

TROPHY RETAIL INVESTMENT OPPORTUNITY

2780, 2785, 2790 & 2795 Cabot Drive
2710, 2715, 2745, 2765 & 2785 Lakeshore Drive
2710 Pronio Circle
Corona, CA



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Confidentiality Agreement

This is a Confidential Offering Memorandum intended solely for your own limited use and benefit in considering whether you desire to express any further interest in participating in the acquisition of The Shops at Dos Lagos in Corona, California (the "Property"). The Owner has retained NAI Capital ("NAI") as the exclusive sales broker to sell the Property. No other agent or broker is authorized to offer the Property unless and until that agent or broker has executed a written agreement with NAI and that agreement has been executed by their interested purchaser.

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by NAI. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither the Owner nor NAI, nor any of their partners, officers, employees or agents have independently verified the information contained herein and they are not responsible for any errors or inaccuracies in the information. No representation or warranty, express or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. There is no representation as to the environmental condition of the Property.

You agree that the memorandum and its contents are confidential, that you will hold and treat it in confidence and that you will not disclose this memorandum or its contents to any other firm or entity without prior written authorization. Photocopying or other duplication is prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters which they deem appropriate in order to evaluate this offering.

Owner and NAI expressly reserve the right at their sole discretion to reject any or all proposals, offers, or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or imply that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The Property is submitted for sale subject to the right to make changes in any of the terms without notice.

Table of Contents

4	SECTION 1 Property Information
12	SECTION 2 Location Information
21	SECTION 3 Tenant Information
27	SECTION 4 Financial Analysis
34	SECTION 5 Demographics

Offering Summary

Offering Price	\$52,000,000
Projected In-Place NOI	\$3,576,935
Projected In-Place Cap Rate	6.88%
Occupancy	90.71%
Number of Tenants	66
Building Area	351,200 SF
Price Per SF	\$163.23
Land Area	2,064,744 SF (47.4 Acres)
Coverage Ratio	17.01%
Year Built/Renovated	2006/2011
Number of Buildings	9
Number of Stories	1
Parking Spaces/Ratio	2,579 (7.34/1,000)
Zoning	EC (Entertainment Commercial, Dos Lagos SP)





Executive Summary

NAI Capital, as the exclusive advisor to the Owner, is pleased to offer for sale the fee simple interest in The Shops at Dos Lagos (the “Property”), located in the city of Corona, CA adjacent to Interstate 15.

The Shops at Dos Lagos is a 351,200 square foot pride of ownership lifestyle center. Built in 2006, the Property is situated within the Dos Lagos Specific Plan area. This opportunity was the first phase of a two phase retail shopping center development that was to consist of almost 700,000 square feet retail, multifamily and hotel. Phase II is under a separate ownership and not a part. The Property sits on 47.4 acres that includes four in-line shop buildings, four ground-leased restaurant pads, a movie theater building and an additional vacant pad available for lease or development of up to 7,000 square feet restaurant.

The location offers great access to major freeways like Interstate 15 for north-south access and State Route 91 for east-west access. The area sits within the path of development with many new project that have recently been built or are in planning stages.

The Shops at Dos Lagos boasts a great mix of national and local tenants and is currently 90.71% occupied. This opportunity offers an investor the ability to add value through further lease ups of the vacancies. A potential investor will be in a great position with the attractive pricing that is well below replacement cost.

Investment Highlights

Pride of Ownership Lifestyle Center

The Shops at Dos Lagos is an open-air center with an excellent mix of retailers, restaurants and a 15-screen movie theater. This trophy asset offers great visibility to the community, convenient ingress/egress access, aesthetic landscaping, a playground and outdoor community amphitheater area with many events and gatherings scheduled year-round.

Great Tenant Branding and Recognition

The Shops at Dos Lagos features a strong lineup of national retailers including Trader Joe's, Victoria's Secret, Express, New York and Company, Windsor, Sunglass Hut, Jos. A. Bank, Bath and Body Works, Sur la Table, Daniel's Jewelers, Sleep Number and Papaya. The center also includes popular restaurants including Fatburger, Pinkberry, Miguel's California Mexican Cocina, Woodranch BBQ & Grill, RA Sushi, Citrus City Grille and TAPS Fish House & Brewery.

Stable Cash Flow with Strong Historical Occupancy

The Shops at Dos Lagos has a secure and established income stream. Almost 40% (127,311 SF) of the center's GLA is leased to tenants who have been in this location for over 10 years. Almost 60% (208,861 SF) of the center's GLA is leased to tenants who have been in this location for over 5 years.

Great Upside Trending Coming out of Recession

The Shops at Dos Lagos has achieved a consistent \$200,000 increase in revenues each year from 2016 to 2018..



Investment Highlights

Value Creation Opportunity Through Lease-Up and Reposition

The Shops at Dos Lagos has 44,831 square feet of existing GLA vacancies that can be leased for added income and 98,001 square feet of current tenants do not have option rights, enabling the ability to renegotiate terms. Also existing gross leases can be converted to a more landlord favorable triple net lease to increase the NOI.

Separately Parceled PAD Offering Added Liquidity

The Shops at Dos Lagos includes 4 ground lease restaurant pads on its own parcels that can be sold separately as a lower cap rate net lease investment to recapture invested capital. The property also includes a 5th pad what can be sold to an owner user or can be developed and then sold as a leased investment or a value-add vacant investment.

Attractive Below Replacement Cost Pricing

The Shops at Dos Lagos' cost of construction in today's market is estimated at over \$100 million. This opportunity offers an investor the chance to procure a fee simple position in a trophy quality asset at well below replacement cost.

Additional Capital Improvement

The Shops at Dos Lagos underwent significant capital improvements between 2011 and 2013 that cost over \$7 million. Improvements included landscape and hardscape (play area and splash pad) additions, 72 date palm trees, redirecting drive path and adding shade over the buildings. Also, a LED display monument sign and other smaller monument displays were constructed facing Interstate 15 costing over \$1 million dollars.

Located within Path of Development and Growth

The Shops at Dos Lagos is located within the Dos Lagos Specific plan that encompasses 542.89 acres of area. Developments in the immediate area include Riverside Medical Clinic (96,000 SF), over 750 units of multifamily, Terrano Plaza (hotel, retail, carwash and gas station), Arantine Hills Phase 1 (393 condominiums), Arantine Hills Phase 2 (508 condominiums), light industrial (25,038 SF) and Latitude Business Park (10 industrial buildings).

Affluent Demographics with Disposable Income

The Shops at Dos Lagos is surrounded by a population with over \$110,240 in average household income within a 3-mile radius and over \$487,000 in average house value.



Mechanical and Structural Overview

The following is a summary only. No warranty is given to the accuracy of any of the information contained herein.

General

Fireproof steel frame and steel beams and steel decks.

Roof

Pitched metal standing-seam and flat roof with thermal insulation on metal decking.

Foundation

Continuous monolithic slab poured on reinforced concrete footings.

Floor Structure

Concrete slab on grade over sand.

Walls

Concrete brick masonry, steel frame and wood frame, and reinforced concrete masonry bearing wall construction. Retail store-fronts with plate glass set in anodized aluminum frames.

Interior Floors

Hardwood, marble, paver tile, slate or granite tile.

Interior Walls

Textured and painted sheetrock, hardwood panels and exposed concrete.

Interior Lighting

Recessed and suspended fluorescent and incandescent.

Interior Ceiling

Suspended Ceiling grids or exposed.



