



INVESTMENT DEVELOPMENT CO.



1200 Main Street, Suite F
Irvine, CA 92614

Tel 949-418-7040 / 949-418-7140
Fax 949-418-7260
kbcompanymail@gmail.com

CORPORATE SUMMARY
2021



KB Investment Development Company is an Orange County, California based real estate development company with more than 40 years of experience in the development, construction and management of commercial and residential real estate. With a significant portfolio of sold projects and owned assets mainly in prime Southern California markets, KB brings a broad level of expertise and a well-seasoned team to every opportunity.

Investors come to KB because the company's strong resources, decades of experience, and insightful advice provide a solid foundation for success. Investor Partners enjoy profitable projects in prime markets, while maintaining flexibility regarding buy, sell, hold, and exchange strategies.

The real estate market is constantly shifting and evolving, and only an experienced team can recognize and pursue low-risk high-return opportunities in any given business climate. KB's history and pattern of growth exemplify the benefits of their dynamic and responsive business model.

Initially focused on the development, acquisition and management of apartment complexes in the prime areas of Los Angeles, Riverside, Orange, San Bernardino and San Diego counties, KB Company bought, built and/or managed more than 3,000 units during its first ten years of growth.

Then, in response to shifting market demands, the company moved into tract home development and delivered over 4,500

homes and apartments. Some of these communities were built in joint venture with 1st Nationwide Bank, a subsidiary of Ford Motor Company and other joint venture partners. KB was involved in these

KB Investment & Development Company is responsible for the entitlement/development of more 125 commercial/industrial buildings totaling over 11 million square feet of warehouse, industrial and office buildings, and 9,600 residential and apartment units, with an estimated value that exceeds \$2.5 billion USD.

financially successful projects from concept to completion.

Further evolving its strategy during its third decade in response to changes in economic patterns, the company refocused and pursued commercial developments, mostly in the Inland Empire markets of Riverside and San Bernardino counties. Working with joint venture partners and as sole owner/developer, a significant portfolio of projects was successfully completed and either sold or leased.

KB Investment Development Company operates every type of real estate development from apartments to high-rise buildings, and can do so anywhere in the U.S.. The company can advise on the short-term and long-term options that best suit the Investor Partner's goals, including: 1) Build and hold the investment for appreciation and cash flow, or 2) Sell upon entitlement or, 3) Sell upon completion. Real estate exchange is another popular strategy that has significant benefits under certain circumstances.

In Southern California, the Inland Empire is among the biggest product distribution markets in the U.S. and is experiencing a boost in development.

More than 16 million square feet of industrial facilities is under construction in

COMPLETED PROJECTS

BULK WAREHOUSES

11 Buildings
5,030,000 Sq Ft

MULTI-TENANT WAREHOUSES

18 Buildings
1,300,000 Sq Ft

FREE-STANDING INDUSTRIAL

47 Buildings
815,000 Sq Ft

OFFICE BUILDINGS

3 Buildings
155,000 Sq Ft

ENTITLEMENT & LAND SALES

26 Buildings
3,581,000 Sq Ft
(230 acres)

RESIDENTIAL & MULTI-RESIDENTIAL

9,600 UNITS+

KB Investment Development Co.

Executive Summary

Why do investor partners choose KB?

Flexibility.

Build and hold, sell upon completion, hold now and sell later... KB will advise you on your best options at every step of the process.

Focused on Success.

KB and its investment partners are equally invested, so their best interest is also yours.

And the investor's profit comes out first.

Safety.

KB's track record of profitably completed projects is a reliable predictor of success.

Profit.

KB's development projects are hands-off investments that reliably generate profit, with timeframe flexibility that you control.

Ease of Entry.

Investment partners don't need to know how to build, manage or market. KB's experienced team handles it all, from concept to completion.



KHOSRO KHALOGHLI

CEO

KB Investment Development Company's CEO, Khosro Khaloghli, is one of Southern California's most successful real estate developers, with a continuous history of profitable projects across all categories of real estate.

With a background in urban planning and a PhD in urban economics, Mr. Khaloghli's grasp of developing patterns and emerging market demands allows KB to stay ahead of demographic and regional trends, and find strategic opportunities in any economic climate. Known for his efficient company structuring and adaptability, Mr. Khaloghli keeps the best interests of investment partners as the priority focus of operations at all times.

DARRELL A. BUTLER

PARTNER

KB's President, Darrell A. Butler, has 33 years of exceptional performance in the commercial real estate industry, with extensive experience in acquisitions, entitlement, development, construction management, sales, leasing and financing.

Mr. Butler holds an MBA degree and a Bachelor of Science degree in Economics. His background in real estate-focused certified public accountancy and in commercial real estate brokerage firms provides a broad scope of working knowledge across the spectrum of the industry.



LENDERS

KB FINANCIAL PARTNERS

1st Nationwide Bank
 Gibraltar Savings and Loan
 Century Savings and Loan
 Union Bank
 Guardian Bank
 Tokai Bank
 Bank of Southern California
 South County Bank
 Secured Holding Corp.
 Wells Fargo
 Bank of America
 Citizen Business Bank
 Southern California Nat'l Bank
 US Bank
 JP Morgan Chase
 California National Bank
 State Farm Insurance
 Guardian Life Insurance
 Lehmann Brothers
 Opus Bank
 Hunt Mortgage Group

