



CenterPoint Properties®

CENTERPOINT GLOBAL LOGISTICS CENTER

MARKETING PRESENTATION



Prepared for:

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CENTERPOINT PROPERTIES INVESTMENT WEST REGION

725 SOUTH FIGUEROA STREET, SUITE 3005
LOS ANGELES, CA 90017

For the property address located at:

6800 VALLEY VIEW STREET
BUENA PARK, CALIFORNIA

1,084,963 Square Feet
Clear Heights Up To 30'
152 Exterior Docks

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CenterPoint Properties®

NAIGlobal.



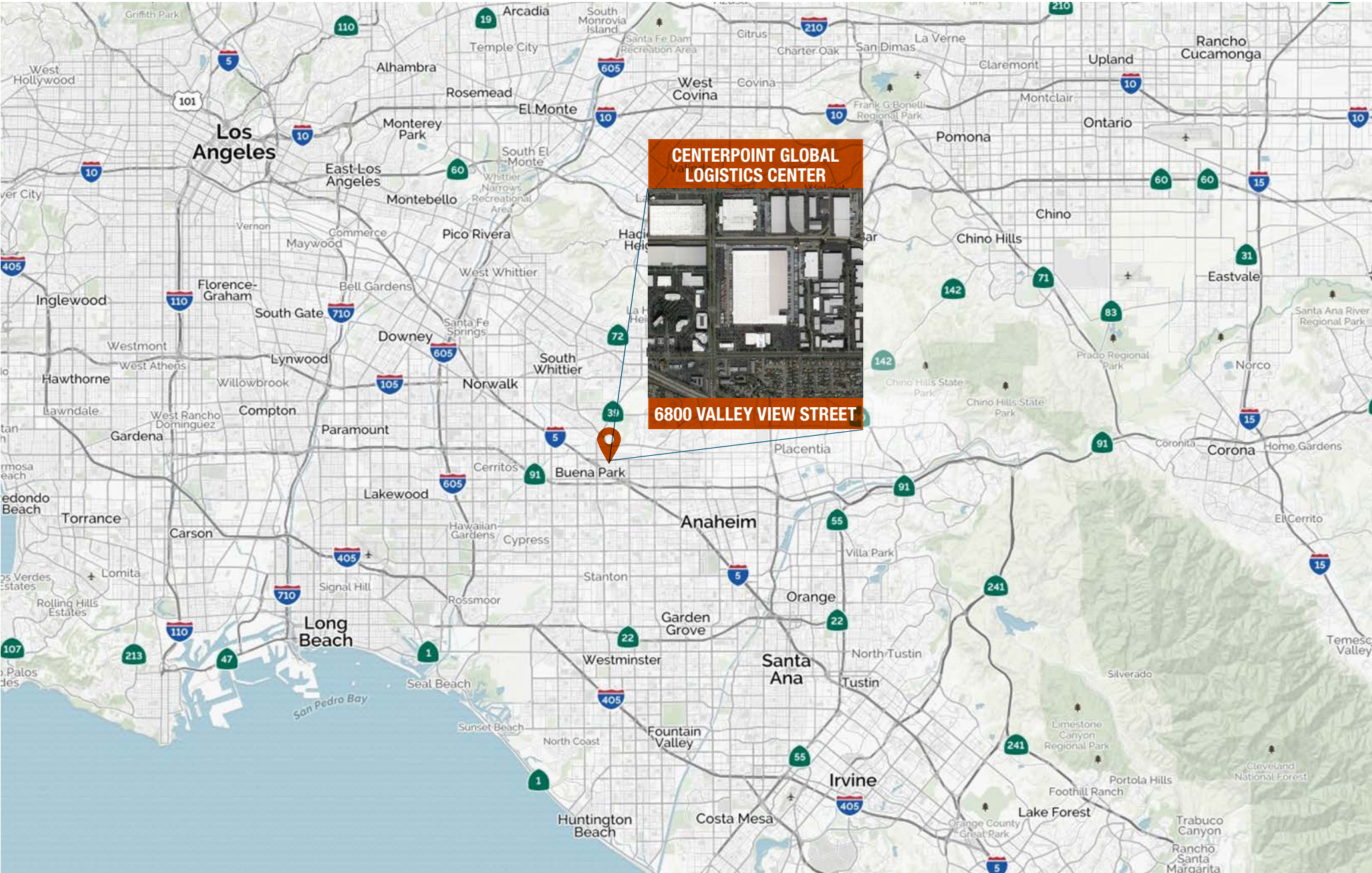
6800 VALLEY VIEW STREET
BUENA PARK, CALIFORNIA

1 EXECUTIVE OVERVIEW

PROPERTY AERIAL



REGIONAL MAP



CENTERPOINT GLOBAL LOGISTICS CENTER

6800 VALLEY VIEW STREET
BUENA PARK, CALIFORNIA

105,000 CPD

SANTA ANA FREEWAY 

VALLEY VIEW STREET

ARTESIA BOULEVARD

6800 VALLEY VIEW STREET

1,084,963 SF

ORANGETHORPE AVENUE

ARTESIA FREEWAY 

95,000 CPD


NORTH

PROPERTY OVERVIEW

Property Address

6800 Valley View Street

Building Area

1,084,963 RSF
Divisible down to 350,000 SF

Warehouse Area

978,807 SF

Office Area

106,156 square feet

Site Area

44.493 acres (1,938,133 square feet)

Coverage Ratio

53.3%

Truck Courts

Truck Courts on 3 elevations, up to 190' feet deep

Dock High Loading

152 DH doors, expandable to 190 DH doors

Rail Served

Possible

Car Parking

572 parking spaces (0.55 per 1,000 SF)

Trailer Parking

191 parking spaces.

Clear Heights

Up to 30' minimum clear

Column Spacing

39' x 66'

Construction Type

Concrete tilt-wall construction

Roof

TPO single-ply membrane roof

Roof Age

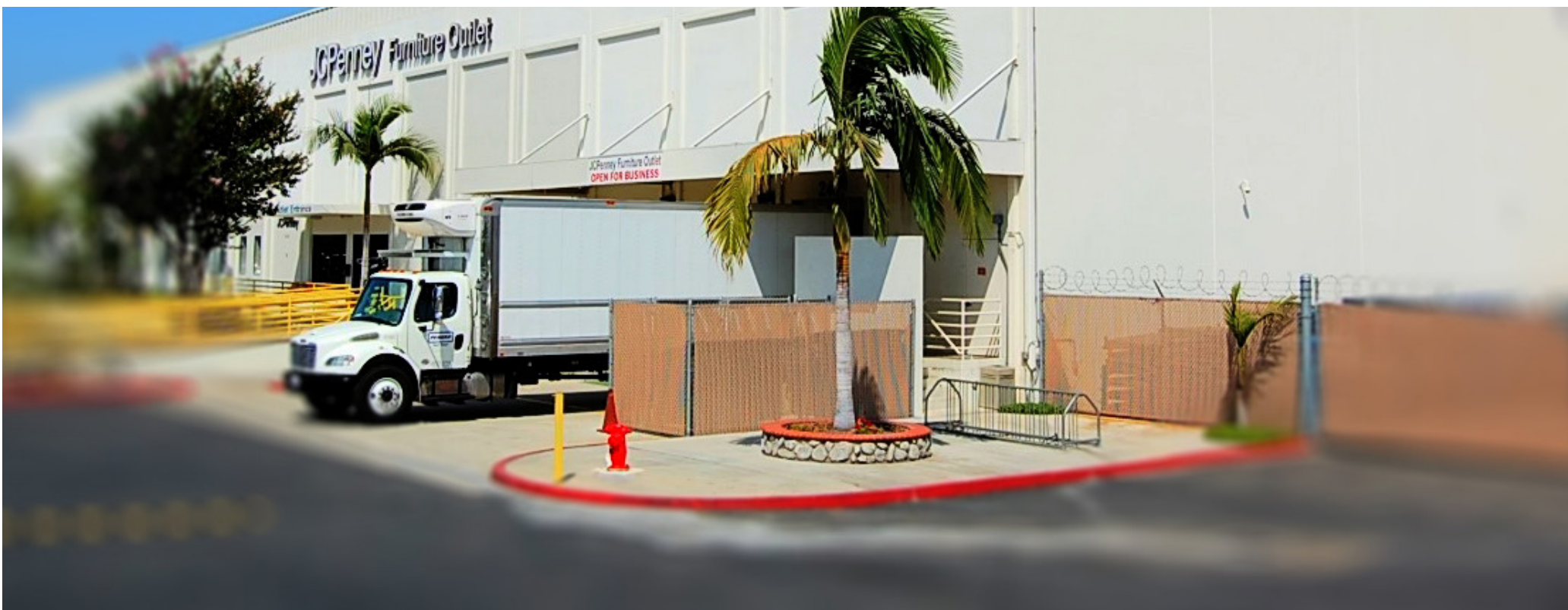
2017 - new sections

Warehouse Lighting

Brand new energy efficient T-5 LED lighting systems

Fire Protection System

ESFR system with K25 heads



EXECUTIVE OVERVIEW

CenterPoint Global Logistics Center: A Unique and Iconic Asset

CenterPoint Properties, with assistance from NAI Global (“NAI”) has the rare opportunity to present the industrial marketplace with the CenterPoint Global Distribution Center located in Buena Park, California. The property consists of a unique and iconic asset of:

- One of only TWENTY (20) standing industrial buildings with a minimum of 750,000 contiguous square feet, and one of only TWELVE (12) standing industrial buildings with a minimum of 1.0 million square feet in all of Orange and Los Angeles Counties
- Approximately 1,084,963 rentable square feet, divisible down to unit sizes of +/- 350,000 RSF
- On a 44.5 acre parcel, in the highly sought-after Mid Counties / North Orange County industrial submarket
- Ground Zero location in the largest and tightest industrial market in the nation. Less than a quarter mile to the 91, 2 miles to the 5, 19 miles to the POLA/POLB and 26 miles to LAX.
- Ceiling clear up to 30’ minimum, with 145 Dock-High loading doors, expandable to 190 Dock-High doors with loading on three (3) elevations
- 191 additional, excess trailer parking positions; possible rail served access



CenterPoint Properties®

NAIGlobal.

EXECUTIVE OVERVIEW

Strong Macro Market Fundamentals (350,000 RSF to Million+ contiguous RSF)

The greater Los Angeles and Orange County markets combine to create the largest and most vibrant industrial market in the United States. The property is located right at the border of the NOC and Mid-Countries LA Submarket. The strong local market fundamentals in this market underscore just how successful this project shall prove to be as a foundational acquisition piece in CenterPoint Properties West portfolio:

OC/LA: Above 350,000 contiguous RSF, salient market facts

Current vacancy rate	1.2%	UNPRECEDENTED historic low vacancy rate
# Of existing buildings	167	
Existing RSF	99,852,058	
Construction starts last 12 months	1,310,483	1.3% of total inventory
Market leading rents	\$0.72 PSF NNN	525,400 RSF The Brickyard 1430 McKinley, Los Angeles, CA UPS Clarion Partners
	\$0.754 PSF NNN	316,651 RSF Duke MC&C Commerce Center 15509 Trojan, La Mirada, CA Staples Duke Realty
Tenant base above 100,000 RSF	1,125	Non Owner Occupied
Tenant base above 350,000 RSF	91	Non Owner Occupied
All SoCal tenant base above 350,000 RSF	337	Includes Inland Empire West-East



**GREATER LOS ANGELES
IS THE LARGEST
INDUSTRIAL MARKET IN
THE UNITED STATES**

VACANCY RATES

CURRENT VACANCY RATE

1.2%

EXECUTIVE OVERVIEW

Strong Local Market Fundamentals (Total Industrial Base Inventory)

The Greater Orange County and Los Angeles industrial markets account for the largest industrial market in the United States, consisting of 48,768 buildings totaling 1.3 billion square feet. By EOY 2016 the market absorbed a modest 553,000 square feet due to over-demand and under supply of available industrial property.

Notable comparisons between the local submarkets and the greater LA/OC market include: The North Orange County and Los Angeles Mid-Counties submarkets outperformed the Greater Los Angeles and Orange County markets in terms of vacancy and demand. New construction in the Greater Los Angeles and Orange County markets totaled 39 basis points of the total stock versus 16 basis points in the North Orange County and Los Angeles Mid-Counties submarkets. Average

building size in the Greater Los Angeles and Orange County is smaller than the North Orange County and Los Angeles Mid-Counties submarkets. The overall vacancy rate across all size classes of industrial product is currently reported at 2.3%, down 10 basis points from Mid Year 2016.