Property Bird's Eye



CORONA

CAJALCO RD

Lakeshore Plaza

Single Family Houses and Condos

iPlayology
 Daniels
 Stone Church Brewing
 sleep + number
 Z Gallerie
 Papaya
 SUSHI BAR RESTAURANT
 CHOCOLATE FACTORY
 Interior Accents
 Magnolia

15
 DOS LAGOS
 LUXURY
 THEATRES

Miguel's

TAPS

Citrus City Grille

WOOD RANCH
BBQ & GRILL

U
 FRIDAYS
 SOCCER WEIGHHOUSE
 pinkberry
 FATBURGER
 Sur la table
 WINDSOR

Encanto Apartments

GABOT DR

TEMESCAL CANYON RD

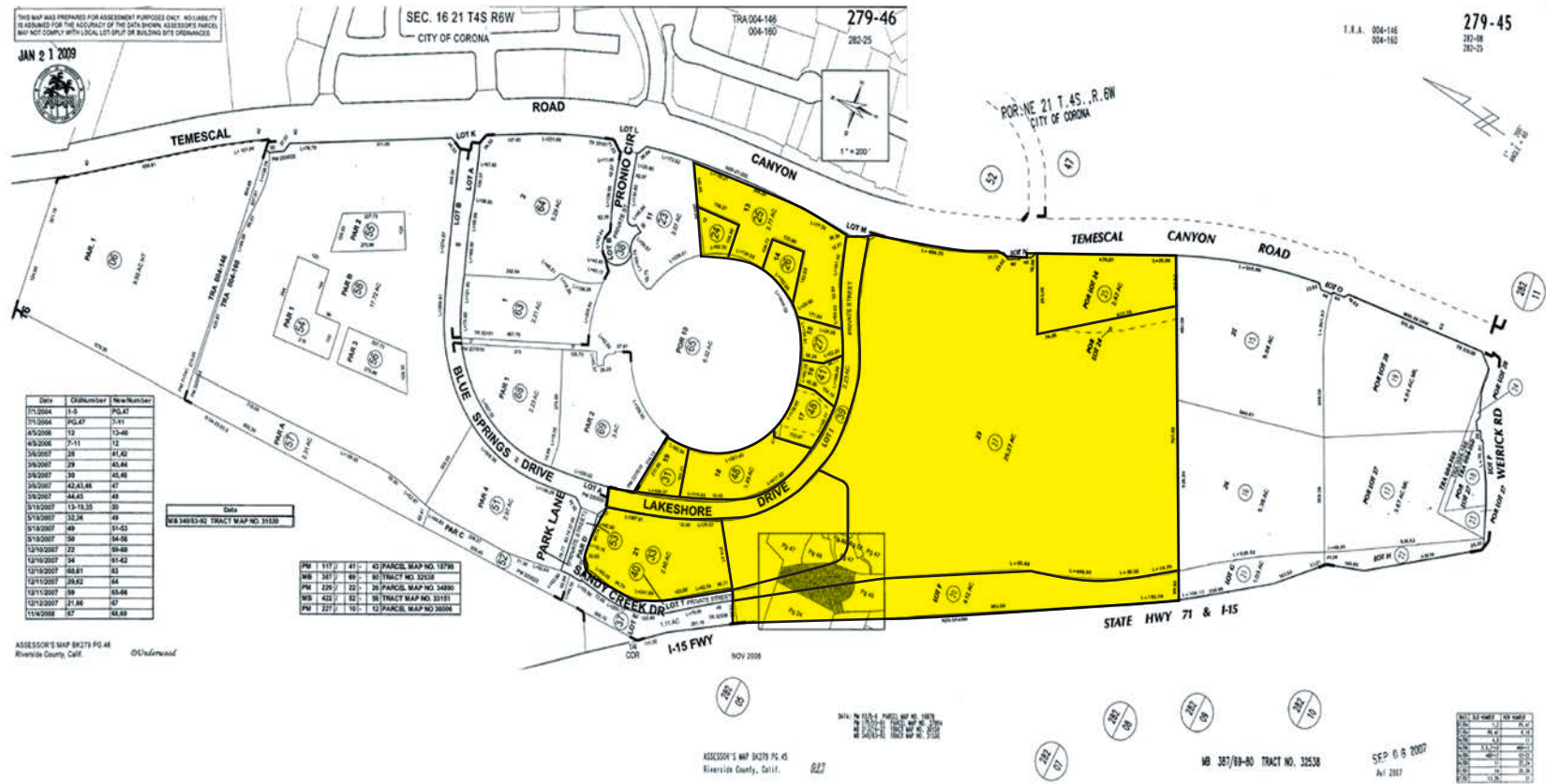
JO'S A. BANK
 MONESPRIT
 The La
 Bridal Exchange
 Brighton
 sunglass hut

VICTORIA'S SECRET
 EXPRESS
 NEW YORK & COMPANY
 Bath & Body Works
 TRADER JOE'S
 REMAX

TERRANO

Future Development
Terrano Plaza

Parcel Map



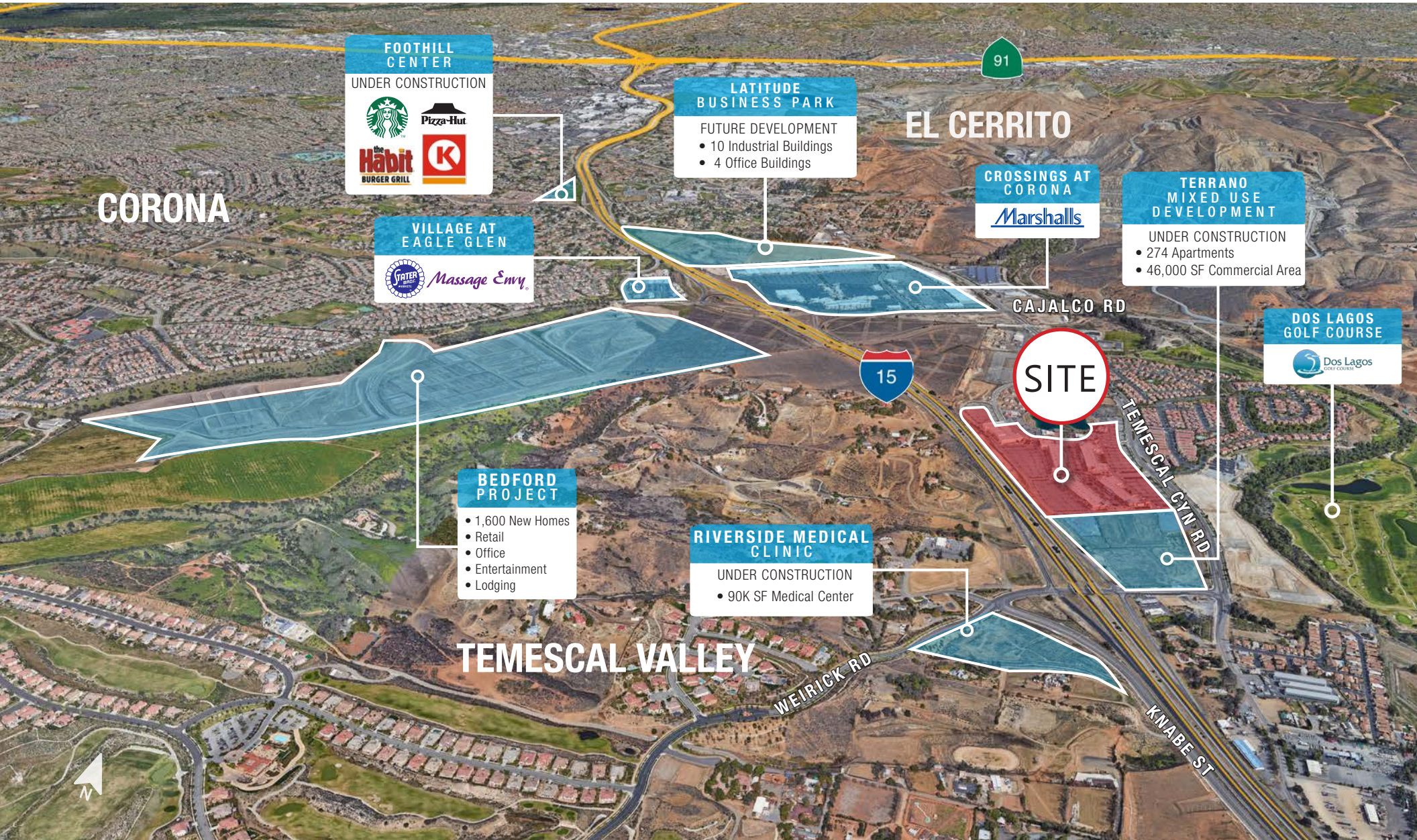
THE SHOPS AT DOS LAGOS - PARCEL AND ACREAGES

