: LI	Excess Yard SF: 0	
			Lease Type: New	



All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

LEASE COMPARABLES

5 4749 Oceanside Blvd, Ste E Oceanside, CA 92056 (ID: 19797) Oceanside Commerce Center

Leased SF: 1,628	Lease Date: 01/03/2017	TI Allowance: \$0.00	Year Built: 1989	Landlord: Pacifica Real Estate III, LLC
Office SF: 326	Commencement: 09/01/2016	NNN/CAM: \$0.10	#GL Doors: 1	Tenant: Siglinde Ince
Office %: 20.02 %	Lease Exp.Date: 08/30/2019	Consideration: \$59,780.00	#DH Doors: 0	
Asking Rt./Type: Gross	Term/Mo: 36	Power Amps: 100	Parking Ratio: 3:1000	
Actual Rt./Type \$0.99 MG	Free Rent/Mo: 0	Power Volts: 120/208	Clear Height: 18'	
Effective Rate: \$1.02	Escalations: 0 %	Zoning: Commercial	Excess Yard SF: 0	
			Lease Type: New	



6 1485 Poinsettia Ave, Ste 106 Vista, CA 92083 (ID: 19969) Vista Technology Center

Leased SF: 1,455	Lease Date: 02/14/2017	TI Allowance: \$0.00	Year Built: 2000	Landlord: Icon Owner Pool 1 West/ Southwest LLC
Office SF: 2,259	Commencement: 01/01/2017	NNN/CAM: \$0.12	#GL Doors: 1	Tenant: Peter Kopley
Office %: 155.26 %	Lease Exp.Date: 02/01/2020	Consideration: \$58,680.15	#DH Doors: 0	
Asking Rt./Type:	Term/Mo: 37	Power Amps: 200	Parking Ratio: 3:1000	
Actual Rt./Type \$1.07 MG	Free Rent/Mo: 0	Power Volts: 120	Clear Height: 18'	
Effective Rate: \$1.09	Escalations: 3 %	Zoning: LI	Excess Yard SF: 0	
			Lease Type: New	



7 2055 Thibodo Rd, Ste P Vista, CA 92083 (ID: 19972) Shadowridge Business Center

Leased SF: 1,388	Lease Date: 02/14/2017	TI Allowance: \$0.00	Year Built: 1985	Landlord: SR28 Shadowridge, LLC
Office SF: 278	Commencement: 11/01/2016	NNN/CAM: \$0.10	#GL Doors: 0	Tenant: Breakers Electric
Office %: 20.03 %	Lease Exp.Date: 10/31/2017	Consideration: \$19,154.40	#DH Doors: 0	
Asking Rt./Type: Gross	Term/Mo: 12	Power Amps: 100	Parking Ratio: 3.05:1000	
Actual Rt./Type \$1.15 MG	Free Rent/Mo: 0	Power Volts: 120	Clear Height: 16'	
Effective Rate: \$1.15	Escalations: 0 %	Zoning: C3	Excess Yard SF: 0	
			Lease Type: New	



8 3508 Seagate Way, Ste 110 Oceanside, CA 92056 (ID: 20104)

Leased SF: 2,269	Lease Date: 06/28/2017	TI Allowance: \$0.00	Year Built: 2007	Landlord: British Motor Sports
Office SF: 970	Commencement: 06/01/2017	NNN/CAM:	#GL Doors:	Tenant: Bamboo Source
Office %: 42.75 %	Lease Exp.Date: 05/31/2018	Consideration: \$25,866.60	#DH Doors:	
Asking Rt./Type: \$1.05 MG	Term/Mo: 12	Power Amps: 200	Parking Ratio: 3:1000	
Actual Rt./Type \$0.95 MG	Free Rent/Mo:	Power Volts: 120/208	Clear Height:	
Effective Rate:	Escalations:	Zoning: IL	Excess Yard SF: 0	
			Lease Type: New	



All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

LEASE COMPARABLES

9 2588 Progress St, Ste 10 Vista, CA 92083 (ID: 20176) Creekview Industrial Center

