



16955 Lemon Street
Hesperia, California

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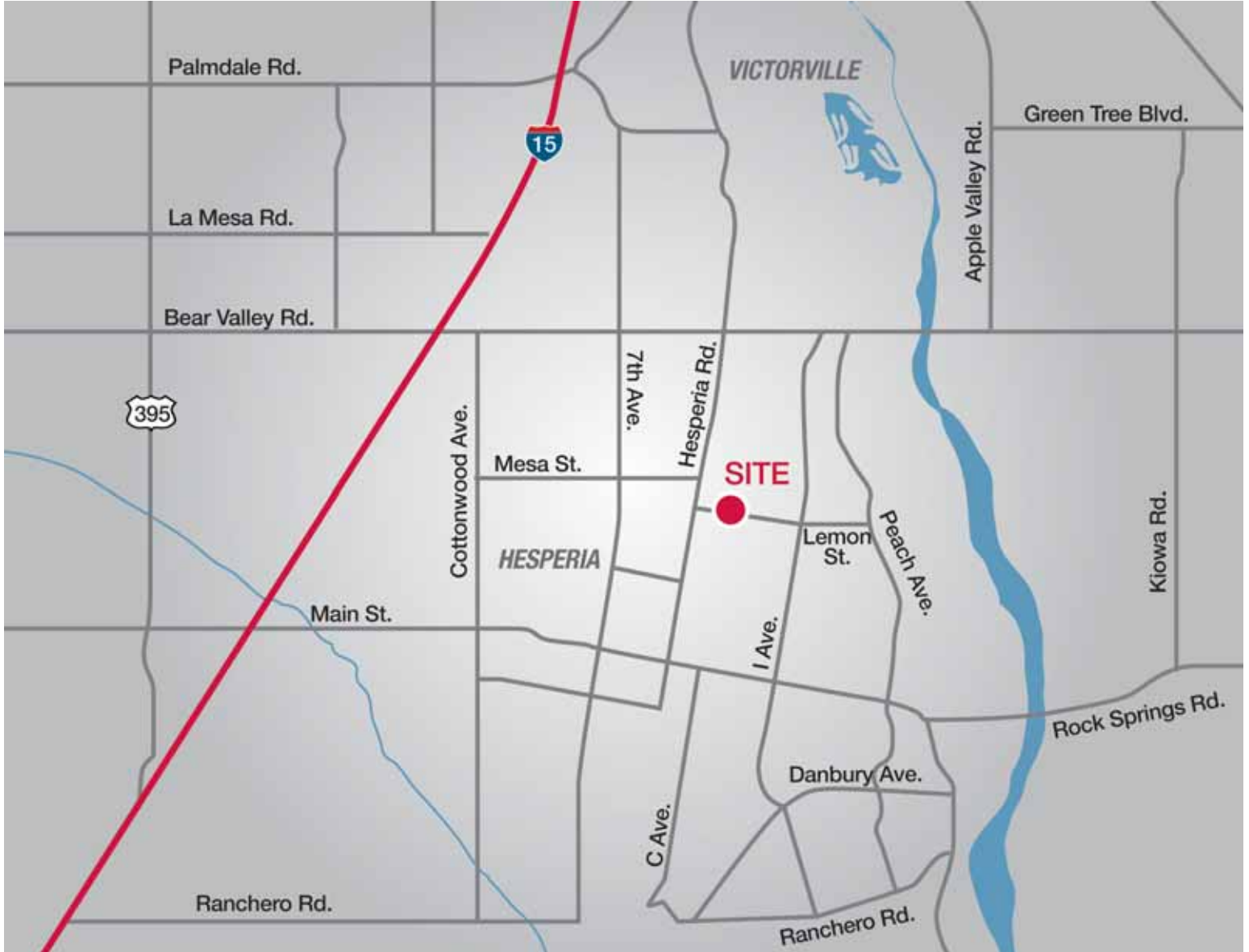
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Table of Contents

AREA MAP	I
AERIAL VIEW	II
PLAT MAP	III
SUMMARY OF SUBJECT PROPERTY	IV
PROPERTY LAYOUT	V
DEMOGRAPHICS	VI
PHOTOS	VI

Area Map



Aerial View



Summary of Subject Property

Located in the eastern core of the city is approximately 1,329 acres are incorporated in the 'I' Avenue Industrial Area. The majority of the 550 parcels in this industrial area are vacant and ready for development. Union Pacific and Burlington Northern Santa Fe Railway, Southern California's two dominant rail carriers, are in Hesperia. Ontario International Airport, which provides passenger and cargo service, is a short 45-mile drive away. If you are shipping cargo, the Southern California International Airport, which is 15 miles away, is another option.