JOINT VENTURES

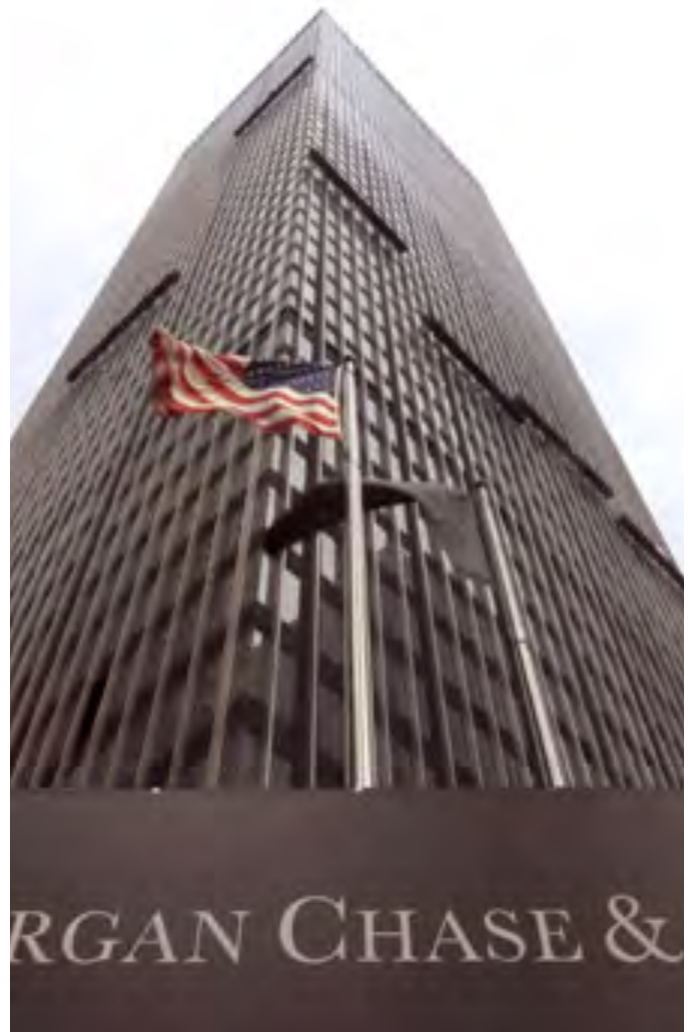
KB PROJECT PARTNERS

Cabot Industrial Trust
 AMB Property Company
 Lincoln National Life
 Pacific Coast Capital Partners
 Prologis REIT (Client)
 Gibraltar Savings & Loan 1st
 Nationwide Bank

Joint Venture Template

The traditional structure for joint venture investments and developments involves a capital investment of 35-40% of the total project cost by the equity partner. KB's responsibility is to obtain a loan for the best terms for 60-65% of the total project cost. Our company brings its excellent track record and credibility with the financial entity to the table. Another option is for the investor to provide construction financing and enjoy a preferred return on such funds before the profit participation. As general partner, KB guides the project through the stages of development and management functions, as detailed in the table on the previous page.

Once the project is completed, the building can be sold or kept for further appreciation and cash flow. The profit is split between KB and the equity investor.



SELECTED INDUSTRIAL & COMMERCIAL DEVELOPMENTS

The Grove***Riverside, CA******350,000 SF***

A seven-building, 350,000 square foot master planned office project located in the Hunter Park area of the City of Riverside. Construction on the Phase I, 50,000 square foot office building was completed in June 2006 and is 87% leased. Phases II, containing 103,000 square feet of rentable space, was completed in November 2007 and the project is 97% leased. Major tenants include The Hartford, the State of California, Sedwick Claims, LSA Engineering, Farmers Insurance and Paychex.

Highland Corporate Center***Riverside, CA******156,000 SF***

A 156,000 square foot, dock high, multi-tenant industrial project located on Palmyrita Avenue in the Hunter Park area of Riverside, California. The project was completed in June 2007.

Citrus Business Park***Riverside, CA******192,000 SF***

A two-building, 192,000 square foot multi-tenant industrial project, with two additional rail-served parcels of 5.65 and 11.57 acres. The buildings and land improvements were completed in April 2008 and both buildings were sold.

AMB Redlands***Redlands, CA******1,320,000 SF***

The 1,320,000 square foot, distribution building was completed in March 2007 and 100% leased. KB was the fee developer.

Alabama Street Warehouse***Redlands, CA******600,000 SF***

The 600,000 square foot bulk warehouse building, located on Alabama Street in Redlands, California, was developed in 2008 and leased to Continental Tire. KB was a partner with Prologis.

Airport Business Park***Riverside, CA******186,000 SF***

A 14-building, 186,000 square foot project, located at the entrance of the Riverside Municipal Airport. Construction was completed in August 2007. The last building was sold in December 2008.

Ontario Pines***Ontario, CA******33,000 SF***

The two-building, 33,000 square foot project in Ontario, California was completed in March 2007 and the two buildings sold at completion.

Iowa Center***Riverside, CA******92,198 SF***

The seven-building, 92,198 square foot office/industrial project located on Iowa Avenue in the Hunter Park area of Riverside, California was completed in July 2005 and the last building sold in 2006.

AMB Redlands***Redlands, CA******699,000 SF***

The 699,000 square foot Phase I building in Redlands, California was completed in June 2006 and sold to Prologis. KB was the fee developer.

Cabot Distribution Center I***Rancho Cucamonga, CA******401,226 SF***

The 401,226 SF bulk warehouse building located in Rancho Cucamonga, California was completed March 2001 and is 100% leased to Cooper Tire. The project was developed with Cabot Industrial Trust.

Commerce Point***Ontario, CA******162,000 SF***

The project consists of 5 freestanding industrial buildings containing 162,000 SF of space. The project was developed with Capital Pacific Holdings, Inc. and was completed in October 2000. All five buildings were sold within five months of completion.

8700 White Oak Avenue***Rancho Cucamonga, CA******72,051 SF***

The 72,051 SF dock-high building located in Rancho Cucamonga, California was completed in 2000 and is 100% leased.

American Building Supply (Build to Suit)***Riverside, CA******240,000 SF***

The 240,000 SF single-tenant building located in Rancho Cucamonga, California was completed in March 2001 as a build to suit for American Building Supply. The project was developed with Cabot Industrial Trust.