APN NUMBER	ACRES	APN NUMBER	ACRES	APN NUMBER	ACRES
279-450-012	2.68	279-460-025	2.77	279-460-033	2.8
279-450-020	4.12	279-460-026	0.41	279-460-039	2.23
279-450-025	2.42	279-460-027	0.4	279-460-041	0.37
279-450-028	26.09	279-450-029	0.18	279-460-047	0.58
279-460-024	0.35	279-460-031	0.49	279-460-048	1.49
				Total	47.38

Site Plan



Aerial Map



CORONA

EL CERRITO

TEMESCAL VALLEY

FOOTHILL CENTER
UNDER CONSTRUCTION

Starbucks
Pizza-Hut
the Habit BURGER GRILL
K

LATITUDE BUSINESS PARK
FUTURE DEVELOPMENT

- 10 Industrial Buildings
- 4 Office Buildings

CROSSINGS AT CORONA
Marshalls

TERRANO MIXED USE DEVELOPMENT
UNDER CONSTRUCTION

- 274 Apartments
- 46,000 SF Commercial Area

VILLAGE AT EAGLE GLEN

WATER
Massage Envy

DOS LAGOS GOLF COURSE

Dos Lagos GOLF COURSE

SITE

BEDFORD PROJECT

- 1,600 New Homes
- Retail
- Office
- Entertainment
- Lodging

RIVERSIDE MEDICAL CLINIC
UNDER CONSTRUCTION

- 90K SF Medical Center

CAJALCO RD

TEMESCAL CYN RD

WEIRICK RD

KNABE ST



Residential Highlights



Montecito at Dos Lagos

2708 Blue Springs Drive | Corona, CA 92883

www.montecitoatdoslagos.com

Unprecedented access to the Shops at Dos Lagos, sophisticated apartment features and iconic Mission-style architecture—upgrade your Inland Empire living experience with the brand-new apartments at Montecito at Dos Lagos. Inside each one- and two-bedroom home for rent, Montecito exceeds expectations with striking features such as quartz counters, stainless steel appliances and wood-style flooring. Your home may also include views of the Dos Lagos lakes, the rolling Corona, CA hillsides or the community's expansive, hacienda-style pool area. Reach out to the courteous leasing center team today to learn more about your ideal home at Montecito at Dos Lagos.



Encanto at Dos Lagos

4593 Temescal Cyn Rd | Corona, CA 92883

www.encantoatdoslagos.com

Imagine your home is a private retreat in a serene setting, but steps beyond this oasis, you're surrounded by buzzing activity and lively entertainment—gorgeous canyon hikes, trendy shops and restaurants, theaters and golf courses. This appealing home can be yours when you rent an apartment at Encanto at Dos Lagos. With spacious one- and two-bedroom floor plans available in five styles, you're sure to discover a model that enchants you. Inside every home, the clean lines of pristine surfaces greet you, including hardwood-style floors throughout the common areas and quartz counters topping the kitchen and bathrooms. The chef-worthy kitchen, adorned with stylish cabinets, is fully equipped with a gas stove, refrigerator with a built-in icemaker, microwave and dishwasher for your convenience. Other features that will simplify daily tasks include an in-home washer and dryer set, as well as walk-in closets in select homes. Outside, discover the benefits available to residents at Encanto at Dos Lagos. Home feels like a five-star resort when you're lounging under cabanas or taking a dip in the saltwater pool. The on-site fitness center offers twenty-four-hour access, making your goals more attainable than ever.



Terrano at Dos Lagos

2804 Fashion Drive | Corona, CA 92883

www.terranoatdoslagos.com

With charming attractions and scenic wilderness, the Inland Empire offers a tranquil retreat amid the frenzy of typical Southern California life. Situated minutes from the sand and surf of Orange County beaches, a contrasting landscape of alpine lakes and majestic mountains unfolds to residents at Encanto at Dos Lagos. Home feels like a five-star resort when you're lounging under cabanas or taking a dip in the saltwater pool. The on-site fitness center offers twenty-four-hour access, making your goals more attainable than ever.



Residential Highlights



Sterling at Terramor

24563 Crestly Drive | Corona, CA 92883

www.lennar.com/New-Homes/California/Inland-Empire/Corona/Sterling-at-Terramor

A stunning age-exclusive (55+) neighborhood awaits in Temescal Valley, just south of Corona, California. Set in the beautiful and sophisticat-

ed masterplanned community of Terramor, Sterling boasts a picturesque setting with scenes of natural beauty in all directions. A resort-inspired experience has been designed especially for today's active adults. The Terrace Club is an impressive, six-acre recreational area with a 20,000-square-foot clubhouse exclusively for 55+ residents. The luxurious amenities include a resort-style pool with surrounding cabanas, indoor pool, fitness center, tennis courts, bocce ball and pickleball courts. In addition, over 5 miles of trails and paseos will invite residents to take a stroll and enjoy fresh air, sunshine and quality time together. The community offers immediate freeway access to all of Riverside County and is central to surrounding Los Angeles, Orange, San Diego and San Bernardino coun-

ties. Major shopping, dining, golf and entertainment are nearby. Sterling is a collection of 105 single-family, open concept ranch-style homes designed to bring in natural light to enhance the breathtaking views. These impressive floor plans showcase four spacious and inviting floor plans ranging from 2,206 to 2,483 square feet. Each residence has three bedrooms, two-and-one half to three baths, den and California Room ideal for indoor-outdoor living. With an emphasis on single-level living, plan 2 also offers a versatile, second-story bonus room with covered deck. Exquisite European-inspired style architecture include elevations featuring Spanish, European Cottage and Andalusian.



Estancia Del Sol Assisted Living

2489 California Ave
Corona, CA 92881

www.mbkseiorliving.com/senior-living/ca/corona/estancia-del-sol/

Estancia Del Sol, our picturesque senior living community in Corona, CA, is the perfect spot

to enjoy the warm sunshine and blue skies of beautiful Southern California near the Santa Ana Mountains. Our gorgeous new community greets our Assisted Living, Short-Term Care, and Memory Care residents with elegant architecture, meticulously landscaped grounds, and richly appointed, welcoming shared spaces. We are ideally situated close to shopping, dining, and entertainment at Crossings at Corona, and convenient to health resources including Vantage Medical Group and Kaiser Permanente Corona Medical Offices. It's easy to be inspired by the lifestyle at Estancia Del Sol. Sophisticated finishes and true comfort distinguish spacious studio, one, and two bedroom floor plans at Estancia Del Sol. Private Assisted Living suites feature kitchenettes complete with stunning granite countertops, individ-

ual climate control, and lofty 9-foot ceilings. Studios in our Connections for Living by MBK Memory Care community incorporate sensory cues and attractive themes to assist residents with navigation and confidence. All residents have access to fabulous amenities including a beautifully equipped fitness center, an events and activities calendar brimming with opportunities for fun, and our delicious MBKuisine dining program. Of course, our biggest amenity is our caring and dedicated team of associates, available around the clock to assist residents when needed. You and your loved one will find Estancia Del Sol feels like home.

Residential Highlights



Lennar at Sierra Bella

2517 Chad Zeller Lane
Corona, CA 92882

www.lennar.com/new-homes/california/in-land-empire/corona/sierra-bella

Sierra Bella is an exclusive gated masterplan community of two single-family neighborhoods with new homes for sale in Corona, CA, Adagio and Sonata, combine luxury floorplans and breathtaking views. With a total of six distinctive floorplans, including Lennar's Next Gen® – The Home Within A Home® multigenerational home design, it's the perfect place for families to thrive.

