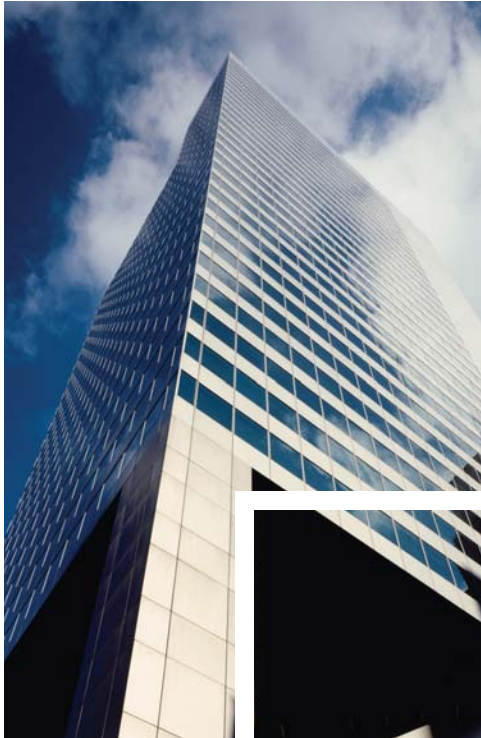


Why NAI Capital?

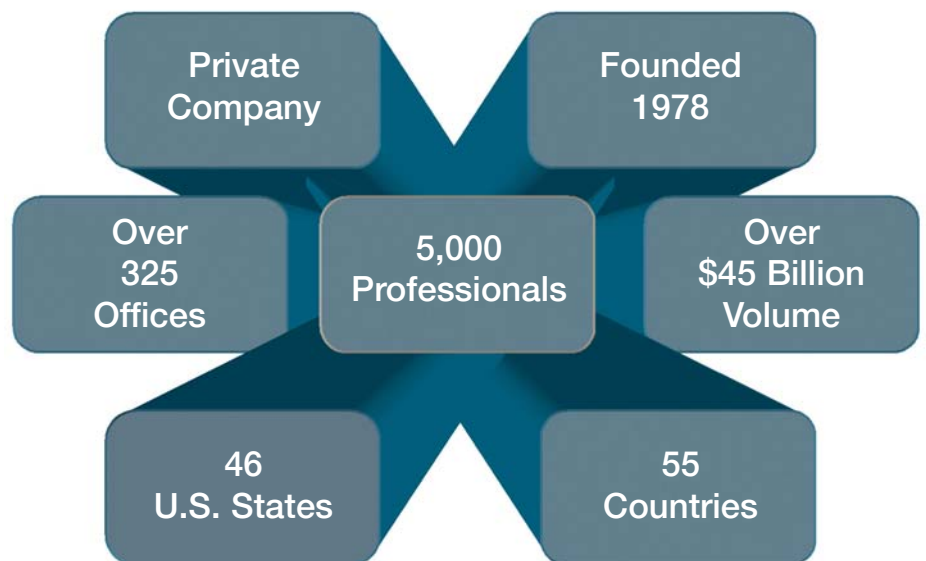


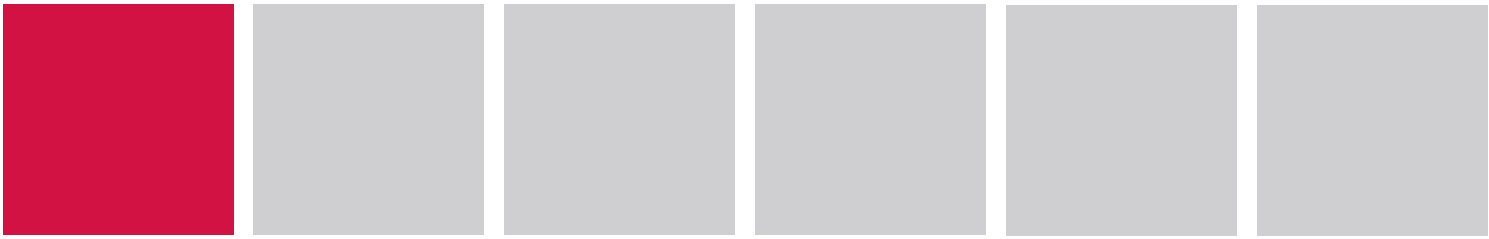
NAI Capital is a diversified full-service commercial brokerage providing leasing and sale services in office, industrial, apartments and retail property. Serving the greater Los Angeles market with 15 regional offices in Los Angeles, Kern, Orange, Riverside, San Bernardino and Ventura counties, NAI Capital also offers specialty services to specific markets, such as...