Leased SF: 1,095	Lease Date: 04/12/2017	TI Allowance: \$0.00	Year Built: 1994	Landlord: Pack Maurice and Charlyne Trust
Office SF: 100	Commencement: 05/01/2017	NNN/CAM: \$0.10	#GL Doors: 1	Tenant: Dorothy's Drapery
Office %: 9.13 %	Lease Exp.Date: 04/30/2020	Consideration: \$43,483.00	#DH Doors: 0	
Asking Rt./Type: \$1.10 MG	Term/Mo: 36	Power Amps: 100	Parking Ratio: 2.1/1,000 SF	
Actual Rt./Type \$1.10 MG	Free Rent/Mo: 1	Power Volts: 120/208	Clear Height: 14'	
Effective Rate: \$1.10	Escalations: 3 %	Zoning: SPI	Excess Yard SF: 0	
			Lease Type: Renewal	



10 2332-2336 La Mirada Dr, Ste 2336-1000 Vista, CA 92083 (ID: 15662) Thibodo Ranch Business Center

Leased SF: 1,824	Lease Date: 04/03/2017	TI Allowance: \$0.00	Year Built: 2005	Landlord: La Mirada Drive, LLC
Office SF: 450	Commencement: 05/01/2017	NNN/CAM: \$0.14	#GL Doors: 1	Tenant: Catman Stores, LLC
Office %: 24.67 %	Lease Exp.Date: 04/30/2020	Consideration: \$69,125.00	#DH Doors: 0	
Asking Rt./Type: \$1.05 MG	Term/Mo: 36	Power Amps: 200	Parking Ratio: 2.62:1000	
Actual Rt./Type \$1.05 IG	Free Rent/Mo: 1	Power Volts: 120/208	Clear Height: 20'	
Effective Rate: \$1.05	Escalations: 3 %	Zoning: SPI	Excess Yard SF: 0	
			Lease Type: New	



11 2332-2336 La Mirada Dr, Ste 800 Vista, CA 92083 (ID: 20000) Thibodo Ranch Business Center

Leased SF: 1,776	Lease Date: 02/24/2017	TI Allowance: \$0.75	Year Built: 2005	Landlord: La Mirada Drive, LLC
Office SF: 456	Commencement: 11/01/2016	NNN/CAM: \$0.11	#GL Doors: 1	Tenant: Generous Spirits
Office %: 25.68 %	Lease Exp.Date: 10/31/2021	Consideration: \$118,764.00	#DH Doors: 0	
Asking Rt./Type:	Term/Mo: 60	Power Amps: 200	Parking Ratio: 2.4/1,000	
Actual Rt./Type \$1.05 MG	Free Rent/Mo: 0	Power Volts: 120/208	Clear Height: 14'	
Effective Rate: \$1.11	Escalations: 3 %	Zoning: RLI	Excess Yard SF: 0	
			Lease Type: New	



12 2588 Progress St, Ste 13 & 25 Vista, CA 92083 (ID: 20189) Creekview Industrial Center

Leased SF: 1,950	Lease Date: 04/17/2017	TI Allowance: \$0.00	Year Built: 1994	Landlord: Pack Maurice and Charlyne Trust
Office SF: 100	Commencement: 05/01/2017	NNN/CAM: \$0.10	#GL Doors: 2	Tenant: Ortho Kinetics Corp
Office %: 5.13 %	Lease Exp.Date: 04/30/2020	Consideration: \$73,900.00	#DH Doors: 0	
Asking Rt./Type: \$1.05 MG	Term/Mo: 36	Power Amps: 100	Parking Ratio: 1.71:1000	
Actual Rt./Type \$1.05 MG	Free Rent/Mo: 1	Power Volts: 120/208	Clear Height: 16'	
Effective Rate: \$1.05	Escalations: 3 %	Zoning: SPI	Excess Yard SF: 0	
			Lease Type: Renewal	



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Section VII: Broker Contacts

- Broker Contact Information



CONTACT

**ADDITIONAL QUESTIONS &
AREAS OF EXPERTISE**

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General Questions/Needs
Financial Questions
Market Conditions

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Rent Roll Questions
Market Tours
General Questions/Needs