- Gated community
- 1 and 2 story single-family homes
- Offering 3 to 5 bedrooms
- 2 and 3-bay garages
- Gourmet inspired kitchens with stainless steel appliances
- The Home Within A Home® floorplan available at the Adagio neighborhood
- Featuring spacious open floorplans & the Everything's Included® package
- Offering a connected home experience with the recognized Wi-Fi Certified home design
- Including Smart Home Automation products from the most trusted manufactures



Terrassa Villas

2824 Villa Catalonia Ct
Corona, CA 92881

www.tripointehomes.com/southern-california/terrassa-villas

Terrassa Villas is where you can experience life in a vibrant, gated community. Single-family, detached two-story homes offer large kitchens and stylish master suites to make life grand. Located in South Corona, the area offers regional parks with sports fields and playgrounds, as well as a bevy of major retail and restaurant options, grocery, services and quick freeway access to make your needs close at hand. It's an exclusive, energetic community near to all the necessities of life. An exceptional neighborhood where families thrive.



Bedford South Corona

3902 Eagle Glen Pkwy
Corona, CA 92883

www.livebedford.com/village-living#siteplan

Set upon a former lemon grove among the Santa Ana foothills and bordering the Cleveland National Forest, Bedford offers the very best of South Corona living. The local schools are among the finest in the region and there is an abundance of retail and restaurants just around the corner with the shops at Dos Lagos and The Crossings at Corona only minutes away. The central location also means that you're just a short drive away from Orange County or Riverside. Bedford offers more of everything you want, closer to where you want to be.



Surrounding Area



Tom's Farms

23900 Temescal Canyon Road
Corona, CA 92883

www.tomsfarms.com

His parents said that Tom wanted to be a farmer from the day he was born in Kansas City, Missouri. When he turned five, they let him

work at his father's produce stand. And the rest, as they say, is history. Tom moved west in the early 70's and leased some land in Lake Elsinore to house his first produce stand. He did so well that the owner of the land decided to covet it for himself, and sent Tom packing. Driving home to Anaheim, slightly broken-hearted, but with his boundless energy, strong work ethic, and unwavering integrity still intact, he found an idyllic spot in Temescal Canyon, right below the Cleveland National Forest. He named his place Tom's Farms. The produce was fresh and the people were friendly. People came from miles away, and Tom's Farms became a favorite destination stop for travelers.

Tom eventually bought the land, and the place grew and grew. In 1974, Tom opened a 3,500 square foot produce stand. In 1977, a hamburger restaurant was added, and the opening of Interstate 15 in 1978 provided easy access for visiting tourists. Today, the property has grown to include a variety of shops, restaurants, and attractions for family entertainment. Staying true to Tom's original core values, the produce is still fresh, the people are still genuine, and visitors are always welcome. Tom wouldn't like it any other way.



Glen Ivy Hot Springs

25000 Glen Ivy Road
Temescal Valley, CA 92883

www.glenivy.com

Glen Ivy Hot Springs in Corona, California provides spa treatments, 17 pools, healthy cuisine and activities where you can connect, escape and rejuvenate.



Dos Lagos Golf Course

4507 Cabot Drive
Corona, CA 92883

www.doslagosgolf.com

Home of the 2016 Dos Lagos City Championship and voted 2012 Touchstone Facility of the Year, Dos Lagos Golf Course is one of the key anchor properties of the 534-acre Dos Lagos

mixed use development that is open for public play. Designed by Matthew E. Dye of the famed Dye family, Dos Lagos is a par 70 playing to 6,544 yards with four sets of tees.



Surrounding Area



Champions Club – The Retreat

8007 Soft Winds Drive
Corona, CA 92883

www.championsclubretreat.com

Seven miles south of Corona, 50 miles southeast of LA and 90 miles north of San Diego, the Champions Club was carved through undulating canyons alongside the Cleveland National Forest. The magnificence of Southern California's diverse topography is on full display here. The stunning 25,000 square foot Tuscan-style clubhouse is complete with restaurant, bar, locker rooms, outdoor patios, meeting & banquet rooms and fitness center.



Glen Ivy Golf Club

24400 Trilogy Parkway
Corona, CA 92883

www.glenivygolf.com

Glen Ivy Golf Club has long history of association with the Trilogy area just south of Corona. From our start in 1999, we have continued to expand & elevate our grounds and amenities. From the first tee to the 18th green at next to our waterfalls, each hole is intended to be inviting, playable and challenging for golfers of all skill levels. And at the end of the round, you'll be itching to tee off one more time. See for yourself why Glen Ivy is fast rising to the top of the golfing experiences in the Inland Empire.



Staybridge Suites

2731 Blue Springs Drive
Corona, CA 92883

www.ihg.com/staybridge/hotels/us/en/corona/ontcr/hoteldetail?cm_mmc=Google-Maps--SB-US-ONTCR

Experience a warm and welcoming place to call home during your travels. The Staybridge Suites Corona South all-suite hotel offers the pleasure of a great location for your busy lifestyle. Located minutes from the Ontario International Airport, this extended-stay hotel is the perfect spot for on-the-go-travelers. Corporate travelers appreciate amenities focused on their individual needs. Our free wireless anywhere internet access helps keep you connected. spacious suites with fully equipped kitchens, enjoy a dip in our outdoor pool, a workout in our fitness center, or borrow a good book from The Den. Staybridge Suites provides all the comforts of home.

Arantine Hills Corona

www.wearetv.org/tag/arantine-hills-corona/
1,632 Residences

Corona, CA

Corona, California is at the hub of growth within the Southern California region. It is a city of the future today. Incorporated in 1896, the farm community once known for its produce, is now the gateway to economic growth for Riverside and San Bernardino Counties. Its location at State Route 91 and Interstate 15 makes it the prime recipient of outward migration of companies from Orange and Los Angeles Counties. The city is headquarters to a wide array of corporations and entrepreneurial operations. An abundance of housing from affordable to executive has created a diverse and fast-growing population for the city. As the city expands its regional leadership role during the 21st century, it is perfecting its vision and mission of providing an innovative environment for business to flourish and a high quality of life for its citizens.

COMPANIES IN CORONA Corona's prime location makes it one of the first places that site selectors check when they consider expansion or relocation. Corona's location, infrastructure, and highly skilled workforce make it an ideal place to call home for your business and yourself. Corona is home to a variety of world class companies.

- Monster Energy
- TNT Plastics
- ProCircuit
- Eibach Springs
- Screen Works
- Dart Container
- North American Pet
- Parker
- Vantage Vehicle
- Lucas Oil
- Airmark International
- Amerisource Brunswig Lexani
- Downs Oil
- Food for Life Bakeries
- Parker Hannifan
- CIRCOR Aerospace
- Fender Guitar
- Watson Pharmaceuticals
- Kaiser Permanente

CORONA'S ECONOMY Corona's economy is strong and getting stronger! There are more than 42,000 jobs within the city of Corona and there is a workforce of more than 84,000. Our retail and commercial areas are expanding and office development is booming. Corona has more than 34 million square feet of industrial space and more than 3 million square feet of office space existing, under construction, or planned. Economic Development is the business advocate always looking for ways to help the business community with incentives, communication, and team building.