- NNN Leased Properties
- Non-Profit Institutions
- Hospitality
- Agricultural Land
- Logistics Services
- Global Data Services
- Medical Services
- Build-to-Suit
- Corporate Services
- Senior Living

Where Can We Help You Next?

As an exclusive regional member of NAI Global, one of the world's most powerful commercial real estate service provider with over \$45 billion in transactional volume, NAI Capital offers representation in over 325 offices in 55 countries worldwide.





Immediate global visibility through the NAI brand

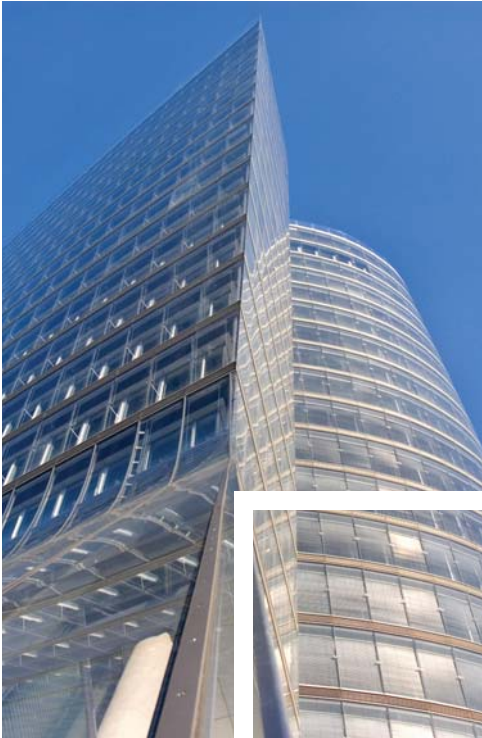
As your broker, your project will be linked to a brand that is recognized throughout the world for quality and professionalism, and supported by a multi-million-dollar Global Marketing Program. According to the Real Estate Forum, the NAI brand is now the 3rd most recognized brand in commercial real estate services!

Access to an award-winning, proprietary technology system

REALTrac™ Online is a cutting-edge platform that will allow us to manage portfolios and transactions with far greater speed and efficiency. NAI is recognized as one of the most innovative companies in the brokerage business and received RealComm's Digie Award for Best Use of Automation in Brokerage.

A global team stands behind you

More than just a local brokerage firm, NAI Capital is part of a global company with a wealth of resources and dedicated global staff. The management team is deployed globally and locally to assist in meeting our clients specific requirements.



Market Leaders

We are proud to be a market leader in major markets across the country

- Atlanta – NAI Brannen Goddard
- Baltimore – NAI KLNB
- Boston – NAI Hunneman
- Chicago – NAI Hiffman
- Dallas – NAI Lynn
- Denver – NAI Fuller
- Los Angeles – NAI Capital
 - Bakersfield
 - Commerce
 - Encino
 - Newport Beach
 - Ontario
 - Palm Desert
 - Pasadena
 - Riverside
 - Santa Clarita
 - Simi Valley
 - South Bay
 - Temecula Valley
 - Ventura County
 - West Los Angeles
 - Westlake Village
- New York – NAI New York City
- Milwaukee – NAI MLG
- Portland – NAI NB&S
- Salt Lake City – NAI Utah
- San Francisco – NAI BT Commercial



Leadership

In Our Local Office...



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Chairman
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mzugsmith@naicapital.com



Rachel Howitt
CFO
NAI Capital
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Bob Scullin
Chief Executive Officer
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Michele Stein
Director of Operations
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Yvonne Ayala
Marketing Director
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Neil Wolf
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Representation