1200 Marlborough Avenue***Riverside, CA******67,000 SF***

A 67,000 SF dock-high divisible building located in the desirable market of Hunter Park in Riverside, California was completed in 1998 and sold to a user.



SELECTED MULTI-RESIDENTIAL DEVELOPMENTS

MULTI-RESIDENTIAL

KB INVESTMENT DEVELOPMENT CO.

Bordeaux Estates Apartments	Houston, TX	775 units
Pasadena Village Apartments	Tustin, CA	188 units
Los Arbolitos Apartments Park	Oceanside, CA	184 units
Lido Apartments	San Diego, CA	140 units
Park Regency Apartments	Garden Grove CA	136 units
Canyon Towers Apartments	Oceanside, CA	97 units
Acacia Park Resort Apartments	San Bernardino, CA	304 units
Del Flora Apartments Westerly	Redlands, CA	152 units
Highlands Apartments	Moreno Valley, CA	544 units
Stone Canyon Apartments	Mesa, AZ	392 units
Mountainside Apartments	Phoenix, AZ	288 units
Arboretum at South Mountain	Phoenix, AZ	312 units
Mountain Park Apartments	Phoenix, AZ	240 units
Superstition Canyon Apartments	Mesa, AZ	200 units





**Stone Canyon Apartments, 392 Units
Mesa, Arizona**



**Mountainside Luxury Rentals, 288 Units
Phoenix, Arizona**



**Arboretum at South Mountain
312 Units, Phoenix, Arizona**



**Mountain Park Apartments, 240 Units
Phoenix, Arizona**



**Superstition Canyon Apartments, 200 Units
Mesa, Arizona**

SELECTED RESIDENTIAL DEVELOPMENTS

Westerly Place	Sunnymead, CA	78 units
Del Flora Homes	Redlands, CA	112 units
Westerly Highlands	Moreno Valley, CA	141 units
Morningside Homes	Perris, CA	184 units
Country Gardens	Menifee, CA	214 units
East Highland	San Bernardino, CA	172 units
Victory	Victorville, CA	152 units
Primrose Lane	Hemet, CA	269 units
Ivy House	Hemet, CA	179 units
Eagle Ranch	Victorville, CA	240 units
San Lucas	Foothill Ranch, CA	66 units
Stonehedge II	Coto de Caza, CA	15 units
Newcrest Estates	Trabuco Highland, CA	21 units
Mallorca	Rancho Santa Margarita, CA	50 units





INDUSTRIAL & COMMERCIAL DEVELOPMENTS



KB Investment Development Company has been in the forefront of Industrial and commercial development in Southern California for decades. With millions of square feet of bulk warehouse, multi-tenant warehouse, free-standing industrial and office space, KB has the experience to ensure profitability whether the project goal is sale or long-term leasing. Our lending partners appreciate our detailed management style, cost control measures and demonstrated timely project completion.

CURRENT PROJECTS

KB INVESTMENT DEVELOPMENT CO.

ALESSANDRO BLVD. I & II RIVERSIDE, CA

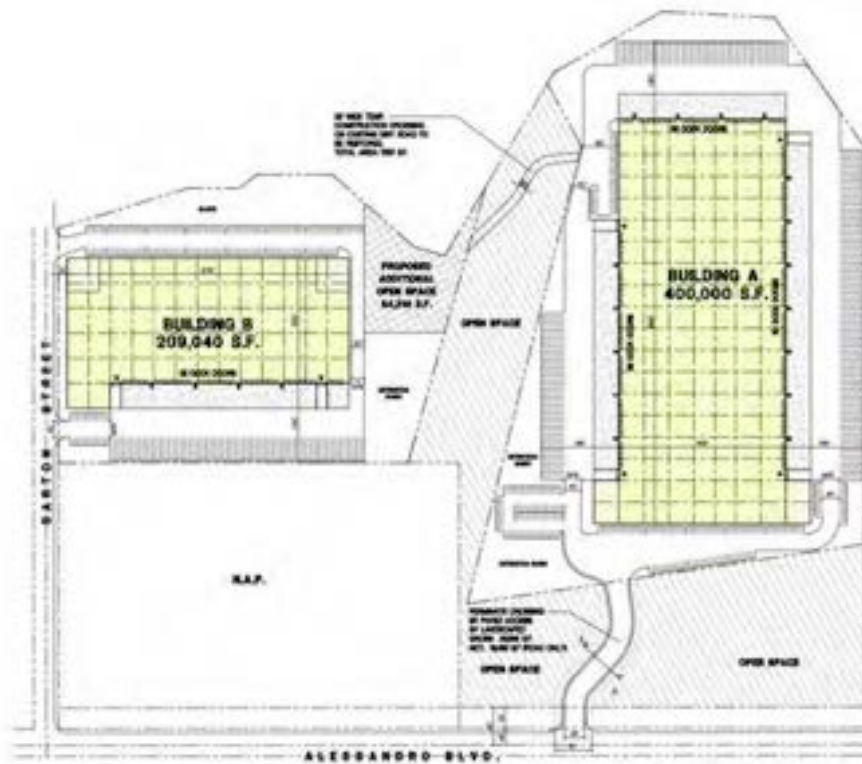
Distribution Center / Offices

Building A: 400,000 s.f.

Building B: 209,040 s.f.

36.6 Acres

Alessandro Blvd. I & II are adjacent and could be configured for a single tenant in both buildings or multi-tenant. They are currently in the entitlement process with the City of Riverside.



KB's portfolio of distribution center projects in the Alessandro Boulevard/Sycamore Canyon submarket of Riverside is ideally positioned in a sought-after area near the confluence of the 215 and 60 freeways. All four projects are sited within the City of Riverside boundaries. The city is known for its very favorable business climate with low utility rates and excellent labor pool.