INLAND EMPIRE ECONOMY Strong demographics support retail sales; tenant demand tightens vacancy and boosts construction. A lower cost of living and the relatively close proximity to the employment hubs of Los Angeles and Orange County are spurring population growth in Riverside-San Bernardino and driving up retail sales. High home prices and climbing rents have also encouraged many households to move to the metro from other Southern California markets. In particular, millennials are flocking to the Inland Empire, comprising nearly 30 percent of the new growth as they seek out relatively affordable housing



Corona, CA

costs. This expanding consumer base has increased retail sales, sparking demand for retail space. As a result, builders have ramped up construction, focusing on necessity retailers as many fast-food establishments, drugstores and supermarkets break ground. The South Riverside area, specifically, is garnering interest from many national tenants. Wal-Mart, Marshalls and Rite Aid are among the many retailers leasing up available space. Despite a spike in construction this year, high absorption will improve vacancy and place upward pressure on rents. CONTINUED STRONG EMPLOYMENT GROWTH FORECAST Employment growth is projected to continue in the Inland Empire throughout the remainder of 2017, according to a report from John Husing.

The economist says economic expansion that commenced six years ago doesn't look to be abating any time soon. The region could add 46,600 jobs by the end of the year, an increase of 3.3%. That would mean nearly 300,000 jobs will have been added since 2011. The logistics sector contributed 8,433 jobs last year, and is forecast to gain 8,500 in 2017. Construction added 6,808 jobs last year, and is predicted to add 7,500 jobs in 2017. The unemployment rate is forecast to drop to 5.3% in Riverside and San Bernardino counties, a decrease from 5.9% last year. The Inland Empire's job growth has out-performed all of the state's major metros except Los Angeles. The region did better than San Francisco, Orange County and the Silicon Valley

Rank	Employer	Totals
1	University of California, Riverside	5,336
2	Riverside Unified School District	3,553
3	City of Riverside	2,642
4	Pacific Bell - AT&T	1,800
5	Kaiser Permanente	1,700
6	Jurupa Unified School District	1,548
7	HUB International Insurance Services Inc.	1,500
8	The Press Enterprise Co.	1,300
9	Alvord Unified School District	1,200
10	Riverside Community Hospital	1,053



20 | THE SHOPS AT DOS LAGOS | SECTION 2



Tenant Profiles

Bath&BodyWorks®

Brighton®

CLUB PILATES®

Daniel's
jewelers

Bath & Body Works

Bath & body Works is one of the leading specialty retailers of body care, home fragranced products, soaps and sanitizers. Products are sold online and at more than 1,930 sores operating in more than 30 countries including the U.S. and Canada. Net Sales for North America for the year 2018 were over \$4.6 Billion.

Brighton Collectibles

The Brighton brand was founded by Jerry and Terri Kohl, who envisioned a different kind of company that would be built from the heart - focused on treating customers and employees the way they love to be treated. Brighton launched in 1991 and has evolved into an extensive line of stylish accessories for women. Brighton operates over 180 stores as well as an online store. Products are also available through 4,000 fine specialty boutiques.

Club Pilates

Born in San Diego in 2007, Club Pilates has expanded across the nation, bringing Pilates to hundreds of thousands of people. Club Pilates serves up over eight million workouts each year to dedicated members. Pure to Joseph Pilates' original Reformer-based Contrology Method, but modernized with group practice and expanded state-of-the-art equipment, Club Pilates offers high-quality, life-changing training at a surprisingly affordable price.

Daniel's Jewelers

Daniel's Jewelers is an American specialty jewelry retailer celebrating over 70 years in business. Today, there are more than 100 stores in California, Arizona, Texas and Nevada.

Website	www.bathandbodyworks.com
Ownership	NYSE:LB
Revenue	\$13.24 billion
Market Capitalization	\$7.06 billion
S&P Rating	BB
Locations	2,943
Employees	25,500
Headquarters	Columbus, OH

Website	www.brighton.com
Ownership	Private
Locations	180
Employees	2K+
Headquarters	City of Industry, CA

Website	www.clubpilates.com
Ownership	Private
Locations	500+
Employees	500+
Headquarters	Irvine, CA

Website	www.danielsjewelers.com
Ownership	Private
Locations	100+
Employees	500-1K
Headquarters	Culver City, CA

THE SHOPS AT
DOS LAGOS



Tenant Profiles

EXPRESS



JOS. A. BANK

THE NEW TRADITION SINCE 1988

LOFT

Express

Express is a leading apparel brand for both women and men. As of February 2, 2019, Express operates 631 stores across the U.S and sells products online. Net Sales for 2018 were over \$2.1 Billion.

Fatburger & Buffalo's

Fatburger is a fast-casual restaurant chain that primarily serves hamburgers. Fatburger operates in the U.S. and 19 other countries with over 200 locations.

Jos. A. Bank

Jos A. Banks is a retailer that targets male consumers offering high quality, business, formalwear and business casual merchandise. As of February 2019, there are 498 locations in operation in 42 states in the U.S. In 2012, Sales for Jos A. Banks were \$1.04 Billion.

Loft

Loft is a retail chain specializing in apparel for women. Today, there are over 650 stores in Canada, Mexico and 46 states in the U.S. Stores are in strip shopping centers, enclosed malls, outlet malls, outlet strip centers, lifestyle center and Downtown locations.

Website	www.express.com
Ownership	NYSE:EXPR
Revenue	\$2.1B
Market Capitalization	\$266.69M
S&P Rating	BB
Locations	631
Employees	5,280
Headquarters	Columbus, OH

Website	www.fatburger.com
Ownership	NASDAQ: FAT
Revenue	\$17.8M
Market Capitalization	\$60.81M
S&P Rating	300+
Locations	180
Employees	1,499
Headquarters	Beverly Hills, CA

Website	www.clubpilates.com
Ownership	Private
Revenue	
Market Capitalization	
S&P Rating	
Locations	500+
Employees	500+
Headquarters	Irvine, CA

Website	www.loft.com
Ownership	NASDAQ: ASNA
Revenue	\$6.6B
Market Capitalization	\$233.26M
S&P Rating	B-
Locations	4,800
Employees	16,000
Headquarters	Mahwah, NJ



Tenant Profiles

NEW YORK & COMPANY



Sushi • Bar • Restaurant

NEW YORK & COMPANY

New York & Company is a specialty women's retailer. It now operates 411 retail and outlet locations in 35 states and continues to grow their e-commerce business. New York & Company has celebrity partnerships with Eva Mendes, Gabrielle Union and Kate Hudson. Sales for 2016 were at \$2.2 Billion.

Papaya Clothing

Papaya is a retailer primarily focusing on teen apparel and accessories. Papaya currently operates over 100 retail locations nationwide in Arizona, California, Colorado, Florida, Georgia, Hawaii, Louisiana, Maryland, Missouri, North Carolina, New Jersey, New York, Oregon, Tennessee, Texas, Virginia, and Washington.

Pinkberry

Pinkberry is a frozen desserts franchise with over 260 stores in 20 countries.

RA Sushi

RA Sushi is a fast-paced, high-energy restaurant concept based in Scottsdale, AZ. Acquired in 2002 by Benihana Inc., RA Sushi has grown to over 100 locations nation-wide, making it the largest sushi brand in the country! With a happy hour that put the restaurant on the map, and a laid-back guest experience, RA Sushi fancies itself as MORE than just a restaurant. Lending itself to the experience are rich, clean and inviting design elements that can only be described as sexy.

www.rasushi.com

Private

116

1K-5K

Aventura, FL

Website www.nyandcompany.com

Ownership NYSE: RTW

Revenue \$926.1M

Market Capitalization \$148.46M

S&P Rating

Locations 465

Employees 5,885

Headquarters New York, NY

www.papayaclothing.com

Private

100+

5K-10K

Commerce, CA

www.pinkberry.com

TSX: MTY

\$2B

\$1.38B

5,500

200-500

Scottsdale, AZ



THE SHOPS AT
DOS LAGOS

Tenant Profiles



Rocky Mountain Chocolate Factory

Rocky Mountain Chocolate Factory is a retail operator that manufactures an extensive line of premium chocolate candies and other confectionery products. As of March 2018, there are 341 stores operating in 38 U.S. states, Canada, South Korea, Panama and the Philippines. In 2018, sales were over \$30.1 Million.