6800 VALLEY VIEW STREET
BUENA PARK, CALIFORNIA

2 MARKETING STRATEGY

PROJECT TIMELINE

YEAR 01 May 2017- April 2018	01	02	03	04	05	06	07	08	09	10	11	12
	April '17	May '17	Jun '17	July '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '18	Jan '18	Feb '18	Mar '18
JC Penny	Building occupied											
NAI & CenterPoint	April 1 Launch teaser flyer											
NAI	April 1 Track all market lease comparables and new construction activity in local market											
NAI	April 1 Initiate prospecting campaign to notify / track all potential tenants in the marketplace of upcoming JCP pending vacancy											
NAI	April 1 Notify / track entire CRE Brokerage community of pending JCP pending vacancy											
NAI	April 1 Facilitate escorted broker / agent pre-tours											
	NAI	May 1 Launch full marketing, package, flyer & website										
		NAI	June 1 Initiate possible in / move out discussions with JCP									
		NAI	June 1 Facilitate escorted tenant / tenant RE decision makers tours									
		NAI & Centerpoint	June 1 Solicit and respond to multiple LOI's/RFP's on space & coordinate with JCP on phased move-out									
CenterPoint	April 1 Plan, entitle, permit structural, sprinkler, seismic, etc and other retrofits and upgrades											
YEAR 02 May 2018 - April 2019	13	14	15	16	17	18	19	20	21	22	23	24
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sept '18	Oct '18	Nov '18	Dec '19	Jan '19	Feb '19	March '19
JC Penny	Building move-out											
			Center Point	July 1 Completion of retrofits and upgrades								
				CenterPoint	Sep 1 Prepare Asset to move in condition							
NAI & Centerpoint	Solicit & respond to multiple LOI's / RFP's on space & coordinate with JCP on phased move-out											

MARKETING STRATEGY

We have an Agenda... YOURS

Your NAI Global transaction team of Brett Spitzer, Joseph Howell, Nicholas Chang, Richard Lee and Patrick J. Sullivan bring a wealth of local and national marketing experience and perspective to the 6800 Valley View Street opportunity because our experience allows us to understand key motivations that affect the Tenant and Landlord decision making process. Now, more than ever, we live in an age where information technology puts real-time market data in front of everyone's computer at the click of a mouse-button. Access to this vast amount of information is not the bottleneck. Rather, Tenants and Landlords are now looking to team up with strategic partners that can help understand, interpret, and navigate this information and then develop and execute a strategic business plan moving forward.

Recent Corporate Real Estate Trends

- Tenants more than ever are looking for flexibility across their real estate portfolios, and are discussing various scenarios centered around Consolidation efforts, shorter vs. longer term leases, and possibilities of leasing versus owning.
- Competition, cost of living, and availability of appropriate skilled labor with a local market will drive labor rates.
- Shorter term leases designed to gain long term control of the real estate through Options.
- Automate facilities and facility functions when it makes sense.
- Shifting of manufacturing jobs back to the US from China & Mexico.
- Focus on reduction of labor costs and an increased willingness to relocate space in order to achieve labor costs savings.
- Strategic shift towards smaller regional distribution centers to reduce fuel costs, reduce cycle times, enhance efficiencies, Just in Time inventory demand
- Focus on outsourcing real estate man hours when beneficial
- Utilize cost saving technology and green energy practices when practical

Top Ten Site Selection Criteria

1. Transportation Costs – Both Inbound and Outbound
2. Logistics Infrastructure – Highways, Intermodal, Rail, FTZ
3. Labor Costs
4. Labor Availability
5. Business Climate – Is There Love?
6. Rent and Lease Terms
7. Taxes & Incentives
8. Utility Rates
9. CAM Charges
10. Access to Public Transportation

Supply Chain Challenges

International Competition & Sourcing
 Volatile Energy Costs
 Weak Consumer Spending
 Global Recession Economy
 Sustainability
 Transport Capacity
 E-Commerce is Rapidly Expanding
 Transportation Costs

Supply Chain Response

- Move closer to local markets and ports
- Reduce transportation costs - increase reliance on less expensive water and rail inter-modal
- Maximize supply chain efficiency and mitigate interruption risk
- Outsource to third-party providers
- Optimize warehouse operations
- Reduce space and consolidate facilities
- Reduce labor costs
- Utilize cost-saving technology and energy practices
- Specialized buildings are leading to new development activity
- Use of more multi-modal options to reduce inbound transportation costs

MARKETING STRATEGY

Upcoming Lease Expirations SoCal Tenants Currently above 300,000 RSF

Company	Current Location	Current RSF	Lease Expiration Date
Staples	La Mirada	317,661	5/31/2017
ACME Furniture Inc.	City of Industry	500,049	6/27/2017
Geodis	Fontana	577,921	7/1/2017
Warnaco Group Inc	Irwindale	486,419	9/18/2017
OnTrac	Commerce	400,169	9/30/2017
AZ West	Carson	302,443	10/31/2017
Performance Team	Jurupa Valley	645,311	10/31/2017
Allen Distribution	Ontario	427,047	11/30/2017
Meiko America, Inc.	Eastvale	557,500	2/28/2018
Hayneedle Distribution Center	Riverside	300,000	2/28/2018
Lifetime Brands Distribution	Fontana	753,170	3/31/2018
JAKKS Pacific, Inc.	City of Industry	800,000	4/30/2018
Smart & Final	Fontana	349,539	4/30/2018
Burlington Coat Factory	Redlands	446,050	4/30/2018
Four Seasons General Merchandise	Montebello	401,019	5/15/2018
Exel Logistics	Riverside	457,120	5/15/2018
Uline	Ontario	750,036	5/15/2018
VF Outdoor Brands	Santa Fe Springs	352,466	5/31/2018
Hewlett Packard	San Bernardino	730,921	5/31/2018
Hewlett Packard	San Bernardino	671,921	5/31/2018
Port Logistics Group	City of Industry	350,022	5/31/2018
Rustoleum	Riverside	309,535	5/31/2018
Pacific Coast Warehouse	Ontario	411,550	6/30/2018
Exel Logistics	Rancho Cucamonga	573,000	7/31/2018
Genco	Eastvale	376,007	8/31/2018
Dorel Industries	Ontario	623,630	9/30/2018
Nestle USA	Jurupa Valley	814,186	9/30/2018
Timberland	Ontario	414,435	9/30/2018
Hanes Brands	Perris	1,309,754	10/31/2018
Georgia Pacific	Ontario	1,526,456	10/31/2018
Deckers Outdoor Corporation	Camarillo	300,000	11/30/2018
Deckers Outdoor Corporation	Camarillo	423,106	11/30/2018
HD Supply	City of Industry	650,021	12/31/2018
Taylor Services	Ontario	428,827	12/31/2018
Under Armour	Rialto	373,771	3/15/2019
Coca Cola	Chino	348,211	3/31/2019
ACT Fulfillment	Fontana	404,721	5/31/2019

Company	Current Location	Current RSF	Lease Expiration Date
DSC Logistics	Rancho Cucamonga	331,821	6/30/2019
UPS	Fontana	308,780	6/30/2019
FTDI	Bloomington	370,335	7/31/2019
Target	Ontario	725,000	7/31/2019
American Apparel Inc	Los Angeles	399,329	7/31/2019
Solaris Paper	Santa Fe Springs	400,136	7/31/2019
Jarden Consumer Solutions	Fontana	827,560	7/31/2019
Carters Inc.	Chino	413,773	7/31/2019
Lollicup USA	Chino	300,300	7/31/2019
Amazon	Moreno Valley	1,254,620	7/31/2019
IMAX Worldwide Home	Ontario	414,453	8/31/2019
OHL	Rialto	500,000	8/31/2019
Michaels	Lancaster	762,850	9/30/2019
Samsung	Ontario	612,104	9/30/2019
Hussmann Corporation	Chino	300,000	11/30/2019
Emser Tile	Ontario	432,313	11/30/2019
Syncreon	Torrance	315,150	12/31/2019
Gracelock Industries	Redlands	323,936	12/31/2019

Big Box Tenants In the Market

California Cartage Co	1M+	Rustoleum	600K +
Nike	1M+	VF Brands	650K +
Big Lots	1M+	UPS	600K +
Amazon	1M+	Nautilus	550K +
Monster	900K+	Furniture of America	500K +
Campbell Soup	700K+	Phoenix Warehouse	500K +
TBC Corporation	700K+	Spicer's Paper	400K +
Harbor Freight	700K+	Exemplis Mfg	300K +
Cooper Tire	700K+	Primary Color Systems	300K +
Genco	750K +	Xpress Global Logistics	250K +
Kimberly Clark	750K +	Cotco Wholesale	250K +
Nestle	750K +	O'Neil Logistics	250K +

TOP 200 National Importers / Exporters by Container Count (Annual TEU's)

Beneficial owners of containerized cargo that entered/exited US Ports. Does not include forwarders, brokers, or third party logistic providers

Wal-Mart Stores	841,700	In/Out bound	Sima Metal	46,500	Outbound	Adidas	23,000	Inbound
Target	537,000	Inbound	Eastman Chemical	46,200	Outbound	Advanced Steel Recovery	23,000	Outbound
America Chung Nam	356,500	Outbound	Honda Motor Company	45,800	In/Out bound	Philips Van Heusen	22,700	Inbound
Home Depot	352,900	Inbound	Staples	45,800	Inbound	Coaster of America	22,200	Inbound
Koch Industries	261,800	Outbound	Cedarwood-Young	45,400	Outbound	Bridgestone	22,100	Inbound
Lowe's	261,500	Inbound	Dorel Industries	45,000	Inbound	Raymour & Flanigan Furniture	22,000	Inbound
Dole Food	242,700	In/Out bound	Michaels Stores	44,700	Inbound	Falken	21,500	Inbound
Samsung America	159,300	Inbound	Hankook Tire America	44,600	Inbound	Heritage Home Group	21,500	Inbound
Family Dollar Stores / Dollar Tree	153,200	Inbound	TJX (Marshalls & TJ Maxx)	44,000	Inbound	Giti Tire	21,200	Inbound
International Paper	144,400	Outbound	Hanes Brands	42,600	Inbound	Payless Shoe Source	21,000	Inbound
LG Group	142,300	Inbound	VF Brands	42,600	Inbound	Skechers	21,000	Inbound
Chiquita Brands	142,000	Inbound	Electrolux	41,400	Inbound	Resource Management Companies	20,900	Outbound
Ikea International	135,500	Inbound	Sony	40,600	Inbound	Yokohama Tire	20,300	Inbound
Philips Electronics NA	130,000	Inbound	Defense Logistics Agency	40,100	Outbound	Graphic Packaging Holding	20,100	Outbound
Sears Holdings	114,900	In/Out bound	Hewlett Packard	40,000	Inbound	Bissell Homecare	20,000	Inbound
Denison / Ralison	114,800	Outbound	Toys R Us	40,000	Inbound	Green Plains Trade	20,000	Outbound
Nike	105,800	Inbound	Itochu International	39,900	In/Out bound	Haier Appliances	20,000	Inbound
Jarden	105,000	Inbound	John Deere	39,700	In/Out bound	Hon Hai Precision Industries	20,000	Inbound
Costco Wholesale	101,500	Inbound	Domtar	37,600	Outbound	Tractor Supply	19,400	Inbound
JC Penney	98,000	Inbound	Al Dahra ACX Global	37,100	Outbound	L Brands	19,300	Inbound
DuPont	94,100	In/Out bound	Rayonier	36,500	Outbound	David J Joseph	19,200	Outbound
DeLong	93,800	Outbound	Sol Group Marketing	36,500	Inbound	Joann Fabric & Craft Stores	19,000	Inbound
Mercedes Benz USA	88,800	In/Out bound	Dow Chemical	34,100	Outbound	Marubeni America	18,700	Inbound
BMW North America	85,200	In/Out bound	Goodyear Tire	33,900	Inbound	Walgreens Boots Alliance	18,600	Inbound
General Electric	84,000	Inbound	AJC International	33,600	Outbound	Fomazor International	18,400	Outbound
International Forest Products	84,000	Outbound	Price Smart	33,600	Outbound	Kimberly-Clark	18,400	Outbound
Lansing Trade Group	78,900	Outbound	Southern Wines and Spirits	33,400	Inbound	First Solar Electric	18,200	Inbound
Ashley Furniture	77,900	Inbound	Canon USA	33,200	Inbound	Euromarket Designs	18,000	Inbound
WestRock	76,500	Outbound	Procter & Gamble	33,000	Outbound	Shark Ninja	18,000	Inbound
Michelen Tires North America	75,000	In/Out bound	Arauco Wood Products	32,500	Inbound	Fonterra USA	17,900	Inbound
Nestle USA	71,900	In/Out bound	International Korea	32,000	Inbound	Hyundai Motor Mfg.	17,800	Inbound
Newport CH International	71,400	Outbound	Panasonic Corp NA	31,700	Inbound	KapStone Paper and Packaging	17,800	Outbound
Potential Industries	68,300	Outbound	Mobis Parts America	31,200	Inbound	CVS Health	17,500	Inbound
Caterpillar	68,200	In/Out bound	Army & Airforce Exchange Svcs	30,800	Outbound	Kubota Tractor	17,500	Inbound
Whirlpool	68,000	Inbound	Bed Bath & Beyond	30,500	Inbound	Parkdale mills	17,100	Outbound
Shintech	67,600	Outbound	Macy's	30,300	Inbound	Active Minerals International	16,700	Outbound
Cycle Link	67,100	Outbound	Best Buy	30,000	Inbound	Ford Motor	16,400	Outbound
Toyota America	65,400	In/Out bound	Gavilon	30,000	Outbound	GA Paper International	16,400	Outbound
Williams-Sonoma	64,000	Inbound	Mattel	30,000	Inbound	Staple Cotton Cooperative Assn	16,100	Outbound
Heineken USA	63,800	Inbound	Anderson Hay & Grain	29,100	Outbound	Vinmar International	16,100	Outbound
Cargill	63,400	Outbound	Genesis Resource Enterprises	29,000	Outbound	Imerys	16,000	Outbound
WM Recycle America	61,800	Outbound	Continental Tire	28,800	Inbound	OGO Fibers	15,900	Outbound
JBS-Swift USA	60,400	Outbound	Bob's Discount Furniture	28,600	Inbound	Mills Brothers International	15,800	Outbound
Red Bull USA	60,100	Inbound	Ravago Group	28,500	Outbound	Mitsui & Company USA	15,800	Outbound
Louis Dreyfus Commodities	59,200	Outbound	Interstate Commodities	27,500	Outbound	Central National Gottesman	15,300	Outbound
BASF NA	58,800	Outbound	Smithfield Foods	27,500	Outbound	Sonoco Products	15,000	Outbound
JC Horizon	58,000	Outbound	LKQ	27,200	Inbound	Defense Commissary Agency	14,600	Outbound
Gap Stores	56,200	Inbound	Ekman Group	27,000	Outbound	Perez Trading	14,600	Outbound
Gildan Activewear	53,400	In/Out bound	Nissan NA	26,500	Inbound	Prairie Creek Grain	14,300	Outbound
ExxonMobil Chemical	52,900	Outbound	Hasbro	26,000	Inbound	Border Valley Trading	14,000	Outbound
Scoular	51,500	Outbound	Ross Stores	25,400	Inbound	Metis International	14,000	Outbound
Rooms To Go	50,200	Inbound	Jordan Trading	24,600	Outbound	Baille Lumber	13,700	Outbound
Kohl's	50,100	Inbound	Fresh Del Monte Produce	24,500	Inbound	Sino Paper	13,600	Outbound
Big Lots	50,000	Inbound	Spectrum Brands	24,400	Inbound	Zen Trading	13,500	Outbound
Pier 1 Imports	50,000	Inbound	3M	24,100	Outbound	Resolute Forest Products	13,100	Outbound
Cellmark Group	49,300	Outbound	Conair	24,000	Inbound	Mitsubishi International USA	13,000	Outbound
Weyerhaeuser	49,200	Outbound	Toyo Tires	23,700	Inbound	Celanese	12,700	Outbound
Dollar General	48,800	Inbound	Ascend Performance Materials	23,500	Outbound	KaMin	12,700	Outbound
Anheuser Busch	48,000	Inbound	Olam International	23,500	Outbound	T&T Group	12,500	Outbound
Berkshire Hathaway	47,600	In/Out bound	Mega Fiber	23,400	Outbound	Zen-Noh	12,500	Outbound
Tyson Foods	47,300	Outbound	Rio Tinto Minerals	23,400	Outbound	Calaway Trading	12,400	Outbound
Archer Daniels Midland	46,800	Outbound	Kroger	23,100	Inbound	CGB Enterprises	12,400	Outbound