SYCAMORE SPRINGS BUILDING | RIVERSIDE, CA

BUILDING FOR SALE | SYCAMORE CANYON BUSINESS PARK



±171,616 SF BUILDING | 6150 SYCAMORE CANYON BLVD

WWW.SYCAMORECANYONBUSINESSPARKRIVERSIDE.COM

Developed by KB Development

PROJECT FEATURES

- Office to Suit
- ESFR Sprinkler System
- 32' Minimum Clear Height
- 21 Dock Doors & 4 Ground Level Doors
- 185' Concrete Truck Court
- 1,200 Amp, 277/480 Volt Power (expandable to 4,000)
- Economic Development Power Rates - Up to 40% Off Electric Bill through City-Owned Utilities



COMMERCIAL REAL ESTATE SERVICES
Lee & Associates Commercial Real Estate Services, Inc. - Riverside
3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048025

R. MARIO CALVILLO
951.276.3657 direct
MCalvillo@Lee-Associates.com
License ID# 01911573

FINN COMER
951.276.3618 direct
FComer@Lee-Associates.com
License ID# 00789864

CURRENT PROJECTS

KB INVESTMENT DEVELOPMENT

SYCAMORE SPRINGS BUILDING | RIVERSIDE, CA BUILDING FOR SALE | SYCAMORE CANYON BUSINESS PARK



SYCAMORE BUSINESS CENTER | RIVERSIDE, CA
 BUILDING FOR SALE | SYCAMORE CANYON BUSINESS PARK



±120,660 SF BUILDING ON ±6.21 ACRES
WWW.SYCAMORECANYONBUSINESSPARKRIVERSIDE.COM

Developed by KB Development

PROJECT FEATURES

- Office to Suit
- ESFR Sprinkler System
- 30' Minimum Clear Height
- 22 Dock Doors & 2 Ground Level Doors
- 178' & 136' Concrete Truck Court
- 1,200 Amp, 277/480 Volt Power (expandable to 4,000)
- Economic Development Power Rates - Up to 40% Off Electric Bill through City-Owned Utilities



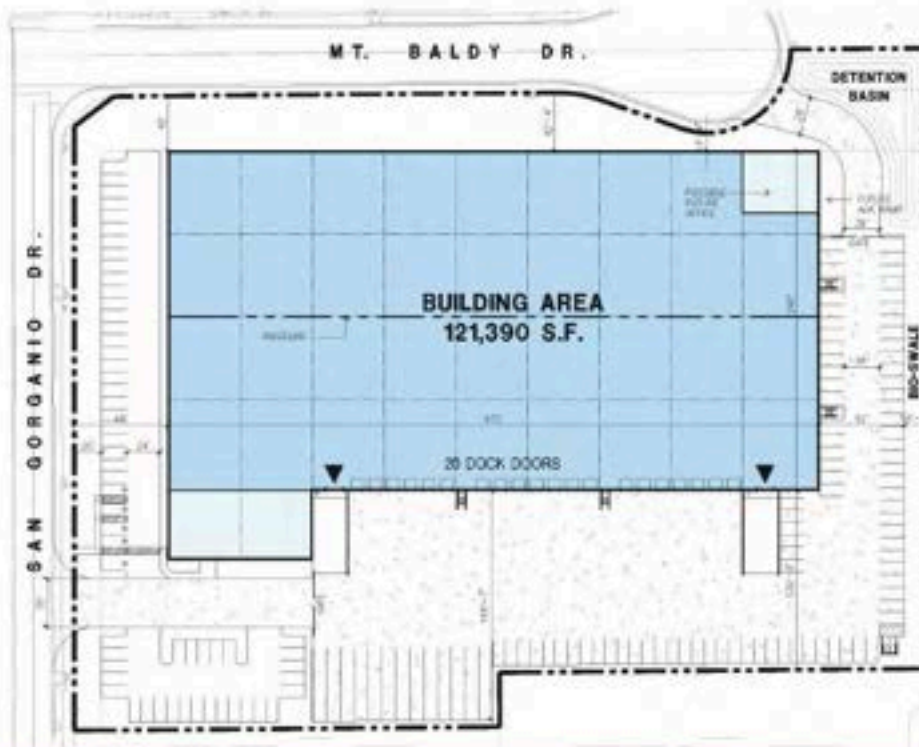
COMMERCIAL REAL ESTATE SERVICES
 Lee & Associates Commercial Real Estate Services, Inc. - Riverside
 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01041055

R. MARIO CALVILLO
 951.276.3657 direct
 MCalvillo@Lee-Associates.com
 License ID# 01911573

FINN COMER
 951.276.3618 direct
 FComer@Lee-Associates.com
 License ID# 00789864

SYCAMORE BUSINESS CENTER | RIVERSIDE, CA

BUILDING FOR SALE | SYCAMORE CANYON BUSINESS PARK



SYCAMORE 215 CROSS - DOCK | RIVERSIDE, CA
 BUILDING FOR SALE | SYCAMORE CANYON BUSINESS PARK



±201,070 SF BUILDING ON ±13.16 ACRES
WWW.SYCAMORECANYONBUSINESSPARKRIVERSIDE.COM

Developed by KB Development

PROJECT FEATURES

- Office to Suit
- ESFR Sprinkler System
- 32' Minimum Clear Height
- 60 Dock Doors & 3 Ground Level Doors
- 185' & 200' Concrete Truck Court
- 1,200 Amp, 277/480 Volt Power (expandable to 4,000)
- Economic Development Power Rates - Up to 40% Off Electric Bill through City-Owned Utilities