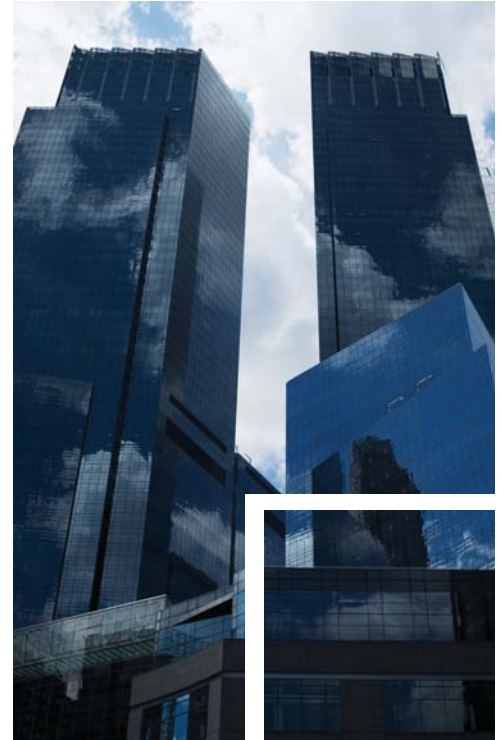
NAI Capital and its brokers effectively and efficiently represent tenants in leasing office, R&D, industrial and retail property. We provide smart thinking and fast action on behalf of clients, who operate local, regional, and global businesses.

As a full-services provider, NAI Capital can support all of your commercial real estate requirements, representing you as an owner/landlord, buyer or tenant with every aspect of property acquisition and disposition, leasing/subleasing and site selection.

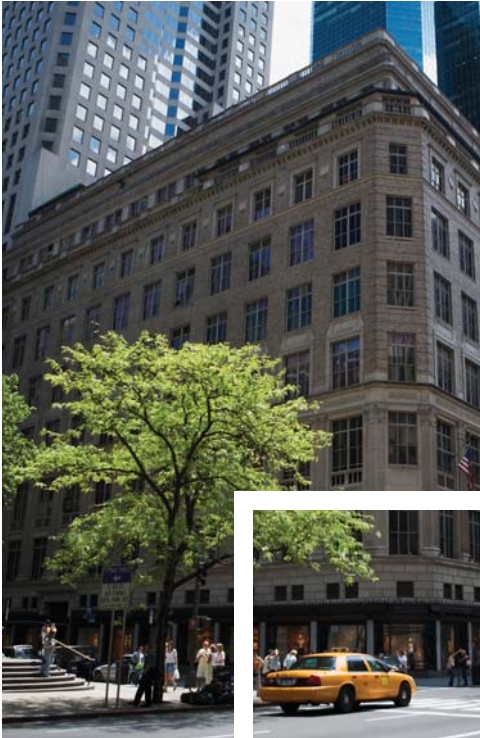
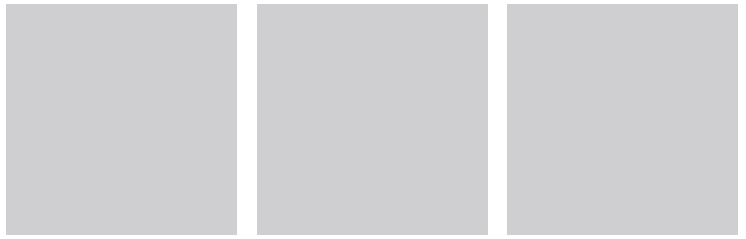
Services for relocations, expansions, consolidations, subleases, acquisitions, and dispositions include:

- Current situation & business plan analysis
- Space planning/programming
- Market analysis & alternatives identification
- Strategic site selection
- Municipal incentives identification & negotiation
- Comparative property, infrastructure & financial analysis
- Transaction negotiation
- Build-out & post-occupancy services

Integrated Services



Specialized Practice Groups



Finance Division

Real estate transactions begin, end, succeed and fail by the strength of their financial viability. Without financing, there is no deal. It's that simple.

NAI Capital's Financial Services Group is committed to personalized customer service and dedicated to providing creative solutions for Office, Industrial, Retail, Multifamily, Hospitality and Storage Facility Commercial Real Estate Financing. They offer debt placement (1st and 2nd mortgages and refinancing options), equity financing (limited and full joint venture partnerships), mezzanine options and construction financing with personalized advice, leading market knowledge and client success as their first priority.

Corporate Services

Every corporate client faces a unique set of business and real estate challenges. That's why NAI Capital's managed network makes it their business to understand every aspect of yours. Within the network you'll have a primary point of contact -- a senior corporate services executive (CSE) -- who will leverage all its enterprise resources wherever you need them around the world.

It's an approach that is both client-driven and results-oriented, and that harnesses the power of technology to track transaction progress and portfolio performance. NAI's proprietary, award-winning technology platform, REALtrac™ Online, supports its account teams as they develop strategies and manage assignments in diverse markets, providing clients with clear and customized report benchmarking on projects, transactions and leases.