Top California PoLA / PoLB Users by Container Count (TEU's)

Company	City (BoFL)	TEU's	Company	City (BoFL)	TEU's	Company	City (BoFL)	TEU's
MOL (AMERICA) INC. Mitsui OSK	GARDENA	40,196	JEROMES FURNITURE WAREHOUSE	SAN DIEGO	4,950	NUTRI-BON DISTRIBUTION CO.,INC	TORRANCE	2,271
SKECHERS USA INC. II	MANHATTAN BEACH	20,374	HASBRO, INC.	CHINO	4,577	BEE SWEET CITRUS INC.	FOWLER	2,090
MATTEL INC.	EL SEGUNDO	19,307	UMA ENTERPRISES, INC	COMPTON	4,453	TOPSON DOWNS OF CALIFORNIA INC	CULVER CITY	2,065
SAMSUNG INTERNATIONAL INC	CHULA VISTA	17,363	ACER AMERICA CORPORATION	SAN JOSE	4,436	ACUITY BRANDS LIGHTING	ONTARIO	2,045
IKEA DISTRIBUTION CENTER	LEBEC	16,918	OFFICE STAR PRODUCTS	ONTARIO	4,422	CANON U S A ,INC	IRVINE	2,043
COASTER CO.,OF AMERICA INC	SANTA FE SPRINGS	14,253	MUNCHKIN INC.	REDLANDS	4,250	RED BULL NORTH AMERICA, INC.	SANTA MONICA	2,036
TOYOTA MOTOR SALES U.S.A. INC.NAPCC	ONTARIO	14,084	NEXEN TIRE AMERICA INC.	DIAMOND BAR	4,190	TO ORDER OF BANK OF AMERICA, N.A.	LOS ANGELES	1,977
SAMSUNG ELECTRONIC AMERICA	SAN DIEGO	13,482	DIRECT PACK, INC.	AZUSA	4,152	NATIONAL STORES INC	GARDENA	1,967
PRIME WHEEL CORP.	GARDENA	11,340	RAZOR USA LLC.	CERRITOS	4,108	LOTTE ADVANCED MATERIALS USA INC	LA PALMA	1,966
ROCKY PACKAGING SOLUTION, INC.	CHINO	11,340	THE NORTH FACE, A DIVISION OF	ALAMEDA	3,942	SIGNAL PRODUCTS, INC.	LOS ANGELES	1,959
YOKOHAMA TIRE CORPORATION	SANTA ANA	10,517	ARIZONA TILE LLC	ONTARIO	3,930	GOODYEAR TIRE & RUBBER CO.	VICTORVILLE	1,944
GRACO CHILDRENS PRODUCTS INC	VICTORVILLE	9,702	H&M HENNES & MAURITZ L.P.	SANTA FE SPRINGS	3,873	FURNITURE OF AMERICA	WALNUT	1,878
SHARKNINJA OPERATING LLC	CHINO	9,420	ICON HEALTH & FITNESS INCORPORATED	BEAUMONT	3,831	KINFINE USA INC.	CHINO	1,828
KUBOTA TRACTOR CORPORATION	TORRANCE	9,419	HOME LEGEND, LLC	FONTANA	3,829	SKY BILLIARDS DBA SKY	ONTARIO	1,826
HAIER APPLIANCE PRODUCTS, L.P.	WALNUT	9,253	GOPLUS CORP	ONTARIO	3,784	BENDPAK INC.	SANTA PAULA	1,819
GEA PRODUCTS, L.P.	WALNUT	8,884	NEW CLASSIC HOME FURNISHING INC.	FONTANA	3,622	BALLARD PACIFIC RESOURCES INC.	CITY OF INDUSTRY	1,804
SUMITOMO RUBBER NORTH AMERICA, INC.	RANCHO CUCAMONGA	8,883	KUMHO TIRE U.S.A., INC.	RANCHO CUCAMONGA	3,394	W PACKAGING.LLC	COLTON	1,775
SOLARIS PAPER INC	SANTA FE SPRINGS	8,423	BABY TREND INC	ONTARIO	3,351	CIMC INTERMODAL EQUIPMENT	SOUTH GATE	1,768
TIRECO INC.	GARDENA	8,422	MHT LUXURY ALLOYS	RANCHO DOMINGUEZ	3,343	BLACK & DECKER (U.S.) INC.	FONTANA	1,714
FEIT ELECTRIC CO. INC.	PICO RIVERA	8,379	GEA PRODUCTS, L.P.	WALNUT	3,306	KELLYTOY USA INC.	LOS ANGELES	1,712
GITI TIRE (USA) LIMITED	RANCHO CUCAMONGA	8,371	AMERICAN HONDA MOTOR CO INC	TORRANCE	3064	KONICA MINOLTA BUSINESS SOLUTIONS	POMONA	1,712
POINDEX ASSOCIATES CORP	CITY OF INDUSTRY	7,724	NITTO TIRE U.S.A. INC.	CYPRESS	3,012	SEAH STEEL AMERICA INC	IRVINE	1,712
RICOH ELECTRONICS INC.	TUSTIN	7,724	MAZDA MOTOR OF AMERICA INC.	IRVINE	2,982	BANDAI AMERICA INCORPORATED	EL SEGUNDO	1,695
99 CENTS ONLY STORES LLC	COMMERCE	7,504	DISNEY MERCHANDISE SOURCING & DISTR	BURBANK	2,936	STONEWALL TRADING CO ,INC	LOS ANGELES	1,665
WEST COAST LIQUIDATORS, INC.	RANCHO CUCAMONGA	7,028	PACIFIC COAST LIGHTING, INC.	CHATSWORTH	2,878	FOREVER LINK INTERNATIONAL INC.	CITY OF INDUSTRY	1,647
TOYO TIRE U.S.A. CORPORATION	CYPRESS	6,850	PLAYMATES TOYS INC.	EL SEGUNDO	2,878	MITCO LOGISTICS	LA MIRADA	1,642
MCFERRAN HOME FURNISHINGS CORP	CHINO	6,830	HALLMART COLLECTIBLES,INC.	SUN VALLEY	2,761	LG DISPLAY AMERICA INC	SAN JOSE	1,618
ISUZU NORTH AMERICA CORPORATION	ANAHEIM	6,828	SOUTHLAND POLYMERS, INC.	SANTA FE SPRINGS	2,759	GOOD DEAL PRODUCTION ENTERPRISES, I	CITY OF INDUSTRY	1,578
OLIVET INTERNATIONAL INC	MIRA LOMA	6,698	MOBIS PARTS AMERICA, LLC	ONTARIO	2,738	IMPERIAL TOY LLC	NORTH HILLS	1,558
PARKER HOUSE FURNITURE	CHINO	6,698	SEVILLE CLASSICS INC.	TORRANCE	2,660	P & L IMPORTS ITALY	LOS ANGELES	1,558
TRINA SOLAR (U.S.), INC.	SAN JOSE	6,526	LEE KUM KEE (USA) FOODS INC.	CITY OF INDUSTRY	2,619	PILOT AUTOMOTIVE, INC.	CITY OF INDUSTRY	1,558
GE LIGHTING C/O CEVA LOGISTICS	TORRANCE	6,328	WHALEN FURNITURE MFG INC	SAN DIEGO	2,617	COPEL CORPORATION	CALEXICO	1,543
TA CHEN INTERNATIONAL INC.	LONG BEACH	6,291	PACIFIC INTERNATIONAL LINES	LONG BEACH	2,593	TRAVELERS CLUB	LA PALMA	1,535
YAMAHA CORPORATION OF AMERICA	BUENA PARK	6,118	PORT TO PORT IMPORTS,INC	SIMI VALLEY	2,593	CTG INTERNATIONAL INC	COVINA	1,507
HUB CITY TERMINALS	BREA	5,884	HARVEY IMPORTS LLC	LOS ANGELES	2,581	BUTLER HOME PRODUCTS, LLC	RANCHO CUCAMONGA	1,495
DECKERS OUTDOOR CORPORATION	GOLETA	5,728	HD SUPPLY FACILITIES MAINTENANCE, L	SAN DIEGO	2,578	YELLOW LUXURY	CALABASAS	1,492
SONY ELECTRONICS INC.	CARSON	5,723	KAWASAKI MOTORS CORP., U.S.A.	FOOTHILL RANCH	2,558	WINNERS ONLY INC.	VISTA	1,490
HP INC. C O XPO LOGISTICS SO CAL	SAN BERNARDINO	5,670	INTEX RECREATION CORPORATION	LONG BEACH	2,529	YOUNGS MARKET CO. (YMCO-FONTANA)	FONTANA	1,432
CORRU-KRAFT/ORORA - NORTH AMERICA	BUENA PARK	5,649	WALONG MARKETING, INC.	BUENA PARK	2,469	EAST LION CORP	CITY OF INDUSTRY	1,432
LIVING SPACES FURNITURE, LLC	LA MIRADA	5,575	CHARTA GLOBAL INC	ANAHEIM	2,468	EDSAL MFG.COMPANY,INC.	WALNUT	1,420
FOREVER 21 INC	LOS ANGELES	5,483	BRADSHAW INTERNATIONAL INC.	RANCHO CUCAMONGA	2,434	TONGFANG GLOBAL INC	DIAMOND BAR	1,396
HP INC C/O MENLO LOGISTICS	SAN BERNARDINO	5,379	EPSON AMERICA,INC.	CARSON	2,405	MOLEX INC US IMPORT WEST COAST DC	RANCHO CUCAMONGA	1,382
JAKKS PACIFIC, INC	SANTA MONICA	5,311	VIEWSONIC CORP.	CHINO	2,403	TREK BICYCLE CORPORATION	ONTARIO	1,374
JINKOSOLAR (U.S.) INC.	SAN FRANCISCO	5,241	NYX COSMETICS	COMMERCE	2,380	EVENFLO COMPANY INC.(WEBER)	FONTANA	1,370
AMTRAN LOGISTICS INCORPORATED	IRVINE	5,229	LENOVO WC DC PLANT	TORRANCE	2,358	J.P. ORIGINAL CORP.		1,360
TO THE ORDER OF SHARKNINJA OPERATIN	CHINO	5,083	TABLETOPS UNLIMITED INC.	CARSON	2,358	BEDROSIANS TILE AND STONE	ORANGE	1,347
NETGEAR C O APLL	CITY OF INDUSTRY	5,076	FX GLOBAL SUPPLY SOLUTIONS, INC.	PALO ALTO	2,351	BREVILLE USA, INC.	TORRANCE	1,342
ADIDAS INTERNATIONAL TRADING BV	MIRA LOMA	5,075	TEST RITE PRODUCTS CORP	ONTARIO	2,336	GLOBAL TIRE ALLIANCE CORP.	BREA	1,342
HANWHA Q CELLS AMERICA INC	IRVINE	5,029	DAVID OPPENHEIMER CO.	CARSON	2,298	HOME FURNITURE INTERNATIONAL LLC	LOS ANGELES	1,331
VANS , A DIVISION OF VF OUTDOOR, LL	CYPRESS	5,028	MBUSA	FONTANA	2,274	JUST FABULOUS, INC	EL SEGUNDO	1,324