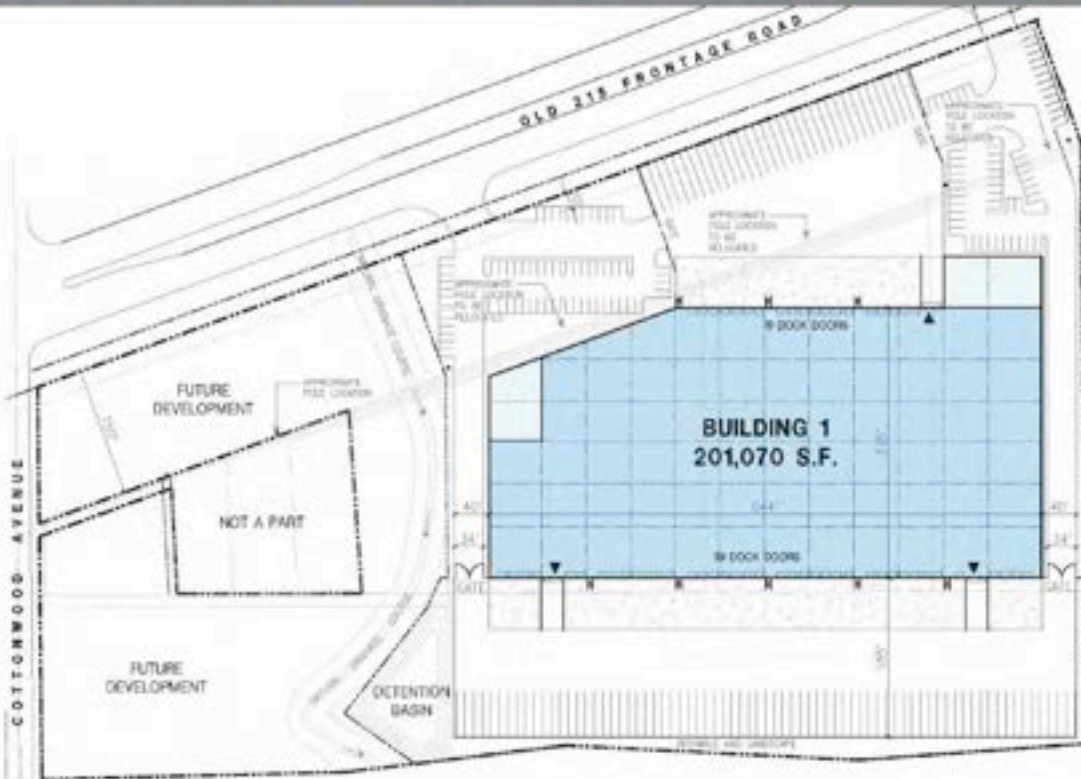
COMMERCIAL REAL ESTATE SERVICES
 Lee & Associates Commercial Real Estate Services, Inc. - Riverside
 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055

R. MARIO CALVILLO
 951.276.3657 direct
MCavillo@Lee-Associates.com
 License ID# 01911573

FINN COMER
 951.276.3618 direct
FComer@Lee-Associates.com
 License ID# 00789864

SYCAMORE 215 CROSS - DOCK | RIVERSIDE, CA

BUILDING FOR SALE | SYCAMORE CANYON BUSINESS PARK



THE GROVE



1500 IOWA AVENUE, RIVERSIDE, CALIFORNIA

BUILDINGS: ±350,000 SF Master Planned Office Project; consisting of seven, two story office buildings totaling approximately 50,000 square feet each (±25,000 SF Floor Plates) with state-of-the-art design and construction.

LOCATION: Located in the Hunter Business Park area of Riverside, with access to Interstate 215/60 Freeways. Close proximity to University of California Riverside (UCR)

PARKING: 5.23 Cars per 1,000 SF

TENANT IMPROVEMENTS: Build-to-suit with flexible suite sizes

- ADDITIONAL INFORMATION:**
- Phase One construction to begin June 2005
 - Prewired building for high speed connectivity (fiber optic and copper)
 - Signage available
 - Elevator served second floors
 - Full floor available
 - Electronic key card controlled access
 - Fully sprinklered building