Consulting and Advisory Services

NAI Capital, Inc. Advisory and Consulting Division offers the unique opportunity to work with some of the most acclaimed green building experts in the world. "Team Green" features cutting-edge designers, architects, and both national and international companies providing leadership in sustainability concepts. This enables clients to leverage state-of-the-art building products with federal and state economic incentives in developing the desired building of the future.

Every aspect of a community is considered before a recommendation is made for major capital investment. Transportation, labor availability, municipal tax burdens, site appropriateness, construction costs, financing. Be it a retrofit of an existing structure or a ground-up development, turnkey solutions are provided.

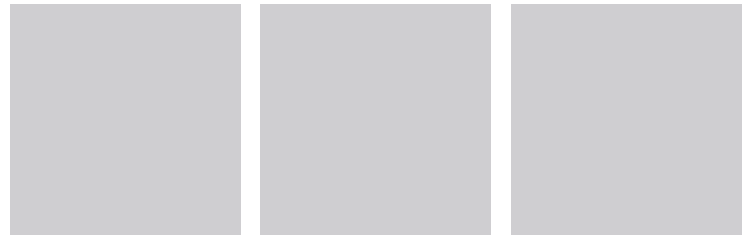


Best Practices

Strategic Transaction Administration and Reporting System:

STARS™

- Best of class standard
- Office, Retail, Industrial, Investment
- Acquisition, Disposition, Property Management
- Business processes
- Forms, Checklists, Documents,
- Timelines, Analysis
- Automated presentation and fulfillment tools



STARS™
Strategic Transaction Administration and Reporting System

[STARS™ Training](#) | [STARS™ Library](#) | [STARS™ FAQ](#)
[STARS™ Home](#)

NAI Global's unique Strategic Transaction Administration Reporting System (STARS™) developed to provide a platform for best practices by utilizing systematic and repeatable processes to provide clients with consistent and reliable results all powered by REALTrac™. The fully integrated system handles acquisition and disposition organized by product type into the following categories: Office, Industrial, Retail, Investment, and Property Management.

STARS™ establishes a set of Milestones, Tasks, and Documents for each transaction based on the type of assignment. The Milestones for each transaction are Commencement, Market, Transaction, and Closing.

Over the last several years the STARS™ program has been developed based on an analysis of the best of the best. NAI Global has examined the real estate industry and has divided it into eight service categories with two in each industry sector (office, industrial, retail, and investment), acquisition, which is buyer/tenant representation, and disposition, which is landlord/seller representation.

Each assignment type (i.e. office acquisition, industrial disposition, etc.) four (4) key milestones have been identified followed by specific tasks associated with each milestone. Documents, forms and checklists have also been created to support each of the tasks. These documents, forms, and checklists have been developed and provided as templates as part of the STARS™ program to provide members with the best platform for producing the most consistent, reliable service for clients.

STARS™ is a winning service delivery platform developed based upon input from NAI brokers, NAI Councils, consultants and industry best practices to assist NAI brokers in successfully winning and fulfilling business opportunities.

For more information on STARS™, please refer to the STARS™ Training, STARS™ FAQ, and STARS™ Library.

NAI Global™
Commercial Real Estate Services, Worldwide.

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STARS™
Strategic Transaction Administration and Reporting System

[STARS™ Training](#) | [STARS™ Library](#) | [STARS™ FAQ](#)
[STARS™ Home](#)

STARS™ Printing Options

 **INDUSTRIAL DOCUMENTS**

 **OFFICE DOCUMENTS**

 **RETAIL DOCUMENTS**

 **INVESTMENT DOCUMENTS**

NAI Global™
Commercial Real Estate Services, Worldwide.

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Our Technology

REALTrac™ Online

Transaction Management System.

REALTrac supports:

- Reporting
- Project Management
- Best Practices

All combined within a Web-based, collaborative portal.

REALTrac™ Online is your ticket to success!