Top California PoLA / PoLB Users by Container Count (TEU's) (Cont'd)

Company	City (Bofl)	TEU's	Company	City (Bofl)	TEU's	Company	City (Bofl)	TEU's
JIANGSU GUOTAI LITIAN ENTERPRISES C	LOS ANGELES	1,321	DR. FRESH, LLC.	BUENA PARK	862	SAFCO OF AMERICA LLC	VISALIA	690
STYLECRAFT HOME COLLECTION INC.	SANTA FE SPRINGS	1,310	SUN YIN U S A INC	CITY OF INDUSTRY	861	GUILBERT TEX INC	LOS ANGELES	690
JOFFAN CALIFORNIA WAREHOUSE	MORENO VALLEY	1,308	WELTON CO.,LTD.-LAX 11222,S.LA CIEN	INGLEWOOD	848	SONOS INC C O C O INGRAM MICR	MIRA LOMA	680
HOMEZONE INTERNATIONAL CORPORATION	ONTARIO	1,299	TOPLAND LOGISTICS, INC.	CITY OF INDUSTRY	848	THE OUTDOOR RECREATION GROUP	LOS ANGELES	674
CAMBUM BUSINESS GROUP INC	BUENA PARK	1,296	WINPLUS NORTH AMERICA INC. 820	ONTARIO	842	SUMMER INFANT RIVERSIDE	RIVERSIDE	674
DECORWARE INC	RANCHO CUCAMONGA	1,290	HALYARD SALES,LLC	ONTARIO	839	JEFFREY COURT INC	NORCO	671
AGRON INC	LOS ANGELES	1,265	TOSHIBA AMERICA BUSINESS SOLUTIONS	PICO RIVERA	839	LEGEND FOOTWEAR INC.	CITY OF INDUSTRY	670
PRIVILEGE INTERNATIONAL,INC.	SOUTH GATE	1,263	TARACA PACIFIC,INC.,	SAN FRANCISCO	837	DWELL HOME INC.	FREMONT	669
S.L.HOME FASHIONS,INC.	LOS ANGELES	1,263	TECHNICOLOR CONNECTED HOME USA LLC	LEBEC	836	BEST ORIENTAL PRODUCE.,INC.	LOS ANGELES	655
CARDINAL WINE GROUP LLC	LOS ANGELES	1,243	US LEBEC PLANT TECHNICOLOR US	LEBEC	835	ADVANCED INNOVATIVE	REDLANDS	652
SUN LEE,INC.	LOS ANGELES	1,239	OCEAN BISTRO CO.,	LOS ANGELES	832	SVF TRADING INC	SAN FRANCISCO	646
TTE TECHNOLOGY INC.	CORONA	1,238	E E CO. LTD 45875 NORTHPORT LOOP	FREMONT	831	NORALIGHTING INC	COMMERCE	621
E.L.F. COSMETICS, INC.	ONTARIO	1,213	WAH HUNG GROUP INC	MONTEREY PARK	826	MARKWINS BEAUTY PRODUCTS INC	CITY OF INDUSTRY	620
IDEAVILLAGE PRODUCTS CORP.	RIALTO	1,166	WHEEL GROUP HOLDINGS, LLC	CITY OF INDUSTRY	826	TOPOCEAN CONSOLIDATION SERVICE		612
HYBRID PROMOTION LLC	CYPRESS	1,149	AROMA HOUSEWARES COMPANY	SAN DIEGO	824	NURSERY SMART BABY APPLESEED	LA MIRADA	612
MARKWINS BEAUTY PRODUCTS, INC.	CITY OF INDUSTRY	1,141	GREAT PACIFIC CLOTHING INC.	BUENA PARK	820	NOBLE HOUSE HOME FURNISHING	CHATSWORTH	610
CRYSTAL ART GALLERY	LOS ANGELES	1,132	HYDRO ALUMINIUM METALS USA LLC JOIN	CARSON	819	MAXTRADE LLC	SOUTH EL MONTE	607
BOSE CORPORATION SAN DIEGO	SAN DIEGO	1,129	SCEPTRE, INC.	CITY OF INDUSTRY	812	WESTERN POTTERY LLC	NORWALK	606
VINH SANH TRADING CORP	CITY OF INDUSTRY	1,105	ENVISION PERIPHERALS INCORPORATED	FREMONT	809	JONATHAN LOUIS INT'L LTD.	GARDENA	605
JVCKENWOOD USA CORPORATION	LONG BEACH	1,100	MAXZONE VEHICLE LIGHTING CORP.	FONTANA	809	SOUTHERN GLAZER S W S SANTA FE SPGS	SANTA FE SPRINGS	602
N.A.TRADING INC.	COMMERCE	1,094	WEBER LOGISTICS	NORWALK	800	EL & EL WOOD PRODUCTS	CHINO	600
Honeywell Turbo Systems C/O Kuehne	CALEXICO	1,093	MITSUBISHI ELECTRIC US, INC.	MIRA LOMA	799	DALL INTERNATIONAL INC	ANAHEIM	600
ALLSTATE FLORAL INC.	CERRITOS	1,072	H & T SEAFOOD INC.	BELL	798	VINH HOAN (USA), INC.	TUSTIN	593
GLOBAL PAPER SOLUTIONS INC.	ANAHEIM	1,059	NONGSHIM AMERICA	RANCHO CUCAMONGA	796	CJ AMERICA INC	LOS ANGELES	591
THUNDER GROUP INC	CITY OF INDUSTRY	1,046	A.R.T. FURNITURE INC.	ONTARIO	795	CAP BARBELL INC.	CARSON	587
H & N GROUP INC.	LOS ANGELES	1,041	SONORA CORPORATION	WALNUT	793	SOLEUS HOME COMFORT	BREA	586
IAL C O OCEANS INTERNATIONAL PACKI	COMPTON	1,027	GREENBALL CORPORATION HEADQUARTERS	ANAHEIM	788	VOLVO CARS USA LLC	ONTARIO	586
CONAIR CORPORATION	SOUTH GATE	1,003	GIBSON OVERSEAS, INC.	COMMERCE	775	PHILIPS LIGHTING COMPANY	ONTARIO	586
NORSTAR OFFICE PRODUCTS	COMMERCE	1,002	NUTRIBULLET,LLC	LOS ANGELES	771	INDEX FRESH INC	BLOOMINGTON	584
NIAGARA BOTTLING LLC	ONTARIO	977	FORTUNE DYNAMIC INC.	CITY OF INDUSTRY	765	IPS INDUSTRIES INC.	CERRITOS	584
GUITAR CENTER STORES,INC.	WESTLAKE VILLAGE	968	FEMTEC INC	IRVINE	760	AMERICAN PACIFIC CARGO, INC.,		580
PROVIDENCE INDUSTRIES, INC	LONG BEACH	963	STRATEGIC DISTRIBUTION LP	CHATSWORTH	739	TOP LEVEL CONTAINERS CORP.	EL MONTE	579
ARRIS TECHNOLOGY, INC.	ONTARIO	962	MEGATOYS	COMMERCE	735	HULAMIN NORTH AMERICA LLC	TORRANCE	577
NANSHAN AMERICA CO., LTD.	ONTARIO	962	SUN HING FOODS, INC.	SOUTH SAN FRANCISCO	733	EXPEDITORS	CARSON	574
HMS STORES,LLC.	SAN FERNANDO	947	HOME DECOR FACTORY INC	ONTARIO	732	ACME FURNITURE INDUSTRY INCORPORATE	CITY OF INDUSTRY	573
TELEBRANDS ADVERTISING CORP.C/O PRE	RIVERSIDE	942	NOTE: 33100857849	CHULA VISTA	730	DELTA APPAREL INC.	SANTA FE SPRINGS	570
BMW NA DISTRIBUTION CENTER	REDLANDS	937	PIER 1 IMPORTS 6051	ONTARIO	725	AMERICAN INTERMODAL MANAGEMENT LLC	SAN PEDRO	570
CALI BAMBOO	SAN DIEGO	935	OKK TRADING INC.	LOS ANGELES	724	MILLION DOLLAR BABY	MONTEBELLO	570
DAVIS WIRE CORPORATION	IRVINDALE	932	B.P.INDUSTRIES INC	ONTARIO	717	TEH TUNG CORPORATION	SANTA FE SPRINGS	570
PERFORMANCE DESIGNED PRODUCTS LLC	BURBANK	932	CALIFORNIA INNOVATIONS INC	FONTANA	716	DAIEI PAPERS USA CORP	CERRITOS	569
OLYMPIA TOOLS INTERNATIONAL,INC.	CITY OF INDUSTRY	932	CLASSIC FRUIT COMPANY	FRESNO	716	NAJARIAN FURNITURE CO., INC.	PASADENA	565
LA CORR	CITY OF INDUSTRY	928	TRUE VALUE IMPORT INC.	FONTANA	715	KONOIKE - E STREET	WILMINGTON	564
KYOCERA DOCUMENT SOLUTIONS AMERICA,	IRVINE	906	YS GARMENTS INC.DBA NEXT LEVEL APPA	GARDENA	715	COMPOSITE TECHNOLOGY INTERNATIONAL,	SACRAMENTO	562
POSCO DAEWOO AMERICA CORP.	ANAHEIM	905	DEI SALES DBA SOUND UNITED	VISTA	714	WAN HAI LINES (AMERICA) LTD.	LONG BEACH	560
JOHNSON CONTROLS BATTERY GROUP, INC	CITY OF INDUSTRY	901	BEL AIR LIGHTING,INC	VALENCIA	713	FASHIONTEX INC	LOS ANGELES	560
T A INDUSTRIES INC	SANTA FE SPRINGS	886	HEAD WEST INC	COMPTON	711	4 WHAT ITS WORTH,INC	LOS ANGELES	559
YAN WHOLESALE	FOUNTAIN VALLEY	882	ALTON FURNITURE GROUP	CITY OF INDUSTRY	708	EZAKI GLICO USA	BUENA PARK	556
NEXTRACKER 6201 AMERICA CENTE	SAN JOSE	878	AISIN WORLD CORP. OF AMERICA	TORRANCE	703	JADA TOYS INC.	CITY OF INDUSTRY	554
LEVTEX LLC	SANTA MONICA	873	USA SMART SUPPLY MANAGEMENT INC.	SAN FRANCISCO	701	GREAT AMERICAN SEAFOOD IMPORTS CO.	LOS ANGELES	552
ASICS AMERICA CORPORATION	IRVINE	864	MASTERANK AMERICA INC.	PLEASANTON	695	HOUDINI INC	FULLERTON	551

Top California PoLA / PoLB Users by Container Count (TEU's) (Cont'd)

Company	City (Bofl)	TEU's
ARTZONE INC.	CITY OF INDUSTRY	549
MAXIM LIGHTING INTERNATIONAL	CITY OF INDUSTRY	545
SKC INC.	CERRITOS	544
DPI WEST	ONTARIO	538
INTERNATIONAL GLASS AND CERAMICS	ONTARIO	536
ORGANICS UNLIMITED	SAN DIEGO	534
SUN PACIFIC	PASADENA	533
SIERRA PRODUCE	TUSTIN	532
G.L. FOOD WHOLESALE, INC.	CITY OF INDUSTRY	531
AC PACIFIC CORPORATION	FONTANA	526
ERGOMOTION INCORPORATED	GOLETA	526
KUSHA INC.	CYPRESS	526
LOLLICUP USA INC.	CHINO	524
REC AMERICA LLC	SAN MATEO	524
GEMINI FOOD CORP	CITY OF INDUSTRY	524
HOIST FITNESS SYSTEMS	POWAY	523
SILVER SPUR CORPORATION	CERRITOS	523
VIRTU USA	GARDEN GROVE	523
ELKAY PLASTICS CO.,INC.	COMMERCE	522
KINGSBRIDGE INTL	SIMI VALLEY	520
SOLARWORLD AMERICAS INC	RIVERSIDE	518
K2 MOTOR CORP.	CITY OF INDUSTRY	514
2WIPE INC DBA PACE AMERICAS	SAN JOSE	510
TORIN JACKS INC	ONTARIO	510
HOUSES OF THE HOLY LLC	NEWPORT BEACH	509
LAKE SHORE LEARNING PRODUCTS	CARSON	509
BLUE RIDGE HOME FASHIONS, INC.	IRWINDALE	507
INTCO MEDICAL INDUSTRIES, INC.	ONTARIO	506
BORGES USA INC	FRESNO	505
MAGIC TRADE INC.	LOS ANGELES	502
MODUS FURNITURE INTERNATIONAL	LOS ANGELES	502
ORORA NORTH AMERICA	BUENA PARK	501