DEVELOPED BY

RCE

Philip Woodford

909.418.2132 P

909.418.2100 F

philip.woodford@cbre.com

Vindar Batoosingh

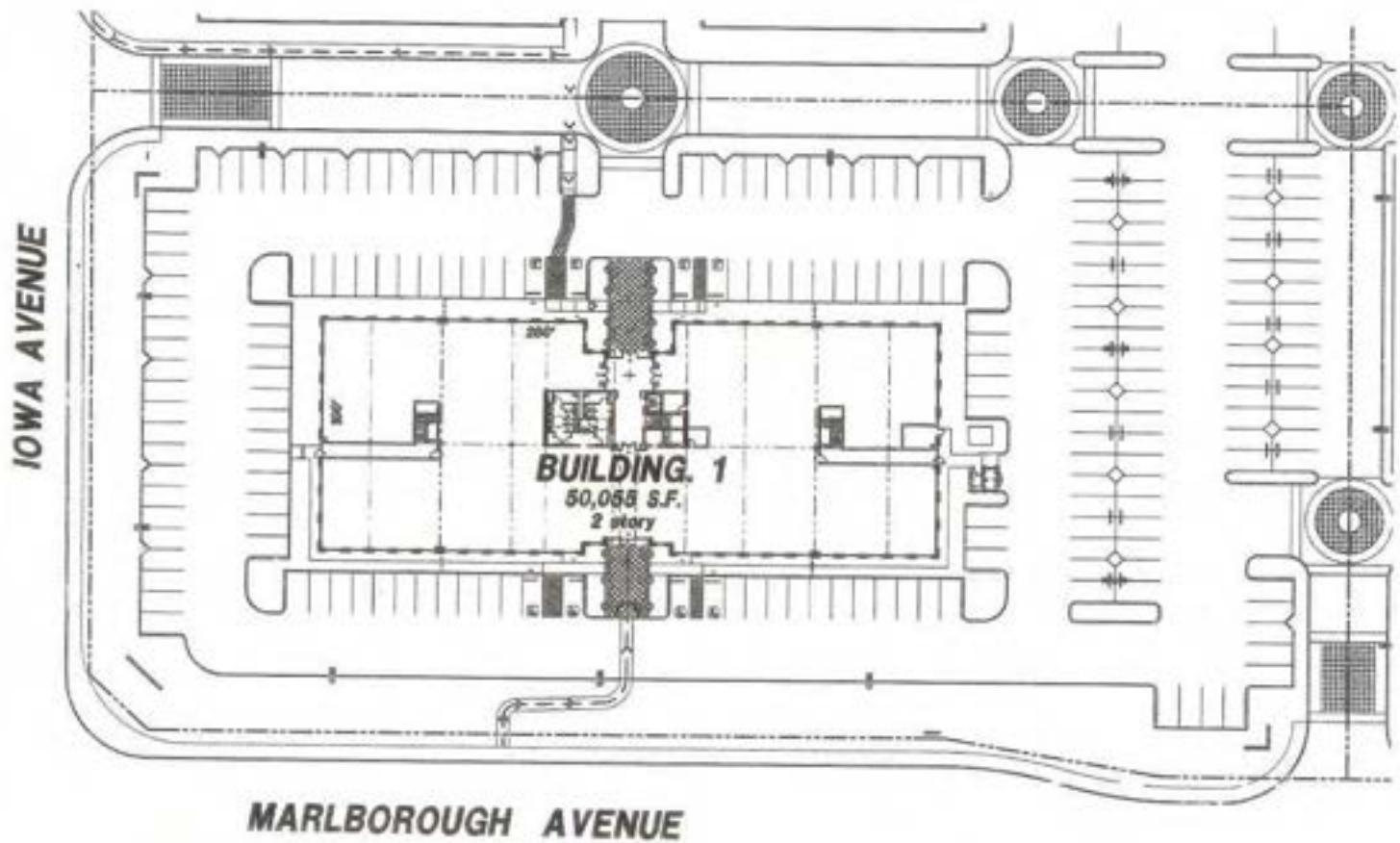
909.418.2134 P

909.418.2100 F

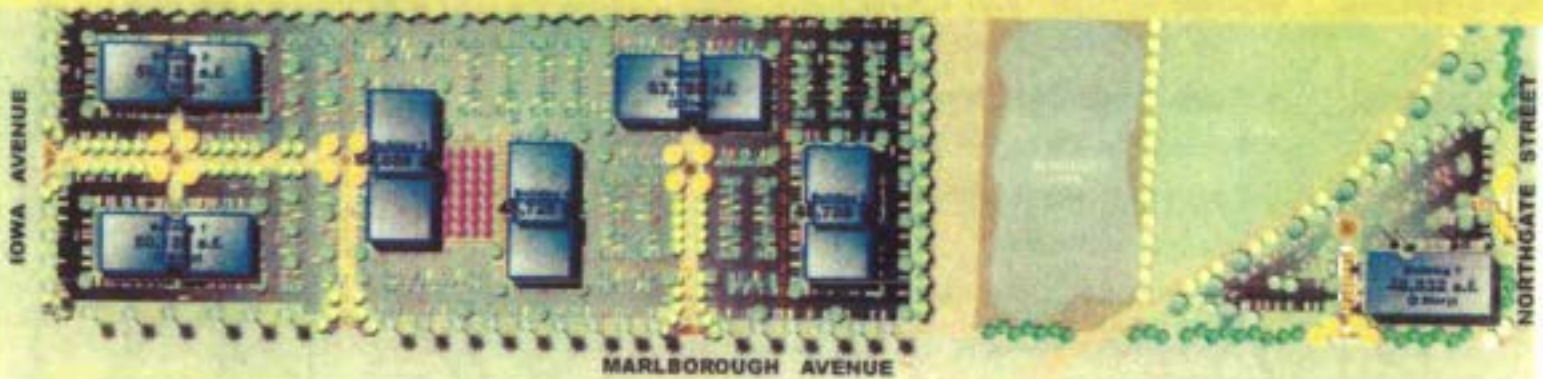
vindar.b@cbre.com

CBRE
CB RICHARD ELLIS

THE GROVE



1500 IOWA AVENUE, RIVERSIDE, CALIFORNIA



THE
GROVE

DEVELOPED BY

RCI

Philip Woodford

909 418 2132 P

909 418 2100 F

philip.woodford@cbre.com

Vindar Batoosingh

909 418 2134 P

909 418 2100 F

vindar.b@cbre.com

CBRE

CB RICHARD ELLIS

THE GROVE

1500 IOWA AVENUE, BUILDING 1 | 1420 IOWA AVENUE, BUILDING 2 | 1450 IOWA AVENUE, BUILDING 3
RIVERSIDE, CALIFORNIA

±350,000 SF Master
Existing and Planned
Office Project

For more information, contact:

Philip Woodford
909.418.2132
philip.woodford@cbre.com

Vindar Batoosingh
909.418.2134
vindar.b@cbre.com

CB Richard Ellis
4141 Inland Empire Boulevard
Suite 100
Ontario, CA 91764
T 909.418.2000
F 909.418.2100

www.cbre.com/ontario



BUILDINGS

±350,000 SF Master Planned Office Project; consisting of seven, two story office buildings totaling ±50,000 square feet each (±25,000 SF Floor Plates) with state-of-the-art design and construction.

LOCATION

Located in the Hunter Business Park area of Riverside, with access to Interstate 215/60 Freeways. Close proximity to University of California Riverside (UCR).