Website www.rmcf.com

Ownership NASDAQ: RMCF

Revenue \$35.6M

Market Capitalization \$57.11M

S&P Rating

Locations 341

Employees 285

Headquarters Durango, CO



Sleep Number

Sleep Number is a bed, bed foundations and bedding accessories retailer. Sleep Number was ranked #1 in Customer Satisfaction with Mattresses by J.D. Power in 2018. As of the end of 2018, Sleep Number operates 579 stores in the U.S. Net sales for 2018 were over \$1.5 Billion.

Website www.sleepnumber.com

Ownership NASDAQ: SNBR

Revenue \$1.5B

Market Capitalization \$1.45B

Locations 580

Employees 4,161

Headquarters Minneapolis, MN



Sunglass Hut

Sunglass Hut is an international retailer of sunglasses and sunglass accessories with stores located in the United States, Mexico, Canada, the Caribbean, Brazil, continental Europe, the United Kingdom, Australia, New Zealand, Hong Kong, Singapore, South Africa, Israel and India. As of the end of 2018, Sunglass Hut operated 3,429 stores worldwide.

Website www.sunglasshut.com

Ownership BIT: LUX

Revenue € 9.2B

Market Capitalization \$ 23.47B

Locations 2,200

Employees 85,150

Headquarters Milan, Italy



Sur La Table

Sur La Table is a privately held retail company that sells kitchenware products. As of 2015, Sur La Table sells products in over 100 stores in 30 states across the U.S.

Website www.surlatable.com

Ownership Private

Revenue \$6.6B

Locations 121

Employees 1K-5K

Headquarters Seattle, WA

THE SHOPS AT DOS LAGOS



Tenant Profiles



TGI Fridays

T.G.I. Fridays is an American restaurant chain focusing on casual dining. In 2015, it was ranked 250 in the top 500 restaurant chains according to Restaurant Business with estimated sales over \$1.5 Billion in the 485 locations it was operating. As of October 2018, there are 870 locations operating.

Website www.tgifridays.com

Ownership Private

Revenue \$926.1M

Market Capitalization

S&P Rating

Locations 870

Employees 74K+

Headquarters Dallas, TX

TRADER JOE'S

Trader Joe's

Trader Joe's is a grocery store chain that typically stocks over 4,000 different items, with up to 80% of them being its own brand names. As of October 2017, there are 474 stores nationwide in 43 states. In 2015, annual revenue for Trader Joe's was \$13 billion.

Website www.traderjoes.com

Ownership Private

Revenue \$13.3B (2015)

Locations 475+

Employees 40K+

Headquarters Monrovia, CA

VICTORIA'S SECRET

Victoria's Secret

Victoria's Secret is a specialty retailer of women's intimate and other apparel. Products are sold online and at more than 1,630 sores in over 70 countries including the U.S., Canada, Ireland, China and England. Net Sales in North America for the year 2018 were over \$7.3 Billion.

Website www.victoriasecret.com

NYSE:LB

Revenue \$2B

Market Capitalization \$7.06B

S&P Rating BB

Locations 2,943

Employees 25,500

Headquarters Columbus, OH



WINDSOR

Windsor Fashions

Windsor is a retailer founded in 1937 that focuses on special occasion dresses. In 2019, Windsor plans to celebrate 200 stores operating nationally.

Website www.windsorstore.com

Ownership Private

Locations 116

Employees 1K-5K

Headquarters Aventura, FL



Tenant Profiles

Z GALLERIE

Z Gallerie

Z Gallerie, LLC engages in the retail of home furnishings and decor. It offers furniture, including living room, home office, bedroom, dining room, and living room furniture; and décor products, such as home accents, wall décor products, floors, lighting products, bath accessories, pillows and throws, storage and organization products, and novelty and other products. The company also offers arts and mirrors, tabletop products, bedding products, rugs, gifts, and outdoor products. It also sells products online. Z Gallerie, LLC was founded in 1979 and is based in Gardena, California.

Website www.zgallerie.com

Ownership Private

Revenue

Market Capitalization

S&P Rating

Locations 57

Employees 500-1K+

Headquarters Gardena, CA

Local Tenants:

Alebrijes Fluid & Fare

All Star Drafts Sports Bar & Grill

Arbi Jewelers

Aspire Body Enhancement

Beverly Hills Bridal Exchange

Brace Yourself

Burning Desire Cigar Lounge

Cavallini Boutique

Citrus City Grille

Crème de la Crème Bakery

Crown & Stache Barber Company

Cursive

Direct Home Lending

Dos Lagos Dental

Dos Lagos Luxury Theatres

Dry Clean Factory

Duomo Pizza

Float State

Futurelink

Hair – Full-Service Salon

iPlayology

Kyndy's Donuts Café

Lee Spa & Nails

Miguel's California Mexican Cocina

Mon Esprit Aveda

No Borders Brazilian Jiu-Jitsu

Optique Optometry

Panter's Home Design & Flooring

RE/MAX Real Pros

Reign Training Facility

Soccer Warehouse

SoHo Poki

Stay Connected

Stone Church Brewing

Studio Salon Suites

Sumthinsavvy Boutique & Beauty Bar

Taps Fish House & Brewery

Thai Lotus

The Princeton Co.

What Lola Wants

Wood Ranch BBQ & Grill



THE SHOPS AT
DOS LAGOS

Rent Roll

Unit	Tenant	Lease Type	Lease From	Lease To	SF	Base Rent	PSF	Security Deposit	Options
4-101	Victoria's Secret ¹	Retail Gross	10/06/2006	01/31/2021	6,000	\$20,042.00	\$-	\$-	None
4-105	Express	Retail Gross	10/06/2006	01/31/2021	7,500	\$10,000.00	\$1.33	\$-	None
4-110	Bath & Body Works ¹	Retail Gross	10/06/2006	01/31/2021	3,500	\$11,691.00	\$-	\$-	None
4-115	Cursive	Retail Gross	07/16/2017		5,281	\$6,000.00	\$1.14	\$5,000.00	None
4-120	New York & Company	Retail Gross	10/06/2006	01/31/2020	5,000	\$1,000.00	\$0.20	\$-	None
4-125	Burning Desire Cigar Lounge	Retail Net	11/01/2014	04/30/2023	1,425	\$3,063.75	\$2.15	\$4,257.25	(1) 5 yr
4-127	VACANT				1,752				
4-130	Re/Max Real Pros	Retail Net	09/03/2015	09/02/2022	5,200	\$8,837.40	\$1.70	\$11,960.00	(2) 5 yr
4-135	Optique Optometry	Retail Net	11/10/2007	10/31/2021	1,559	\$3,372.12	\$2.16	\$-	(3) 5 yr
4-136	Direct Home Lending	Retail Net	07/01/2015	06/30/2022	1,101	\$1,804.64	\$1.64	\$2,520.29	(1) 4 yr
4-137	Club Pilates	Retail Net	01/31/2019	05/30/2024	1,369	\$3,218.15	\$2.35	\$4,284.97	(2) 5 yr
4-138	Brace Yourself	Retail Net	04/02/2015	04/30/2022	1,370	\$1,849.50	\$1.35	\$1,800.00	(1) 5 yr
4-140	Re/Max Real Pros	Retail Net	10/01/2015	09/30/2022	2,003	\$3,404.10	\$1.70	\$4,706.90	(2) 5 yr
4-145	SumthinSavy Boutique & Beauty Bar/Aspire Body Enhancement	Retail Gross	10/06/2006		3,426	\$4,000.00	\$1.17	\$-	MTM
4-150	VACANT				1,200				
4-155	Lee Spa & Nails	Retail Net	09/01/2012	08/31/2025	1,200	\$2,400.00	\$2.00	\$-	None
4-160	Dos Lagos Dental	Retail Net	05/06/2010	12/31/2020	1,200	\$2,280.19	\$1.90	\$3,672.00	(1) 10 yr
4-165	Trader Joe's	Retail Gross	11/09/2007	07/31/2020	12,505	\$36,472.92	\$2.92	\$-	(1) 30 mo & (2) 5 yr
5-101	Beverly Hills Bridal Exchange	Retail Gross	08/01/2017		6,127	\$3,150.00	\$0.51	\$-	None
5-105	Mon Esprit Aveda	Retail Net	09/17/2010	09/30/2020	2,800	\$3,600.00	\$1.29	\$3,500.00	(1) 5 yr
5-110	Panter's Home Design & Flooring	Retail Net	08/01/2017	10/31/2022	3,600	\$3,600.00	\$1.00	\$6,741.82	(1) 3 yr
5-115	The Princeton Co.	Retail Net	02/01/2017	08/31/2022	2,793	\$3,211.95	\$1.15	\$8,000.00	(1) 5 yr
5-120	VACANT				2,000				