6800 VALLEY VIEW STREET
BUENA PARK, CALIFORNIA

3 DRAYAGE ANALYSIS

DRAYAGE ANALYSIS

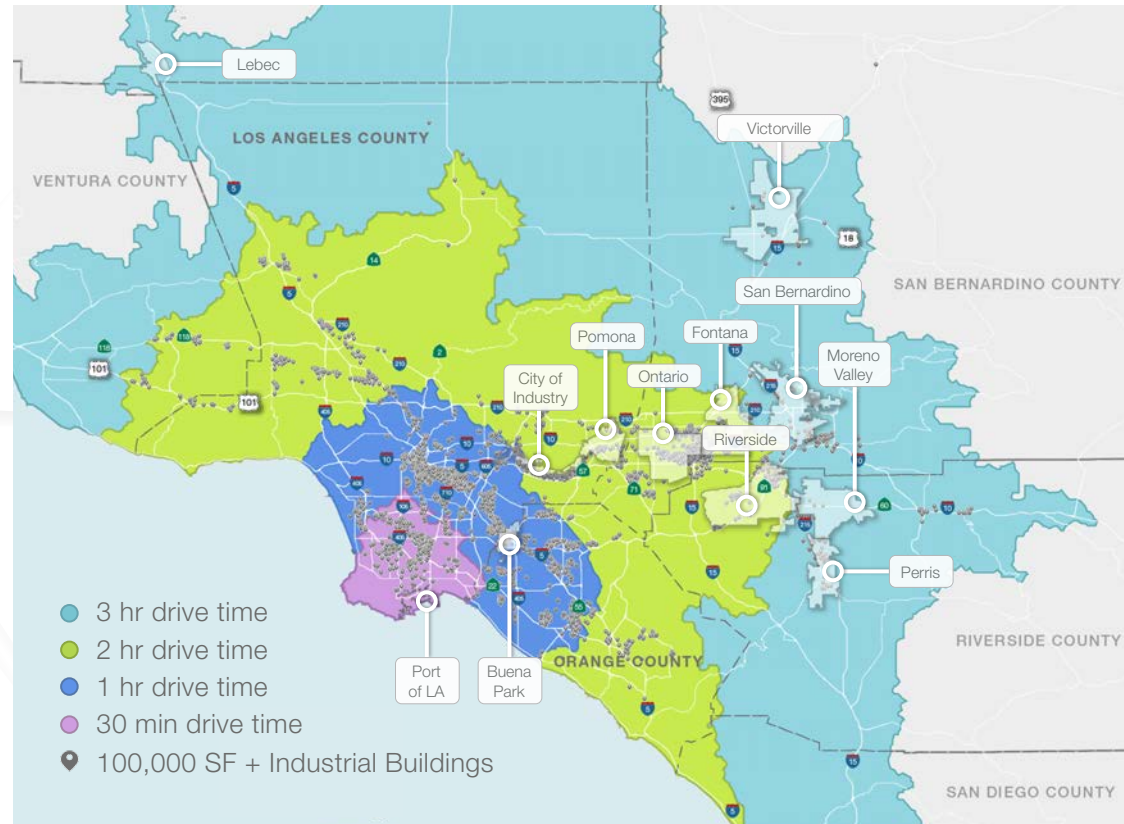
What's the Dray?

Transportation Cost Savings Per RSF Available
Buena Park vs. Other Primary Southern California
Bulk Distribution Markets

6800 VALLEY VIEW STREET
BUENA PARK, CALIFORNIA

1,084,963 RENTABLE SF

6800 Valley View provides the user with unparalleled access to over 20.7 million people, the most populous region in the Western US - in just under 90 minutes by car or truck. Furthermore this asset enables the operator to plan for multiple truck turns per night to/from the POLA/POLB



Buena Park, CA

Annual Container Traffic Count | Rent Savings PSF/mo (1.085 MM SF)

City	Region	Savings per Container	Annual Container Traffic Count					
			5,000	7,500	10,000	15,000	20,000	25,000
Buena Park, CA	North Orange County	\$300 to Buena Park plus 17% fuel surcharge	--	--	--	--	--	--
City of Industry / Pomona	LA - East	\$58.50	\$292,500 \$0.02	\$438,750 \$0.03	\$585,000 \$0.04	\$877,500 \$0.07	\$1,170,000 \$0.09	\$1,462,500 \$0.11
Ontario / Fontana	Inland Empire West	\$105.30	\$526,500 \$0.04	\$789,750 \$0.06	\$1,053,000 \$0.08	\$1,579,500 \$0.12	\$2,106,000 \$0.16	\$2,632,500 \$0.20
Riverside / San Bernardino	Inland Empire East	\$204.75	\$1,023,750 \$0.08	\$1,535,625 \$0.12	\$2,047,500 \$0.16	\$3,071,250 \$0.24	\$4,095,000 \$0.31	\$5,118,750 \$0.39
Moreno Valley / Perris	Inland Empire South	\$234.00	\$1,170,000 \$0.09	\$1,755,000 \$0.13	\$2,340,000 \$0.18	\$3,510,000 \$0.27	\$4,680,000 \$0.36	\$5,850,000 \$0.45
Tejon Ranch / Lebec	Kern County	\$292.50	\$1,462,500 \$0.11	\$2,193,750 \$0.17	\$2,925,000 \$0.22	\$4,387,500 \$0.34	\$5,850,000 \$0.45	\$7,312,500 \$0.56
Victorville	Inland Empire High Desert	\$409.50	\$2,047,500 \$0.16	\$3,071,250 \$0.24	\$4,095,000 \$0.31	\$6,142,500 \$0.47	\$8,190,000 \$0.63	\$10,237,500 \$0.79



6800 VALLEY VIEW STREET
BUENA PARK, CALIFORNIA

4 DRAFT LEASE BROCHURE



CenterPoint Properties®

FOR LEASE

1,084,963 SF

CENTERPOINT GLOBAL LOGISTICS CENTER



6800 VALLEY VIEW STREET
BUENA PARK, CALIFORNIA

**CENTERPOINT GLOBAL
LOGISTICS
CENTER**

1,084,963 SQUARE FEET
GROUND ZERO
LOS ANGELES LOCATION
CLEAR HEIGHTS UP TO 30'
152 EXTERIOR DOCKS

NAIGlobal.

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CenterPoint Properties®

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CENTERPOINT GLOBAL LOGISTICS CENTER

6800 VALLEY VIEW STREET
BUENA PARK, CALIFORNIA

105,000 CPD

SANTA ANA FREEWAY 

VALLEY VIEW STREET

ARTESIA BOULEVARD

6800 VALLEY VIEW STREET

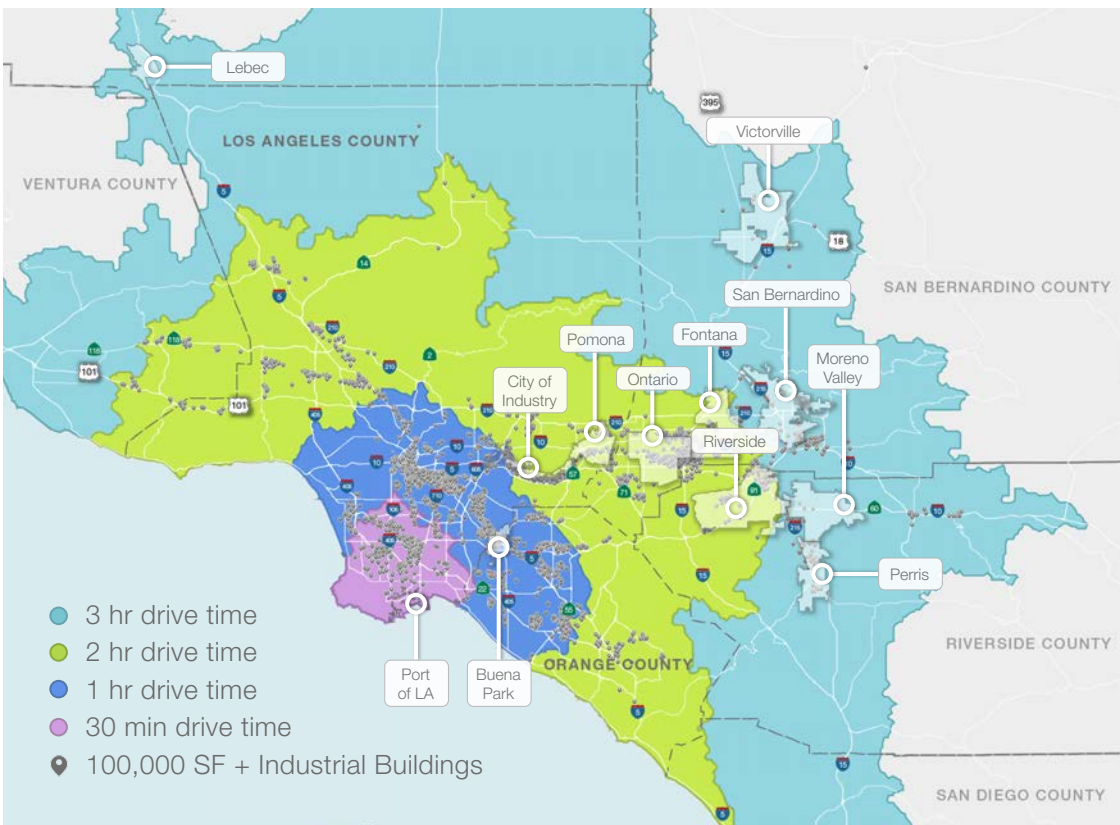
1,084,963 SF

ORANGETHORPE AVENUE

ARTESIA FREEWAY 

95,000 CPD

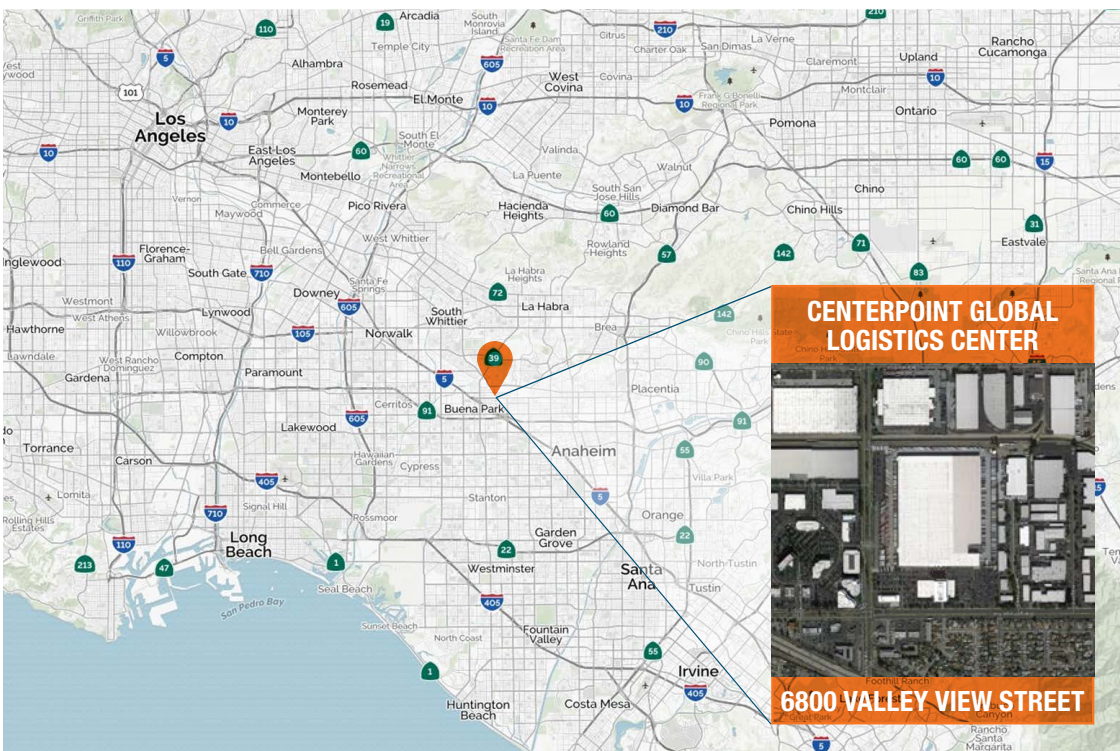

NORTH



CenterPoint Global Logistics Center

The **ONLY +1 Million SF** contiguous single tenant distribution building in Los Angeles or Orange County **NOW** on the market.