Graco Products (Division of Rubbermaid Newell) has expanded their Distribution Center in Hesperia and now has nearly 400,000 square feet of warehouse space. In addition, 84 Lumber is locating on rail-served property, and Centex Homes is building an indoor truss manufacturing facility and bringing a rail spur to approximately 20 acres.

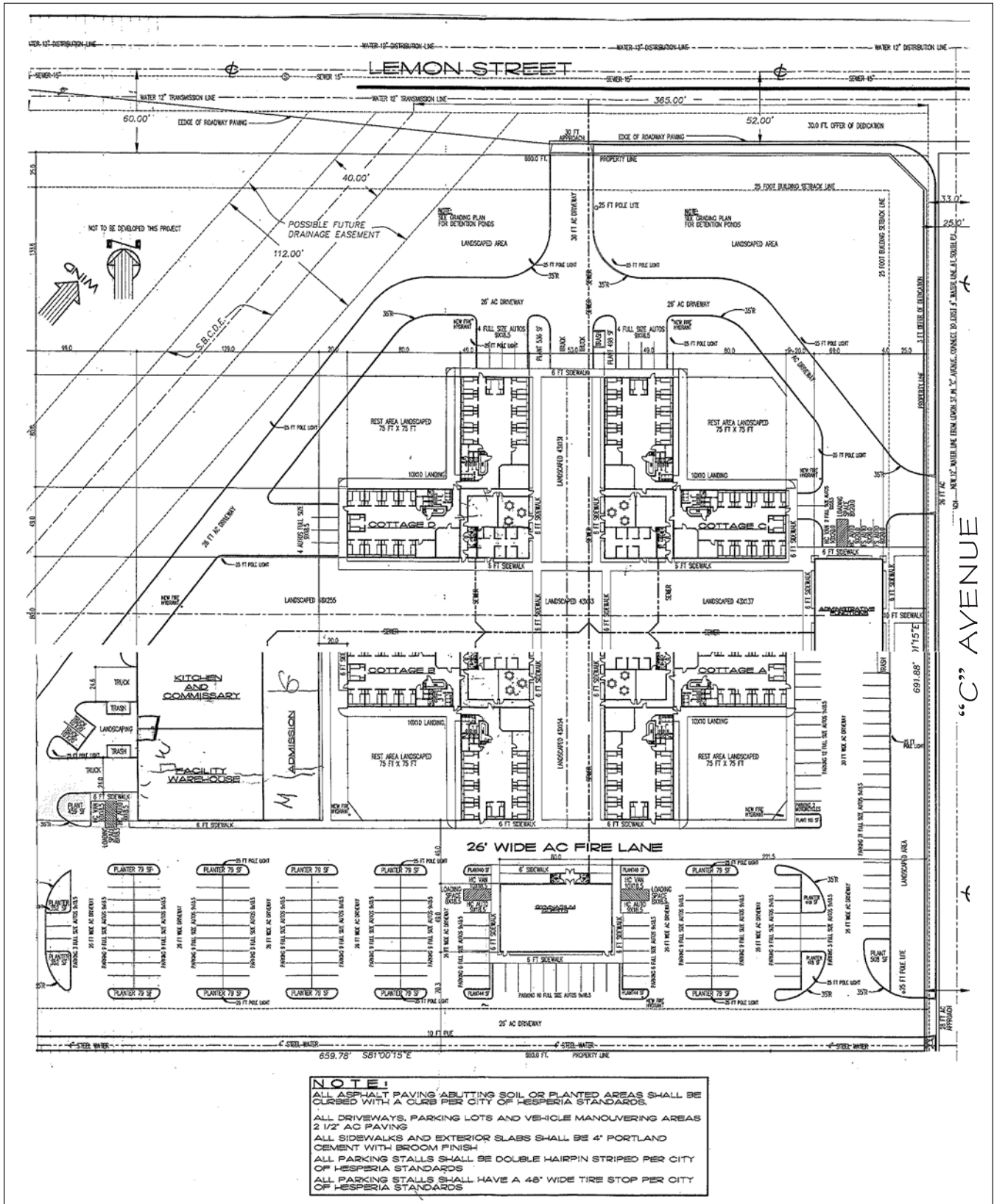
It is apparent these companies are here because Hesperia offers one of the most favorable business climates in the Inland Empire North. Rail-accessible parcels, Foreign Trade sub-zones, and covenants in lieu of comparable LAMBRA Zone incentives, all make Hesperia competitive.