Rent Roll

Unit	Tenant	Lease Type	Lease From	Lease To	SF	Base Rent	PSF	Security Deposit	Options
5-125	VACANT				4,000				
5-130	Brighton Collectibles	Retail Net	10/06/2006	01/31/2024	1,200	\$4,750.00	\$3.96	\$-	None
5-135	Sunglass Hut ¹	Retail Net	10/06/2006	10/31/2021	1,000	\$2,200.00	\$2.20	\$-	None
5-140	Management Office	Retail Gross	10/06/2006	10/31/2026	3,610	\$-	\$-	\$-	None
5-145	Hair - Full Service Salon, Extensive Bar. Wigs.	Retail Gross	07/16/2015		1,400	\$2,000.00	\$1.43	\$1,800.00	None
5-150	Crown & Stache	Retail Net	12/01/2014	11/30/2021	1,400	\$3,150.00	\$2.25	\$2,310.00	(1) 5 yr
5-155	VACANT				2,800				
5-160	VACANT				3,755				
5-165	No Borders Brazilian Jiu-Jitsu	Retail Net	11/01/2015	01/31/2021	2,500	\$3,415.00	\$1.37	\$4,750.00	(1) 5 yr
5-170	Jos A. Banks Clothiers	Retail Gross	10/06/2006	01/31/2020	4,200	\$6,666.67	\$1.59	\$-	(1) 5 yr
5-175	VACANT				3,321				
5-180	VACANT				6,003				
6-101	Crème de la Crème Bakery	Retail Net	03/01/2017	04/30/2022	1,600	\$3,840.00	\$2.40	\$5,072.00	(1) 5 yr
6-102	Fatburger & Buffalo's	Retail Net	07/02/2015	01/01/2021	1,499	\$3,734.01	\$2.49	\$4,708.36	(3) 5 yr
6-103	Pinkberry	Retail Net	04/01/2012	03/31/2024	819	\$2,224.39	\$2.72	\$1,808.63	(1) 5 yr
6-104	Soho Poki	Retail Net	07/01/2017	06/30/2027	939	\$2,159.70	\$2.30	\$2,892.12	(2) 5 yr
6-105, 6-107	Studion Salon Suites	Retail Net	01/01/2019	06/30/2028	5,631	\$12,669.75	\$2.25	\$17,061.93	(2) 5 yr
6-110	Sur La Table ¹	Retail Net	08/01/2007	01/31/2020	4,500	\$12,500.00	\$2.78	\$-	None
6-115	Future Link	Retail Net	06/15/2017	12/14/2022	4,000	\$5,000.00	\$1.25	\$6,000.00	None
6-120	Arbi Jewelers	Retail Net	04/01/2018	07/31/2023	1,303	\$3,257.50	\$2.50	\$5,000.00	(1) 5 yr
6-125	VACANT				6,500				
6-130	Fearless Dance Company	Retail Net	07/01/2017	02/28/2025	5,000	\$7,210.00	\$1.44	\$10,900.00	None
6-135	Cavallini Boutique	Retail Gross	03/01/2017		5,500	\$3,500.00	\$0.64	\$3,000.00	None
6-140	Windsor Fashions ¹	Retail Gross	10/06/2006	01/31/2021	5,000	\$5,000.00	\$1.00	\$-	None
6-145	LOFT ¹	Retail Gross	10/06/2006	01/31/2021	5,800	\$2,750.00	\$0.47	\$-	(1) 5 yr

Rent Roll

Unit	Tenant	Lease Type	Lease From	Lease To	SF	Base Rent	PSF	Security Deposit	Options
6-150	Soccer Wearhouse	Retail Net	01/15/2016	01/14/2021	5,048	\$8,274.13	\$1.64	\$10,853.20	(2) 3 yr
6-155	T.G.I. Friday's ¹	Retail Gross	12/31/2006	12/31/2026	7,625	\$23,745.12	\$-	\$-	(4) 5 yr
6-160	Dry Clean Factory	Retail Net	01/13/2017	01/12/2022	1,065	\$2,181.89	\$2.05	\$-	(3) 5 yr
6-165	Kyndy's Donut Café	Retail Net	03/01/2016	02/28/2021	1,060	\$2,606.15	\$2.46	\$15,000.00	(1) 5 yr
6-170	Thai Lotus	Retail Net	10/21/2006	04/13/2024	2,060	\$3,638.17	\$1.77	\$5,000.00	(1) 1 yr
6-175, 6-180	Alebrijes Fluid & Fare	Retail Net	12/01/2013	05/31/2019	3,575	\$8,043.75	\$2.25	\$7,500.00	(2) 5 yr
7-101	RA Sushi Bar and Restaurant	Retail Net	10/30/2006	10/31/2021	4,500	\$10,586.25	\$2.35	\$-	(3) 5 yr
7-105	Rocky Mountain Chocolate Factory	Retail Net	11/04/2006	10/31/2023	1,000	\$2,350.00	\$2.35	\$-	None
7-110	All Star Drafts & Grill	Retail Net	01/01/2019	03/31/2024	3,198	\$7,195.50	\$2.25	\$32,000.00	(2) 5 yr
7-115	Duomo Pizza	Retail Net	11/06/2014	04/05/2025	1,000	\$2,138.47	\$2.14	\$2,740.00	(1) 5 yr
7-120	Daniel's Jewelers	Retail Net	09/28/2012	12/31/2023	2,156	\$4,166.66	\$1.93	\$-	None
7-125	Float State	Retail Net	02/01/2018	01/31/2023	4,095	\$4,639.64	\$1.13	\$7,698.40	(2) 5 yr
7-130	Sleep Number	Retail Net	10/06/2006	12/31/2019	2,000	\$7,500.00	\$3.75	\$-	None
7-135	Reign Training Facility	Retail Net	06/01/2017	08/31/2022	5,670	\$5,106.60	\$0.90	\$7,200.00	(1) 5 yr
7-140, 7-145, 7-150	iPlayology Indoor Playground	Retail Net	09/01/2016	02/28/2027	7,348	\$9,744.37	\$1.33	\$16,165.60	(2) 5 yr
7-152	VACANT				2,500				
7-155	What Lola Wants	Retail Gross	04/15/2012		3,500	\$2,000.00	\$0.86	\$1,000.00	None
7-160	Stone Church Brewing	Retail Net	09/18/2015	09/17/2021	2,483	\$5,000.00	\$2.01	\$2,400.00	(1) 3 yr
7-165	Z Gallerie ¹	Retail Gross	10/06/2006	02/28/2022	10,000	\$11,250.00	\$1.00	\$-	None
7-170	Citrus Grille Mgmt	Retail Net	06/01/2019	05/31/2024	11,000	\$16,000	\$1.45	\$-	(1) 5 yr
7-175	Papaya	Retail Net	10/31/2013	01/31/2022	9,000	\$4,425.00	\$0.49	\$-	None
800	Dos Lagos Luxury Theatres ^{III}	Retail Gross	05/09/2014	05/08/2024	62,800	\$44,250.47	\$0.40	\$25,000.00	(4) 5 yr
900	Miguel's California Mexican Cocina ¹	Retail Net	09/24/2008	09/30/2023	7,500	\$6,302.09	\$0.84	\$-	(4) 5 yr
905	TAPS Fish House & Brewery	Retail Gross	11/15/2007	11/30/2027	14,326	\$24,166.66	\$1.69	\$-	(2) 5 yr