- Absolutely unparalleled access to over 20.7 Million people, the most populous region in the US, in less than 90 minutes by car or truck
- Multiple truck turns per day to PoLA / PoLB
- Drayage savings potentially resulting in Millions of Dollars in annual savings compared to other SoCal Bulk Distribution markets.



Total Rentable SF

1,084,963 SF, Divisible
down to 350,000 SF

Net Rental Rate

\$0.69 PSF NNN

Lease Term

Minimum 60 months

Lease Type

NNN

Operating Expenses

Tenant shall pay 100% of all operation expenses related to the property, approximately \$0.15 PSF/month

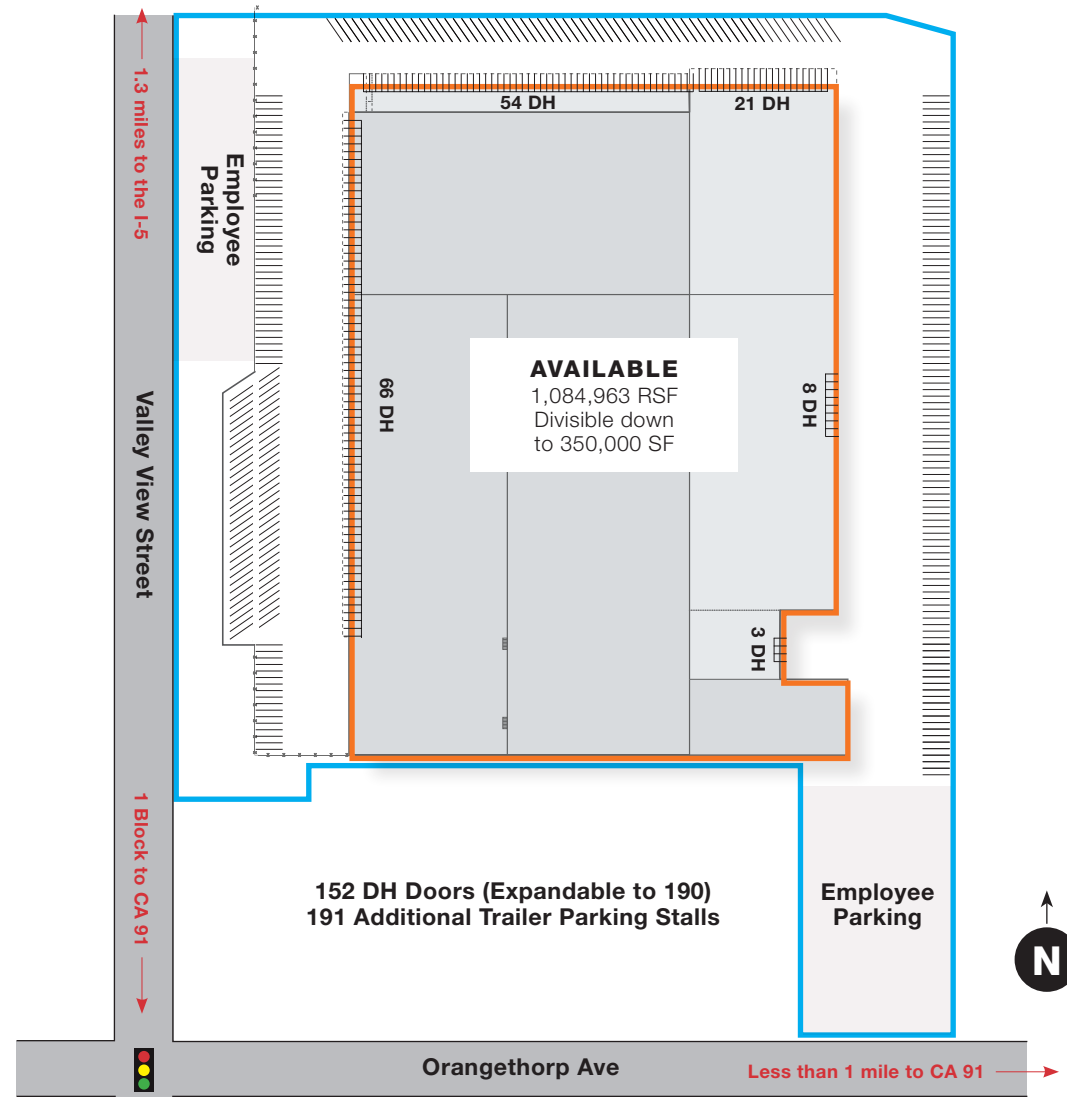


CenterPoint Properties®

PROPERTY SITE PLAN

Property Overview

Property Address	6800 Valley View
Building Area	1,084,963 RSF Divisible down to 350,000 SF
Warehouse Area	978,807 SF
Office Area	106,156 square feet
Site Area	44.49 Acres
Truck Courts	Truck Courts on 3 elevations, up to 190' feet deep
Dock High Loading	152 DH Doors, expandable to 190 DH Doors
Rail Served	Possible
Car Parking	572 parking spaces (0.55 per 1,000 SF)
Trailer Parking	191 Additional Trailer Parking Stalls
Clear Heights	Up to 30' minimum clear
Column Spacing	39' x 66'
Constructon Type	Concrete tilt-wall construction
Warehouse Lighting	Brand new energy efficient T-5 LED lighting systems
Fire Protection System	ESFR with K25 Heads



Landsberg
ORORA

CENTERPOINT GLOBAL
LOGISTICS CENTER

PBG
THE PEPSI BOTTLING GROUP

TRIM-LOK

NANAK
So Good. So Pure... It's Nana!

USATODAY

KAISER PERMANENTE

CITY NATIONAL BANK
The way up.

LAQUINTA
INNS & SUITES

NOBEL UNIVERSITY

ORANGETHORPE AVENUE

VALLEYVIEW STREET

CA-91 ARTESIA FREEWAY



CenterPoint Properties®

NAI Global

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6800 VALLEY VIEW STREET
BUENA PARK, CALIFORNIA

5 LEASE COMPARABLES

LEASE COMPARABLES - LOS ANGELES

	Property Name	Property Address City State	Building SF Land Area AC	Lease Rate PSF (NNN) NNNs / CAMs	Months Free TI Allowance	Leased Date Year Built	Tenant Landlord
 	Prologis Park Torrance	19700-19788 Van Ness Ave, Bldg 1 Torrance, CA	670,289 28.15	\$0.68 NNN \$0.15	6 \$2.24 PSF	1/1/2016 2001	Brookvale International Corp (Puma) ProLogis
 	Port of LA Distribution Center	301 Westmont Dr San Pedro, CA	547,811	\$0.71 NNN \$0.14	3 \$0.50 PSF	8/1/2016 2001	Performance Team Freight Overton Moore Properties
 	The Brickyard	1430 McKinley Ave Los Angeles, CA	525,400 20	\$0.72 NNN \$0.22	6 \$6.50 PSF	9/12/2016 2016	UPS Clarion Partners
 	2201 Carson	2201 E. Carson St Carson, CA	521,856 21.88	\$0.63 NNN \$0.14	2 \$0.38 PSF	8/1/2016 1986	Sony Corporation of America Morgan Stanley & Company Inc.
 	The Brickyard	1701 N. Central Ave Compton, CA	479,310 21	\$0.76 NNN \$0.22	2 \$6.75 PSF	8/1/2017 2016	Best Buy Clarion Partners.
 	660 W. Artesia	660 W Artesia Blvd Compton, CA	457,960 21.18	\$0.67 NNN \$0.13	2	6/14/2016 1974	TJ Maxx Sares-Regis Group

LEASE COMPARABLES - LOS ANGELES

	Property Name	Property Address City State	Building SF Land Area AC	Lease Rate PSF (NNN) NNNs / CAMs	Months Free TI Allowance	Leased Date Year Built	Tenant Landlord
	5510-5650 Grace Pl	5510-5650 Grace Pl Commerce, CA	361,435 16.22	\$0.59 NNN \$0.15	6 \$1 PSF	6/8/2016 1958	4PX Express USA CenterPoint Properties
	Irwindale Business Center #8	5091 4th St Irwindale, CA	324,520 15	\$0.60 NNN \$0.133	2 none	7/11/2016 2001	California Community News Corp Clarion Partners
	Century Distribution Center	2700 E Imperial Hwy Lynwood, CA	323,374 14.6	\$0.64 NNN \$0.18	3 \$1.25 PSF	4/10/2016 1999	IDC Logistics Duke Realty
	GTE Ficus Complex	2849 Ficus St Pomona, CA	322,817 26.8	\$0.55 MG	8 \$2 PSF	1/1/2016 1968	GPR Logistics LBA Realty Fund III-Company II
	MC&C Commerce Center	16501-16509 Trojan Way La Mirada, CA	316,651 19.27	\$0.754 NNN \$0.20	0 none	10/1/2016 2002	Staples Duke Realty Corporation
	Kenwood-KTR	2201 Dominguez St Carson, CA	272,910 10.58	\$0.62 NNN \$0.20	0	10/1/2016 1986	Kenwood USA / JVC ProLogis

LEASE COMPARABLES - LOS ANGELES



Property Name	Property Address City State	Building SF Land Area AC	Lease Rate PSF (NNN) NNNs / CAMs	Months Free TI Allowance	Leased Date Year Built	Tenant Landlord
Pacific Bandini Center	4415 Bandini Blvd Vernon, CA	264,594 10.38	\$0.77 NNN \$0.17	4 \$2.60 PSF	6/1/2016 2017	Millenium Products, Inc. 4415 Bandini Blvd Investor



Fairway Industrial Park	19605 Walnut Dr City of Industry, CA	260,000 11.82	\$0.52 G	2	2/1/2016 1980	Furniture of America Majestic Realty
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Harbor-Gateway Commerce Center	19400 Western Ave Torrance, CA	259,327 67.35	\$0.72 NNN \$0.132	1.25 \$325,000	4/1/2016 1999	HWI, Inc. Sunshine Distribution
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Hewson Alameda Park	1710 E Sepulveda Blvd Carson, CA	259,222 11.81	\$0.68 NNN \$0.12		1/1/2016 2002	Nova AMB Logistics Fund
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Dominguez Tech Center	18055-18355 Harmon Ave Carson, CA	253,354 14.87	\$0.73 NNN \$0.135	0 none	3/1/2016 2006	Forward Air Freight Watson Land Company
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LEASE COMPARABLES - ORANGE COUNTY

	Property Name	Property Address City State	Building SF Land Area AC	Lease Rate PSF (NNN) NNNs / CAMs	Months Free TI Allowance	Leased Date Year Built	Tenant Landlord
 	North County Distribution Center	400 Orangethorpe Ave Anaheim, CA	675,000 53.09	\$0.62 NNN \$0.13	3 \$0.50 PSF	1/1/2016 1996	RSI Home Products ProLogis
 	North County Distribution Center	601 Acacia Ave Fullerton, CA	441,020 17.87	\$0.58 NNN	6 \$0.75 PSF	8/8/2016 1985	3PL Global LLC ProLogis
 	Miraloma Distribution Center	3310-3320 Miraloma Ave Anaheim, CA	319,174 15.4	\$0.64 NNN	1 \$2.35 PSF	4/1/2016 1998	Bunzi Distribution CLPF-Anaheim Industrial
 	Anaheim Concourse Distribution Center	3454 Miraloma Ave Anaheim, CA	300,000 13.27	\$0.63 NNN	1 \$0.03 PSF	6/14/2016 2001	Kuehne + Nagel Cal STRS
 	6600 Valley View	6600 Valley View Ave Buena Park, CA	290,920 14.8	\$0.575 NNN \$0.18	0 \$3 PSF	9/1/2016 1980	Orora North America TIAA-CREF
 	McDonnell Center Business Park	5701 Skylab Rd Huntington Beach, CA	280,460 12.25	\$0.72 NNN \$0.08	3 \$8.50 PSF	3/15/2016 2000	Prologis-Exchange C&D Zodiac

LEASE COMPARABLES - ORANGE COUNTY















Property Name	Property Address	Building SF	Lease Rate PSF (NNN)	Months Free	Leased Date	Tenant
	City State	Land Area AC	NNNs / CAMs	TI Allowance	Year Built	Landlord
Irvine Spectrum	9950 Jeronimo Rd Irvine, CA	262,000 22.44	\$1.00 NNN \$0.14	8 as-is	9/1/2016 1985	Karma Automotive Bixby