Vision Quest Property:

Based on the area information the current property is in a geographical setting to attract the industrial market.

In addition to the industrial market the property lends itself to a trade school, health retreat facility, a non-profit rehabilitation center, home for unwed mothers, a home for battered women and their children, a halfway place for those returning from incarceration.

Property Layout



2006 Demographics

	1 Miles	3 Miles	5 Miles		1 Miles	3 Miles	5 Miles
Total Population	2,017	51,902	134,881	Marital Status:			
Total Households	624	17,055	44,899	Age 15 + Population	1,495	39,259	102,987
Female Population	972	26,339	68,785	Divorced	8.9%	11.0%	10.6%
% Female	48.2%	50.8%	51.0%	Never Married	27.7%	25.2%	22.3%
Male Population	1,045	25,563	66,097	Now Married	53.5%	51.9%	55.5%
% Male	51.8%	49.3%	49.0%	Separated	3.2%	4.7%	4.2%
Population Density	642.1	1,835.7	1,717.4	Widowed	6.6%	7.2%	7.3%
(per Sq. Mi.)				Educational Attainment:			
Age:				Total Population Age 25+	1,145	30,660	82,326
Age 0 - 4	8.1%	7.7%	7.1%	Grade K - 8	8.4%	9.0%	7.5%
Age 5 - 14	17.7%	16.7%	16.6%	Grade 9 - 12	19.3%	13.7%	12.0%
Age 15 - 19	9.8%	9.0%	8.6%	High School Graduate	27.6%	30.7%	30.2%
Age 20 - 24	7.6%	7.6%	6.7%	Associates Degree	10.4%	9.8%	10.6%
Age 25 - 34	13.3%	12.9%	12.2%	Bachelor's Degree	6.8%	7.5%	8.7%
Age 35 - 44	12.8%	13.3%	13.9%	Graduate Degree	6.5%	4.7%	5.5%
Age 45 - 54	12.6%	12.8%	13.3%	Some College, No Degree	21.0%	24.7%	25.4%
Age 55 - 64	8.0%	8.7%	9.6%	Household Income:			
Age 65 - 74	6.0%	6.0%	6.4%	Income \$0 - \$9,999	10.6%	9.1%	7.3%
Age 75 - 84	3.1%	4.0%	4.2%	Income \$10,000 - \$14,999	5.3%	7.0%	5.9%
Age 85 +	0.9%	1.5%	1.4%	Income \$15,000 - \$24,999	10.6%	13.7%	13.2%
Median Age	29.7	31.8	34.1	Income \$25,000 - \$34,999	15.8%	12.8%	12.0%
Housing Units				Income \$35,000 - \$49,999	19.8%	17.5%	15.8%
Total Housing Units	627	17,180	45,537	Income \$50,000 - \$74,999	17.6%	21.1%	22.2%
Owner Occupied	68.9%	66.9%	72.6%	Income \$75,000 - \$99,999	9.0%	9.8%	11.5%
Renter Occupied	30.7%	32.4%	26.0%	Income \$100,000 - \$124,999	4.5%	4.8%	5.6%
Vacant	0.4%	0.7%	1.4%	Income \$125,000 - \$149,999	3.7%	1.9%	2.4%
Race and Ethnicity				Income \$150,000 +	3.0%	2.4%	4.1%
American Indian, Eskimo, Aleut	0.8%	0.8%	0.7%	Average Household Income	\$51,111	\$50,788	\$57,004
Asian	3.9%	2.6%	3.2%	Median Household Income	\$40,715	\$40,666	\$45,177
Black	4.4%	5.2%	5.5%	Per Capita Income	\$15,293	\$16,802	\$19,281
Hawaiian/Pacific Islander	0.4%	0.2%	0.2%	Vehicles Available:			
White	70.1%	75.0%	76.5%	0 Vehicles Available	3.4%	4.1%	3.1%
Other	16.1%	12.3%	10.0%	1 Vehicle Available	24.6%	25.2%	23.8%
Multi-Race	4.4%	3.9%	3.8%	2+ Vehicles Available	72.0%	70.6%	73.1%
Hispanic Ethnicity	44.5%	39.4%	34.6%	Average Vehicles Per Household	2.20	2.10	2.20
Not of Hispanic Ethnicity	55.5%	60.6%	65.4%	Total Vehicles Available	1,346	36,544	97,272
				Business and Employment:			
				Number of Employees	1,200	15,139	29,034
				Number of Establishments	174	1,948	3,732

Property Photos



Property Photos



Property Photos



Property Photos