PARKING

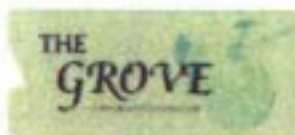
5 Parking stalls available for each
1,000 SF of space leased

TENANT IMPROVEMENTS

Build-to-suit with flexible suite sizes

ADDITIONAL INFORMATION

- Phase two construction started
- Prewired building for high speed connectivity (fiber optic and copper)
- Signage available
- Elevator served
- Full floor availabilities
- Electronic key card controlled access
- Professional office campus environment



THE GROVE

1500 IOWA AVENUE, BUILDING 1 | 1420 IOWA AVENUE, BUILDING 2 | 1450 IOWA AVENUE, BUILDING 3
RIVERSIDE, CALIFORNIA

±350,000 SF Master
Existing and Planned
Office Project

AERIAL



For more information, contact:

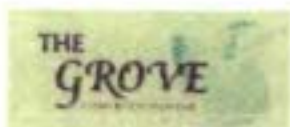
Philip Woodford
909.418.2132
philip.woodford@cbre.com

Vindar Batoosingh
909.418.2134
vindar.b@cbre.com

CB Richard Ellis
4141 Inland Empire Boulevard
Suite 100
Ontario, CA 91764
T 909.418.2000
F 909.418.2100

www.cbre.com/ontario

LOCATOR MAP

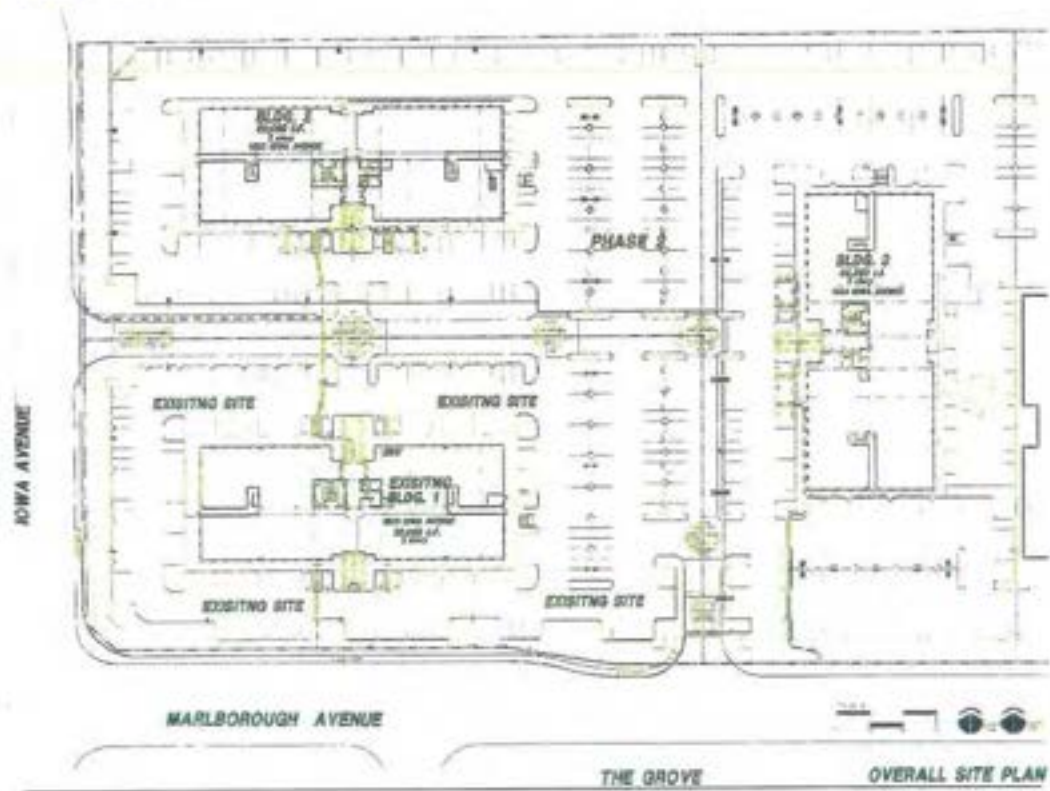


THE GROVE

1500 IOWA AVENUE, BUILDING 1 | 1420 IOWA AVENUE, BUILDING 2 | 1450 IOWA AVENUE, BUILDING 3
RIVERSIDE, CALIFORNIA

±350,000 SF Master
Existing and Planned
Office Project

SITE PLAN



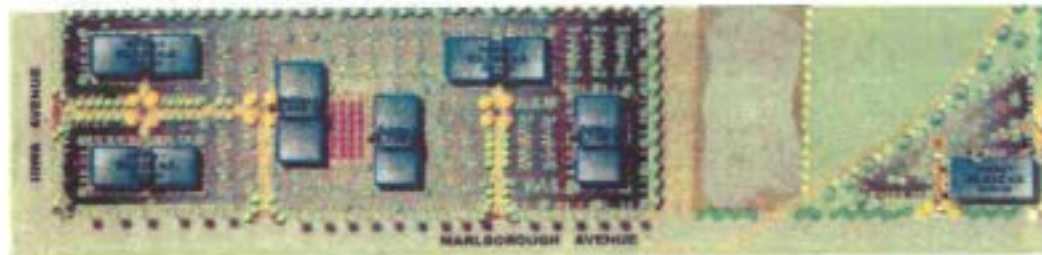
For more information, contact:

Philip Woodford
909.418.2132
philip.woodford@cbre.com

Vindar Batoosingh
909.418.2134
vindar.b@cbre.com

CB Richard Ellis
4141 Inland Empire Boulevard
Suite 100
Ontario, CA 91764
T 909.418.2000
F 909.418.2100

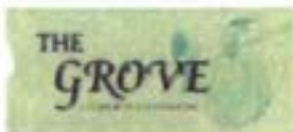
www.cbre.com/ontario



(Planned)