LEASE COMPARABLES - INLAND EMPIRE

	Property Name	Property Address City State	Building SF Land Area AC	Lease Rate PSF (NNN) NNNs / CAMs	Months Free TI Allowance	Leased Date Year Built	Tenant Landlord
	Duke Perris Logistics Center	3300 Indian Ave Perris, CA	1,224,874 59	\$0.368 NNN	0 \$4.25 PSF	5/1/2016 2017	Wayfair Duke Realty Corporation
	Meredith International Center	24101 Iris Ave, Bldg 1 Moreno Valley, CA	1,103,003 47.64	\$0.38 NNN	\$3.50 PSF	9/21/2016 2016	Floor & Décor Western Realco
	Gateway South	555 E Orange Show Rd San Bernardino, CA	1,102,639 49.58	\$0.39 NNN		4/1/2016 2016	Amazon.com Hillwood Development
	Meredith International Center	853 Del Rio Pl Ontario, CA	1,053,225 41.86	\$0.45 NNN \$0.100	6 \$8.00 PSF	7/14/2015 2016	QVC Sares Regis
	United Facilities Center	11618 Mulberry Ave Fontana, CA	633,953	\$0.44 NNN \$0.08	3 \$0.24 PSF	8/10/2016 1998	LuLaRoe, LLC United Facilities, Inc.
	Ontario Airport Mission Center	1151 Mildred Ave Ontario, CA	604,178 51.77	\$0.45 NNN \$0.081	1 turn key	2/9/2017 2002	B. Braun Alere Property Group











LEASE COMPARABLES - INLAND EMPIRE

	Property Name	Property Address City State	Building SF Land Area AC	Lease Rate PSF (NNN) NNNs / CAMs	Months Free TI Allowance	Leased Date Year Built	Tenant Landlord
 	Alessandro Business Center	7295 San Geronio Dr Riverside, CA	582,772 22	\$0.28 NNN \$0.09	5 \$4.10 PSF	3/9/2016 2014	Ascena Western Realco
 	AMB Redlands Commerce Center	1651 California St Redlands, CA	564,161	\$0.49 G \$0.02		5/1/2016 2007	Performance Team ProLogis
 	Meredith International Centre	2053 Jay St, Bldg 2 Ontario, CA	553,136 246	\$0.52 NNN \$0.13	4 \$4 PSF	2/2/2017 2017	Arvato Bertelsmann Sares-Regis/JP Morgan
 	9514 Kaiser	9514 Kaiser Way Fontana, CA	544,768 13.89	\$0.405 NNN \$0.116	3 \$0.25 PSF	3/10/2017 2005	Bradshaw International, Inc. ProLogis
 	Prologis Park I-210	1590 N Tamarind Ave Rialto, CA	543,400 28.89	\$0.37 NNN \$0.08	1	9/20/2016 2004	XPO Logistics Supply Chain Prologis
 	Meridian Logistics Center	15801 Meridian Pkwy Riverside, CA	486,000 24.62	\$0.365 NNN \$0.103	3 \$3.80 PSF	4/20/2016 2016	United Parcel Service, Inc. Cabot Properties

LEASE COMPARABLES - INLAND EMPIRE

	Property Name	Property Address City State	Building SF Land Area AC	Lease Rate PSF (NNN) NNNs / CAMs	Months Free TI Allowance	Leased Date Year Built	Tenant Landlord
 	Center Pointe South	14701 Yorba Ave Chino, CA	458,262 20.92	\$0.405 \$0.105	3 \$1.25 PSF	3/24/2016 2001	National Distribution Centers, LLC Bentall Kennedy
 	Bridge Point Fontana II	11250 Poplar Ave Fontana, CA	444,669 20.93	\$0.425	6 \$3 PSF	10/24/2016 2016	GoPlus Bridge Development Partners
 	9199 Cleveland	9199 Cleveland Ave Rancho Cucamonga, CA	414,017 16.62	\$0.42 NNN \$0.10	3 \$1.39 PSF	3/10/2016 2005	Southwire Company LLC AEW Capital Management LP
 	Baseline Logistics Center I	1920 Baseline Rd Rialto, CA	373,771 19.36	Confidential	2 \$0.50 PSF	1/15/2016 2013	Confidential Liberty Property Trust
 	Space Center	11600 Iberia St Fontana, CA	408,806 20.16	\$0.41 NNN \$0.070	3 \$0.50 PSF	7/7/2016 2001	Home Depot Space Center
 	Rialto Commerce Center	2415 N Locust Ave Rialto, CA	401,914 26.31	\$.0385 NNN \$0.13	5 \$4.50 PSF	10/7/2016 2016	The Hillman Group

LEASE COMPARABLES - INLAND EMPIRE

	Property Name	Property Address City State	Building SF Land Area AC	Lease Rate PSF (NNN) NNNs / CAMs	Months Free TI Allowance	Leased Date Year Built	Tenant Landlord
 	Baseline Logistics Center I	1920 Baseline Rd Rialto, CA	373,771 19.36	Confidential NNNs / CAMs	2 \$0.50 PSF	1/15/2016 2013	Confidential Liberty Property Trust
 	Canyon Commerce Center	1580 Eastridge Ave Riverside, CA	355,182 16.3	\$0.385 NNN \$0.08	4 none	2/13/2017 2007	Geodis (aka OHL) The Realty Associates Fund IX
 	Park Mira Loma North II	11296 Harrel St Mira Loma, CA	353,361 16	\$0.45 NNN \$0.11	0 none	2/10/2017	Gildan Oakley, Inc.
 	Hemlock Logistics Center	11100 Hemlock Ave Fontana, CA	351,386 16.02	\$0.405 NNN \$0.08	5	3/4/2016 2015	ACT Fulfillment Northwestern Mutual Life
 	Sierra Pacific Center	5885 Sierra Ave Fontana, CA	349,482 37.46	\$0.477 NNN \$0.108	1 \$6 PSF	1/26/2017 2016	FedEx Supply Chain UBS/Pacific Industrial
 	Prologis Redlands Distribution Ctr	27334 San Bernardino Ave Redlands, CA	341,280 29.44	\$0.30 NNN	5 \$5.38 PSF	1/13/2016 2016	Munchkin, Inc. ProLogis

LEASE COMPARABLES - INLAND EMPIRE






	Property Name	Property Address City State	Building SF Land Area AC	Lease Rate PSF (NNN) NNNs / CAMs	Months Free TI Allowance	Leased Date Year Built	Tenant Landlord
 	Redlands Gateway Logistics	9712 Alabama St Redlands, CA	313,470 14.81	\$0.37 NNN \$0.1023	5	2/20/2017 2016	Grant & Bowman Crow Holdings Capital RE
 	Vintage Park East	13397 Marlay Ave Fontana, CA	293,363 13.4	\$0.43 NNN \$0.0945	3 \$3 PSF	1/26/2016 2003	Orora North America Vintage Park East, LLC
 	Citrus Commerce Center	16270 Jurupa Ave Fontana, CA	275,333 25.83	\$0.44 NNN	3 \$3.14 PSF	2/23/2017 2017	Performance Food Group Alere Property Group
 	Juniper Industrial Center	1291 S Vintage Ave Ontario, CA	272,448 11.70	\$0.46 G	7 None	9/27/2016 1987	Logistics Plus, Inc. Pacific Equity Partners, LLC
 	Ontario Pacific Distribution Center	1392 Sarah Pl, Bldg 3 Ontario, CA	271,414 17.55	\$0.41 NNN	0 \$0.55 PSF	1/1/2000 1990	Hubbell Lighting ProLogis
 	Citrus Commerce Center	16270 Jurupa Ave Fontana, CA	275,333 25.83	\$0.44 NNN	3 \$3.14 PSF	2/23/2017 2017	Performance Food Group Alere Property Group



6800 VALLEY VIEW STREET
BUENA PARK, CALIFORNIA

6 COMPETING INVENTORY

COMPETING INVENTORY

	Property Name	Property Address City State Zip Owner	Building SF Office SF Land Area AC	Lease Rate PSF (NNN) NNNs / CAMs Total Gross PSF	DH GL Ceiling Clear Sprinkler Calc	Availability Date Year Built Const. Status
	Tejon Ranch Commerce Center	0 Wheeler Ridge Rd Tejon, CA	1,125,180	TBD	234 / 4 36 ESFR	TBD 2018 Proposed
	Commerce Distribution Center	5804-5880 E Slauson Ave Commerce, CA Clarion Partners	622,216 20,658 18.1	\$0.41 G	42 / 1 18 TBD	30 days 1942 Existing
	Cypress Distribution Center	6550 Katella & 11130 Holder Cypress, CA Stockbridge Capital Group	543,431 144,539 22.39	TBD	28 / 2 25 .60/3,000 GPM	Feb-17 1989 Existing
	Arcadia Logistics Center	12321 Lower Azusa Rd, Bldg 1/2 Arcadia, CA Yellow Iron Investments	529,179 TBD 16.47	TBD	73 / 3 32 ESFR	Mar-17 2018 Under Const.
		NE of Via Oro Ave and W Carson St Long Beach, CA	525,000 20,000 26.9	TBD	66 / 2 32 ESFR	TBD 2018 Planned
	Farmer Bros. Coffee Site	20333 Normandie Ave Torrance, CA Bridge Development Partners	512,490 20,000 20.33	TBD	56 / 2 36 ESFR	3Q-2017 2018 Planned

COMPETING INVENTORY

	Property Name	Property Address City State Zip Owner	Building SF Office SF Land Area AC	Lease Rate PSF (NNN) NNNs / CAMs Total Gross PSF	DH GL Ceiling Clear Sprinkler Calc	Availability Date Year Built Const. Status
 	Goodman Logistics Center	12418-12488 Florence Ave, Bldg 2 Santa Fe Springs, CA Goodman Birtcher	506,465 TBD 23.61	TBD	100 / 4 36 ESFR	Nov-17 2017
 	The Brickyard Distribution Center (Fully Leased)	1701 N Central Ave, Bldg 2 Compton, CA Clarion	479,310 15,130 19.9	\$0.76 \$0.22 \$0.98	111 / 3 36 ESFR	12/1/2016 2017 Existing
 	9740 Irvine	9740 Irvine Blvd, Unit A/B Irvine Spectrum, CA LBA Realty	452,159 BTS 20.42	TBD	23 / 3 24 TBD	Dec-17 1989 Existing
 	Ajax Industrial Center	825 S Ajax Ave Industry, CA Bridge Development Partners	429,840 TBD 19.86	\$0.65 NNN	74 / 4 36 ESFR	Upon Completion 2017 Existing
 	Palmdale Trade & Commerce Center	NE of Auto Center Dr and Trade Center Dr Palmdale, CA	420,680 10,000 26.9	\$0.42 NNN	32 / 2 32 ESFR	Upon Completion Planned
 	Sears Distribution Center	5525 S Soto St Vernon, CA Sears Fashion Center	416,580 34,780 18.2	\$0.53 G	98 / 2 14.3 TBD	Mar-17 1970 Existing

COMPETING INVENTORY

	Property Name	Property Address City State Zip Owner	Building SF Office SF Land Area AC	Lease Rate PSF (NNN) NNNs / CAMs Total Gross PSF	DH GL Ceiling Clear Sprinkler Calc	Availability Date Year Built Const. Status
	Goodman Logistics Center	12588 Florence Ave Santa Fe Springs, CA Goodman Birtcher	403,635 TBD 16.87	TBD	52 / 2 36 ESFR	Feb-17 2017 Existing
	Grand Crossing	408-488 Brea Canyon Rd. Industry, CA Majestic	400,000 5,534	\$0.42 NNN	80 / 2 32 ESFR	Dec-17 2004 Existing
	9740 Irvine	9740 Irvine Blvd, Unit B Irvine Spectrum, CA LBA Realty	352,085 BTS 20.42	TBD	23 / 3 24 TBD	Dec-17 1989 Existing
	Tejon Ranch Commerce Center	5337 Wheeler Ridge Rd Tejon, CA	480,480	\$0.40 NNN \$0.12 \$0.52	115 / 4 36 ESFR	Upon Completion 2018 Under Construction



6800 VALLEY VIEW STREET
BUENA PARK, CALIFORNIA

7 TEAM RESUMÉS

TEAM RESUMÉS AND EXPERIENCE

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Capital Markets Group
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Scope of Responsibilities:

A short list of significant Tenant-Centric relationships include but are not limited to:

Dollar General



JCPenney

Orora Landsberg



O'Reilly Automotive

Uni-Select (now AutoPlus)

Amazon/Zappos.

Overhead Door Corporation



Wabash National

World Kitchen LLC

Ebay

YRC Freight

Progressive

REI Inc.



Grimco

Steelcase

FedEx Freight



TEAM RESUMÉS - BRETT SPITZER

Brett Spitzer
**Executive Vice President
and Managing Director**
NAI Global Corporate Solutions

Scope of Responsibilities:

Brett Spitzer is EVP & Managing Director for North America, specializing in multi-market corporate services, tenant representation and property acquisition, disposition and leasing. Brett focuses on providing real estate solutions for global companies including: corporate portfolio strategy, corporate relocation, lease negotiation, acquisition, disposition, build to suit and portfolio analysis. Brett functions as the NAI Global staff advisor to the Industrial Council and leads the Corporate Solutions Council.

Background & Experience:

Prior to joining NAI Global, Brett was team lead within the International Financial Audit Services for Eli Lilly and Company, a Fortune 150 company. He has completed extensive, on-site projects in countries such as Argentina, Australia, Brazil, England, India, Korea, New Zealand, Puerto Rico, Spain, and Switzerland. Brett's strong analytical skills combined with his keen ability to research a market's competitive landscape, has made him an invaluable source for client's strategic planning and negotiations. Brett has approximately 10 years combined experience within international finance and real estate.