The screenshot displays the REALTrac Online interface for a group profile. The header includes the NAI Global logo and navigation tabs for My Resources, Office Resources, and NAI Resources. The main content area is titled 'Group Profile - Global Tech, LLC - Disposal - Auction Absolute - Ewing'. It features a navigation bar with tabs for Profile, Summary, Messages, Tasks, Calendar, Prospects, Sites, Documents, Team, and Archive. The 'Group Overview' section shows the group name, creator (Sales Demo), creation date (2-Oct-2002), and project management status (No). The 'Group Description' section includes an 'Assignment Details' table with the following data:

Assignment Details
Assignment ID: NAI00044556
Project Name: Sample Project (A1)
Assignment Type: Disposal - Auction Absolute Status: Active
Date Initiated: 01 Oct 2002
Location: 100 Some St, Ewing NJ
Property Type: Industrial - Multi Tenant
Building Size: 1200 Square Feet
Lot Size: 0.00 Acres
Est. Trans Value: 120000.00 USD
Sale Price: 0.00 USD
Client: Global Tech, LLC Chris Galle
Tracking ID:
Initiator: NAI Direct, Inc. Sales Demo
Receiver: NAI Direct, Inc. Sales Demo

Below the table is a photo of a large industrial building. The interface also includes 'My Group Settings' (Favorite?, Monitor Via Email?, Monitor Calendar?) and a 'Recent Updates' section with a table of activity:

Type	Date	Subject	Posted By

The screenshot displays the REALTrac Online interface for a group profile. The header includes the NAI Global logo and navigation tabs for My Resources, Office Resources, and NAI Resources. The main content area is titled 'Group Profile - Global Tech, LLC - Disposal - Sale - Red Bank'. It features a navigation bar with tabs for Profile, CUSTOM, Summary, Messages, Tasks, Calendar, Prospects, Documents, Team, and Archive. The 'Group Overview' section shows the group name, creator (Sales Demo), creation date (28-Aug-2004), and project management status (No). The 'Group Description' section includes an 'Assignment Details' table with the following data:

Assignment Details
Assignment ID: NAI00051165
Project Name: Golf Course
Assignment Type: Disposal - Sale Status: Active
Date Initiated: 28 Aug 2004
Location: 123 Front Street Red Bank NJ
Property Type: Office - Multi Tenant
Building Size: 120000 Square Feet
Lot Size: 5.20 Acres
Est. Trans Value: 1000000.00 USD
Sale Price: 2000000.00 USD
Client: Global Tech, LLC John Rush*
Tracking ID:
Initiator: NAI Direct, Inc. Sales Demo
Receiver: NAI Direct, Inc. Sales Demo

Below the table is a photo of a modern multi-story office building. The interface also includes 'My Group Settings' (Favorite?, Monitor Via Email?, Monitor Calendar?) and a 'Recent Updates' section with a table of activity:

Type	Date	Subject	Posted By

Marketing Tools

E-Offerings

Our proprietary E-Offerings system gives NAI brokers powerful, professional electronic marketing tools to present for-lease and for-sale opportunities via email to our personal contact list, or expand our reach with our global database of buyers and sellers.

The screenshot displays the NAI Global web interface for an E-Offering. The top navigation bar includes 'My Resources', 'Office Resources', and 'NAI Resources'. The main content area is titled 'Group Profile - 2205 Industrial' and shows details for a group named '2205 Industrial', created by 'Sales Demo' on '17-Jul-2006'. A table under 'E-Offering Info' lists property details: 'Property Name: 2205 Industrial', 'Address 1: 2205 Industrial bou', 'Address 2:', 'City: Laval', 'State: QC', 'Zip: H7S1P8', and 'Public URL: http://www.naiglobal.com/ea.asp?test1=NAI00001111'. A large photo of a modern industrial building is shown on the right. Below the photo are 'My Group Settings' (Favorite, Monitor Via Email, Monitor Calendar) and a 'Recent Updates' section with a table of updates.

NAI Opportunity Broadcast System

Our internal marketing platform provides fast, effective exposure for our property listings to over 5,000 NAI brokers around the world.

The screenshot shows an 'Opportunity Broadcasts' message in the NAI Global system. The message title is 'General Information Request' with the subtitle 'Information Needed On MAI Appraiser Needed'. It is presented by 'Charles A. Ruhl, Jr., President CEO' of 'NAI Ruhl & Ruhl Commercial Company'. The target region is 'All US Market Regions' and the information needed is 'MAI Appraiser Needed'. The 'Remarks' section contains a message: 'Dear Friends: We have a client with a 16-franchise auto mall in our market that is in need of a MAI appraisal. Since it is the only auto mall in our region, our client is seeking a qualified MAI appraiser that would have expertise and access to comparables with this size automotive facility. If any of you can offer to me a recommendation on a MAI that may have this practice experience, I would sure appreciate your suggestion. Thank you Chuck Ruhl'. Below the message is a 'Replies To Item' table:

Del	Reply Date	Subject	Sent By
<input type="checkbox"/>	8-Dec-2006	Subject: RE: MAI Appraiser Needed	Michael Schif
<input type="checkbox"/>	8-Dec-2006	Subject: RE: MAI Appraiser Needed	Lynn Coker
<input type="checkbox"/>	9-Dec-2006	Subject: RE: MAI Appraiser Needed	Fred Meyer

Marketing Resources

NAI Capital offers its brokers a broad range of resources and specialized marketing tools that build opportunities for business growth.