Rent Roll

Unit	Tenant	Lease Type	Lease From	Lease To	SF	Base Rent	PSF	Security Deposit	Options
910	Citrus City Grille	Retail Net	01/07/2008	01/31/2033	6,500	\$16,818.75	\$2.59	\$-	(2) 5 yr
915	Wood Ranch BBQ & Grill	Retail Net	05/29/2007	05/31/2027	7,000	\$20,825.00	\$2.98	\$-	(2) 5 yr
G	Rhodes Electric, Inc	Retail Gross	04/01/2019	06/30/2019	0	\$700.00	\$-	\$-	None
H	Stay Connected	Retail Gross	04/01/2014	03/31/2020	0	\$500.00	\$-	\$-	None
A	VACANT								
B	VACANT								
C	VACANT								
D	VACANT								
I	VACANT								
J	VACANT								
K	VACANT								
L	VACANT								

Victoria's Secret, Express, Bath & Body Works, Sunglass Hut, Sur La Table, Windsor Fashions, LOFT, T.G.I. Friday's, Z Gallerie, and Miguel's California Mexican Cocina are on percentage rent and Base Rents are assumed using 2018 sales figures.

ⁱⁱⁱDos Lagos Luxury Theatre pays \$25,000 in rent per month but rent is reconciled at the end of their Lease Year (May 1 - April 30) at 18% of Gross Sales. Base Rent is assumed using trailing 12-month sales figures.

Projected In-Place NOI

		%
Revenue		
Scheduled Base Rental Revenue	\$4,781,398	69%
Percentage Rent	\$1,057,396	15%
Other Income	\$36,900	1%
Reimbursements - CAM	\$803,100	12%
Reimbursements - Property Taxes	\$228,000	3%
Reimbursements - Insurance	\$12,000	0%
Reimbursements - Marketing	\$3,000	0%
Total Gross Income	\$6,921,794	100%

Operating Expenses		
Property Taxes	\$635,566	9%
Special Assessments	\$549,059	8%
Property Insurance	\$78,000	1%
Utilities	\$252,547	4%
Janitorial	\$206,400	3%
Security & Fire/Life Safety	\$226,800	3%
Other Operating Expenses	\$34,696	1%
Repairs & Maintenance	\$364,256	5%
General & Administrative	\$363,692	5%
Marketing	\$360,000	5%
Management Fees	\$273,843	4%
Total Operating Expenses	\$3,344,859	48%

Net Operating Income	\$3,576,935	52%
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Price	\$52,000,000
Cap Rate	6.88%
Current Occupancy	90.71%
Projected In-Place NOI	\$3,576,935



Revenue Assumptions

Scheduled Base Rental Revenue

The Scheduled Base Rental Revenue includes all current tenants' contractual monthly base rental income as of May 31, 2019, annualized. Dos Lagos Luxury Theatre pays \$25,000 in rent per month but rent is reconciled at the end of their Lease Year (May 1 – April 30) at 18% of Gross Sales. \$25,000 per month is included in Scheduled Base Rental Revenue

Retail Sales Percent Revenue

Based on Owner's 2019 budget. Tenants on Percentage rent include Victoria's Secret, Express, Bath & Body Works, Sunglass Hut, Sur La Table, Windsor, Ann Taylor, T.G.I.F. Fridays, Z Gallerie and Dos Lagos Luxury Theatres. Dos Lagos Luxury Theatre pays \$25,000 in rent per month but rent is reconciled at the end of their Lease Year (May 1 - April 30) at 18% of Gross Sales. Difference between their Annual Base Rent and 18% of their trailing 12-months Gross Sales is added to Retail Sales Percent Revenue



Revenue Assumptions

Reimbursement Revenue

Based on Owner's 2019 budget. CAM, Real Estate Taxes, Insurance, and Marketing are contractual reimbursements as per each tenant's lease. Reimbursement Revenues also includes \$4,000 CAM reimbursement for the Lease our for signature for Suite 7-10.

Other Income

Based on Owner's 2019 budget. Includes items such as late fees, NSF charges and miscellaneous income.

Utilities

Based on Owner's 2019 Budget. Includes Electric, Gas, Water, Water Billing Service, Sewer and Irrigation Water.

General & Administrative

Based on Owner's 2019 Budget. Includes leased equipment, network IT, office supplies, postage, printing & copying, phone & internet, dues & subscriptions, legal & professional, among other general & administrative expenses.

Security & Fire/Life Safety

Based on Owner's 2019 Budget. Includes fire/life safety, 24-hour security, security contract and security vehicle.

Janitorial

Based on Owner's 2019 Budget. Includes Day Port Services contract.

Repairs & Maintenance

Based on Owner's 2019 Budget. Includes items such as HVAC, plumbing repairs, electric repairs, parking lot repairs, roof, signage, equipment, common area repairs and other general repairs and maintenance.

Management Fees

Includes management fee for third-party management based on Owner's 2019 Budget.

Special Assessments

Based on 2018/2019 tax bills. The three largest Special Assessment are the Corona Lighting Maint 2003-1, Corona CFD 2001-1 LLMD, and Corona CFD 2002-1 IA Dos Lagos assessments.

Insurance

Based on 2019 Owner's expense. Includes liability, property and earthquake insurance.

Marketing

Based on 2019 Owner's expense. Includes directory expenses, gift cards, property signage, advertising, website hosting/social media, promotion/special events, marketing supplies, membership dues and payroll/consulting fees.

Other Operating Expenses

Based on 2019 Owner's expense. Includes pest control, dumpster/waste service, holiday décor and other miscellaneous expenses.





Corona, California

Demographics & Employment

Population	1 Mile	3 Miles	5 Miles
Total Population	3,798	31,147	97,682
Median Age	33.7	36.3	36.2
Median Age (Male)	34.6	36.9	37.3
Median Age (Female)	32.8	35.6	35.1

Education & Attainment	1 Mile	3 Miles	5 Miles
Adults Age 25+	2,480	20,457	64,011
Some College	24.2%	24.3%	24.4%
Bachelor's Degree Only	19.6%	21.3%	19.2%
Graduate Degree	11.5%	12.7%	10.4%

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	1,180	9,269	28,745
Avg. Household Size	3.2	3.4	3.4
Avg. Household Income	\$118,774	\$136,884	\$122,980
Median Home Value	\$366,560	\$460,123	\$433,909

Daytime Population	1 Mile	3 Miles	5 Miles
Total Businesses	239	804	3,263
Total Employees	2,395	7,569	28,351
Company Headquarters	-	-	13
Daytime Pop. Age 16+	3,479	17,189	58,118



Riverside County, California

Demographics & Employment

Population	1 Mile	3 Miles	5 Miles
Total Population	18,025	123,805	293,856
Median Age	35.8	34.9	33.2
Median Age (Male)	33.6	33.2	32.0
Median Age (Female)	38.3	36.6	34.4

Education & Attainment	1 Mile	3 Miles	5 Miles
Adults Age 25+	12,243	80,368	183,078
Some College	24.9%	22.5%	23.0%
Bachelor's Degree Only	14.2%	12.6%	12.2%
Graduate Degree	10.1%	8.6%	8.0%

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	6,565	38,906	88,207
Avg. Household Size	2.7	3.1	3.2
Avg. Household Income	\$73,537	\$76,649	\$77,044
Median Home Value	\$338,639	\$336,019	\$345,256

Daytime Population	1 Mile	3 Miles	5 Miles
Total Businesses	2,165	5,990	12,893
Total Employees	13,522	51,838	112,619
Company Headquarters	9	22	43
Daytime Pop. Age 16+	19,007	91,714	207,256

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