Education Description:

Indiana University Kelley School of Business: Bachelor of Science in Finance & Accounting

TEAM RESUMÉS - JOSEPH HOWELL

Joseph Howell
Executive Vice President
and Managing Director
NAI Global Corporate Solutions

Scope of Responsibilities:

Joe Howell is EVP & Managing Director for North America, specializing in multi-market corporate solutions, tenant representation, portfolio strategy, property acquisition/disposition, leasing, site selection, incentive procurement and build to suit transactions and development. Joe and his partner Brett Spitzer head up the NAI Global Corporate Solutions group for North America and manages transactions internationally. Joe also functions as the NAI Global staff advisor to the Industrial Council and leads the Corporate Solutions Council.

Background & Experience:

Mr. Howell possesses more than 15 years of experience across multiple disciplines within the commercial real estate industry with extensive expertise in multi-market relationship and account management as well as site selection, development, incentive procurement, transaction and portfolio management. Joe's deal experience is in excess of \$1B in aggregate transactional value and he is recognized in the industry as a top leader under 40.

Education Description:

Indiana University, Kelley School of Business
Macquarie University – Sydney Australia

TEAM RESUMÉS - NICHOLAS CHANG, CCIM

Nicholas Chang, CCIM
Senior Vice President
NAI Capital, Inc.

Scope of Responsibilities:

Nicholas specializes in sales and leasing of single and multi-tenant industrial properties suitable for warehousing, distribution, logistics, manufacturing, and research & development in Southern California's "Inland Empire" marketplace. Nicholas joined NAI Capital in 2007 and consistently closes over fifty industrial/commercial real estate sales and lease transactions per year. A select list of Landlords represented include: Panattoni Development Company, Dexus Property Group, Owens Development Company, Citi National Bank, Rexford Industrial, Turner Real Estate and Investments, Oro Capital Advisors, and ARKA Properties Group. A select list of Tenants represented include: Komatsu Forklift USA, Toshiba Corporation America, Hyundai-Kia North America, Tesoro Oil Company, and USA Gasoline.

Background & Experience:

Nicholas is the 2011 recipient of the Cal-Menzer Award recipient for the most closed transactions amongst NAI Capital's 250 real estate agents throughout its 14 regional offices. From 2012 thru 2016, Nicholas has qualified for NAI Capital's prestigious Capital Club award every year, recognizing the firm's top producing agents. Over this six year period, Nicholas has closed over 300 transactions with an aggregate deal volume eclipsing \$500 Million dollars.

Education Description:

Washington University in St. Louis, BA.

TEAM RESUMÉS - RICHARD LEE

Richard Lee
Senior Vice President
NAI Capital, Inc.

Scope of Responsibilities:

Richard Lee specializes in tenant and landlord representation of single-tenant and multi-tenant leasing of industrial properties as well as purchasing and disposition of owner user properties and commercial investments. Richard Lee's geographic market focus is the western Inland Empire, encompassing the cities of Industry, Pomona, Chino, Montclair, Upland, Ontario, and Rancho Cucamonga. Together, with his Partner Nicholas Chang, Richard has consummated over \$500 Million dollars in aggregate transaction value.

Background & Experience:

Prior to joining NAI Capital, Richard was a technology consultant for a large international consulting firm in which he led multiple project teams on the evaluation, development, and implementation of web-based client interface solutions. Shortly thereafter, Richard co-founded of an internet marketing company developing a user interface platform and proprietary digital dashboard technology.

Education Description:

University of Illinois – Champaign Urbana: Bachelors of Science MIS & Finance



6800 VALLEY VIEW STREET
BUENA PARK, CALIFORNIA

8 ABOUT NAI GLOBAL

NAI GLOBAL TRANSACTION SERVICES



NAI Global offers a full range of commercial real estate brokerage services to meet the needs of real estate owners, occupants and investors.

With coverage throughout the world, NAI Global brokerage professionals provide local market knowledge whether you are looking to lease, acquire or dispose of a single property or a portfolio of properties.

Our professionals do more than simply facilitate a transaction. They work closely with clients to assess the ways in which real estate issues relate to—and can contribute to—an organization’s strategic business objectives. To achieve each client’s goals, we tap the experience of our local offices and specialty groups as well as our world-class market research. The unmatched combination of NAI Global’s detailed analysis, specialty expertise, extensive properties database and local market knowledge allow our

professionals to provide customized solutions that support business and real estate objectives.

At NAI Global, our goal is to provide clients with the information you need to make informed decisions, seize market opportunities and execute real estate strategies that make sense today as well as long-term. Our professionals are specialists, focusing on one or more of the following property types – office, industrial, retail, investment, multi housing and land. Buyers and sellers look to us for a comprehensive approach to transactions. **In addition to site selection and sale negotiations, we also provide:**

- Comprehensive analysis of real estate needs
- Interpretations of market trends relevant to your initiatives
- Occupancy projections and budgeting
- Assist in identifying debt and/or equity sources

Owners and landlords rely on NAI Global for value-added brokerage services, including:

- Qualification of prospects
- Recommendations on pricing and positioning for long-term value
- Analysis of the competition and their affect on your business objectives
- Maximization of occupancy levels
- Demand based project leasing

NAI GLOBAL

NAI Global is the single largest, most powerful commercial real estate firms worldwide.

NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 375 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 6,700 local market professionals, managing over 380 million square feet of property. NAI Global's capital markets group is a real estate capital markets advisory platform focused on investment sales and debt capital markets.

Our team of professionals and experienced sales teams, allow us to effectively penetrate major, secondary and tertiary markets worldwide. Our deep understanding of real estate capital market trends, strong investor relationships, efficient platform and property and market specific expertise allow us to close transactions in the most timely and efficient manner. Our goal is to execute transactions at the highest possible price and meet client deadlines. Our capital markets group has successfully sold approximately \$16 billion of office, retail, hotel, industrial and multifamily properties and loans worldwide and across all property grades.

Whether your need is to buy, sell, lease, finance, or manage commercial property locally, across North America or in Asia, Europe, Latin America, and beyond, the local NAI Global owner-operated member is your partner and local point of entry into a world of creative solutions in commercial real estate.

Local Market Leadership Globally Connected

Exceptional global commercial real estate solutions begin with local market leadership and expertise. As members of the largest worldwide network of owner-operated, local market-leading commercial real estate brokers, NAI Global

firms are respected local-market role models who are passionate about the commercial real estate business. With long histories of success across market cycles, NAI Global members have a hard-earned, unusually deep level of local market knowledge and insight beyond the commoditized data you find elsewhere. This depth of knowledge is borne from their local relationships nurtured for generations – relationships that give our local-market leading members the edge with the know-how, who, what, where, and when to achieve exceptional results for clients.

As an organization, NAI Global actively manages this industry-leading platform of local market knowledge and leadership, providing support and services that yield seamless integration and the consistent delivery of exceptional services to clients worldwide. At NAI Global, our global strength is built on our local leadership.

To become part of the team, a real estate firm must meet NAI's stringent requirements and participate in ongoing performance reviews to guarantee a consistent level of service.

Our Members are owners who take everything personally. Especially your business. Lead locally. Act globally.

It's just better when you work with the owner and their handpicked team. You can feel the pride they take in their relationship with you and how important your business is. You get the confidence that your needs will be their top priority – not just their next assignment – because their own success is entirely dependent on your success. You know how accountable and responsible they are, and you know the professional team working with the owner is carefully selected and trained to share in the commitment to excellence – and are motivated to do so through greater opportunity than elsewhere.

Now imagine a network of 170+ brokerage firm owners and their team of 6,700 professionals around the world, all completely committed to your needs; all actively managed to work cohesively in your local market or around the world, sharing their very best ideas with a singular purpose: exceeding your expectations to earn your business again and

again. That's NAI Global: our members are pre-occupied with your success.

Our member firms are owner-operated and local market leaders, deeply rooted in their communities around the world. As such, members have far more at stake than the average commercial real estate brokerage: their entire existence depends on your total satisfaction and the strength of their relationship with you.

This highly personal and unwavering commitment to excellence can't be duplicated anywhere else and is the powerful common thread that runs through all of our firms – setting the entire NAI Global network far apart from the competition.

Tap the Power of Collective Independence Owners lead. Others follow.

Not only are NAI Global firms owner-operated they are also independent and that gives us enormous freedom to act quickly and think creatively on your behalf. At the same time, each member has instant and total access to the world of best practices shared by market-leading, fellow NAI Global member firms.

We call this the Power of Collective Independence: independent firms collectively united to achieve extraordinary results for you both locally and globally through creativity, collaboration and the consistent delivery of exceptional knowledge and service that only owner-operated, market-leading firms can provide.

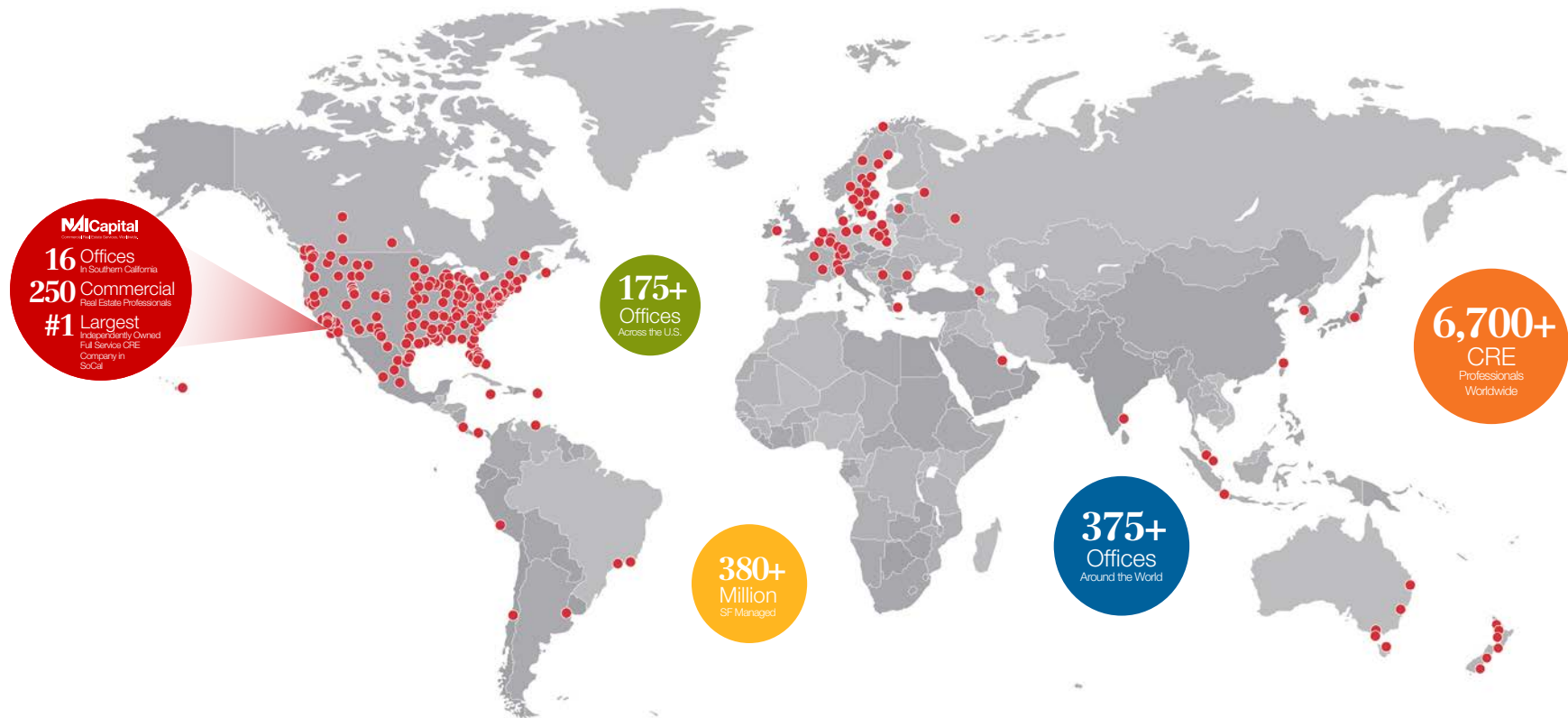
The Multinational Company We Keep.

Nike. Ashland Oil. Steelcase. Bombardier. Dow Chemical. Coca-Cola Enterprises. Citibank. These are just some of the leading corporations whose local and global commercial real estate needs are served by NAI Global member firms. In fact, for more than 30 years NAI Global members have worked with many of the world's largest multinational corporations.

NAI CAPITAL COMPANY PROFILE

NAI Capital is the largest independently owned full service commercial real estate firm headquartered in Southern California. As one of the largest members of NAI Global, the premier managed commercial real estate service network with 375 offices and 6,700 market leaders spanning the globe, NAI Capital provides a complete range of transaction, valuation, investment, property management and consulting services.

By leveraging our local expertise with our global reach, NAI Capital offers innovative, customized solutions and seamless service to owners, tenants, investors and developers throughout Southern California. NAI Capital clients have built their businesses on the power of our expanding network. We are a dynamic growing commercial real estate company. At NAI Capital we work together putting our clients first.



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