Marketing Support

- Local Events and Trade Shows
- PR and Advertising
- GIS Mapping and Demographics
- Graphics
- Sponsorship Participation and Contribution
- Corporate Branding

Where can we help you next?

As the exclusive Southern California member of the NAI Global managed network of commercial real estate brokerage professionals, NAI Capital offers clients outstanding coverage throughout its 16 regional offices.

NAI Capital
Commercial Real Estate Services, Worldwide.

Retail

NAI Capital Regional Offices

On the Market

An 18 Unit Apartment Building,
Offered at \$61,000 Per Unit

- ◆ Built in 1966
- ◆ Distinguished Architecture
- ◆ Large Units with Fenced Yards or Patios
- ◆ Tuck Under Parking
- ◆ Realistic Upside in Rental Income

This is one of the best priced buildings being offered in San Bernardino County.

NAI Capital
DeLorne Valera
800.469.2618
For Results You Can Bank On!

Introducing... **TRANSIT VILLAGE**
EL MONTE

Engagement
Enrichment
Entertainment
Enlightenment
Enjoyment

Landlords and Retailers Rejoice!

Visit NAI Retail Specialty at CISC Western Division Booth #1717 8/19 - 8/20, 2007 San Diego

NAI retail professionals are at your service. As exclusive Southern California members of the NAI Global managed network of commercial real estate brokerage professionals, NAI Capital and NAI San Diego offer retail clients outstanding collaborative presence throughout 17 regional offices.

Representing a broad range of regional and multi-market projects, NAI retail specialists offer clients in-depth local market knowledge combined with unsurpassed global reach through the NAI network of over 300 offices worldwide. With NAI Capital and NAI San Diego retail specialists at your service, Southern California retail success is always in-store!

Committed to Southern California. Connected to the World.

NAI Capital
800.469.2618 • naicapital.com

NAI San Diego
619.497.2205 • naisandiego.com

Famima! Seeking Locations...

Locations:

Culver Center Downtown Pacific Center Torrance

Famima's Site Requirements:

- ◆ 2,000-2,500 sf rentable area; Free-standing building - 10,000-sq-ft lot size
- ◆ Ample on-site customer parking
- ◆ Target area: Greater Los Angeles (including Downtown, Santa Monica, Pasadena, Glendale, Torrance, Long Beach and surrounding cities)
- ◆ Building to be set back for storefront parking, 10-12 parking stalls preferred
- ◆ Build to suit/ground lease considered
- ◆ Corner of intersections (signage) preferred at Main thoroughfare crossing a secondary street
- ◆ Minimum two parking entrance per lot, one at each side of the street (cut-out)
- ◆ End cap quality neighborhood center, community lifestyle centers (corner pad)

Visit www.famima-usa.com for more information.

For information, please contact your exclusive listing agents:

Christine A. Leo
Executive Vice President
Tel: 310-411-7878 • Fax: 310-807-8250
cleo@naicapital.com

Steve Watson
Associate
Tel: 619-905-2400 ext 103 • Fax: 619-905-2425
swatson@naicapital.com

NAI Capital
Pacific Rim Division

Research & Analytic Tools



■ AIR Forms®

Online forms for all types of real estate transactions; includes broker commission protection paragraphs.

■ CoStar Suite® (On-line)

Online database of Property, Comps, Tenant and Exchange; subscription required for CoStar Professional.

■ LoopNet®

Online database of property listings; subscription required for Premium Membership.

■ Merlin

Available software used to access commercial property owner's public information.

■ NAI Site Right

User-friendly online tool for research of single-site demographics available via the NAI Capital Intranet.

■ PhotoMapper®

An aerial photograph program which is installed on the computer of the TechNet person in each NAI Capital office.

■ Treesoft™ Analysis Tools

User-friendly financial analysis software for comparing leases or investment alternatives.