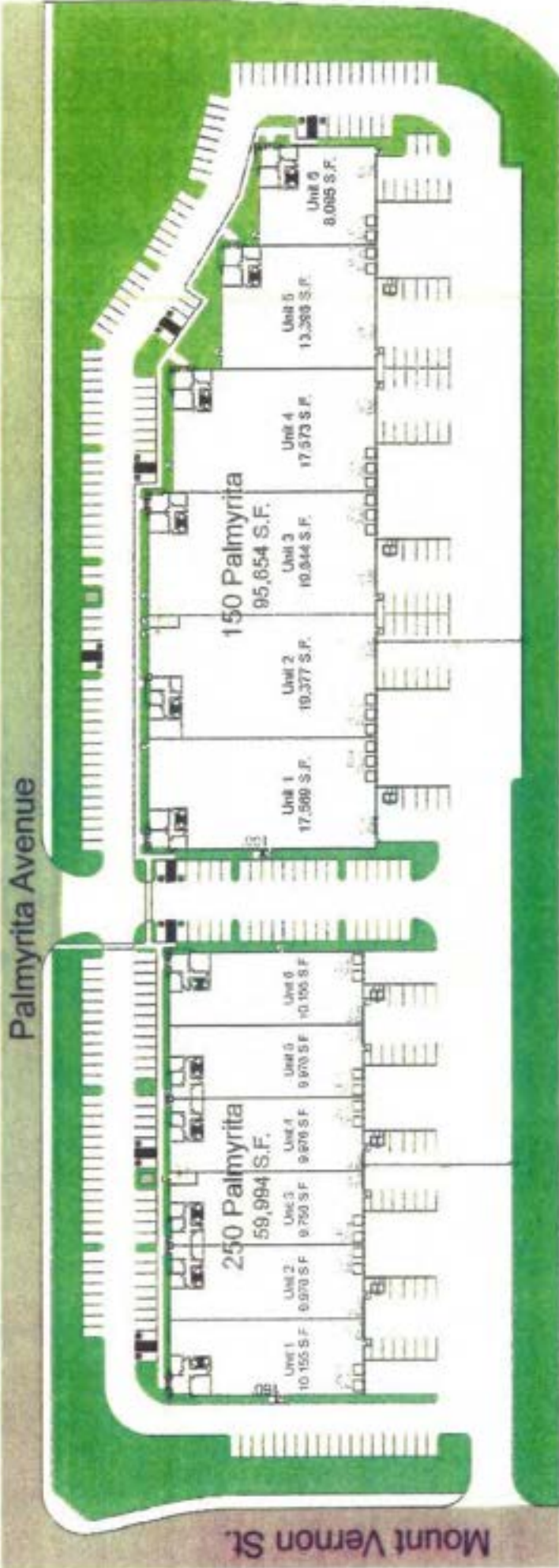
Developed by:

RCI Riverside Commercial Investors



HIGHLAND CORPORATE CENTER

150 & 250 PALMYRITA AVENUE | RIVERSIDE, CA 92507



For more information, contact:

Gerry Harvey 909-418-2017 gerry.harvey@cbre.com	Janet Valentin 909-418-2006 janet.valentin@cbre.com	Thomas Toepfer 909-418-2215 thomas.toepfer@cbre.com
---	---	---

Developed By:



© 2007, CB Richard Ellis, Inc. All rights reserved. This document is for informational purposes only and does not constitute an offer of any financial product. The information contained herein is not intended to be used as a basis for investment decisions. The information contained herein is not intended to be used as a basis for investment decisions. The information contained herein is not intended to be used as a basis for investment decisions. The information contained herein is not intended to be used as a basis for investment decisions.



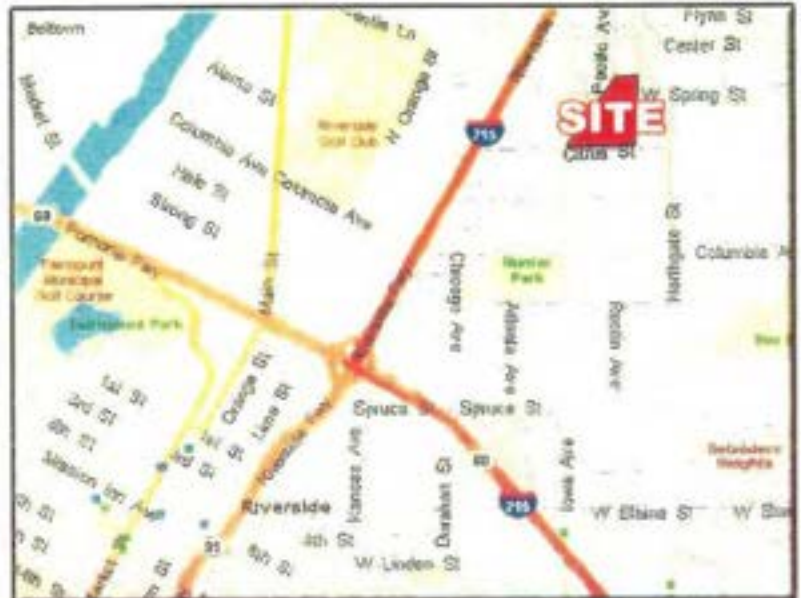
CITRUS BUSINESS PARK

111 - 1221 CITRUS STREET | RIVERSIDE, CA

**RECENTLY COMPLETED!
AGGRESSIVE LEASE RATES!!**

Project Features:

- Unit Sizes from 9,460 to 19,030 SF
- Ground Level & Dock High Loading
- Close Proximity to 60/91/215 Fwys
- City of Riverside Utilities
- Located within the Enterprise Zone
- MP Zoning (Manufacturing Park)

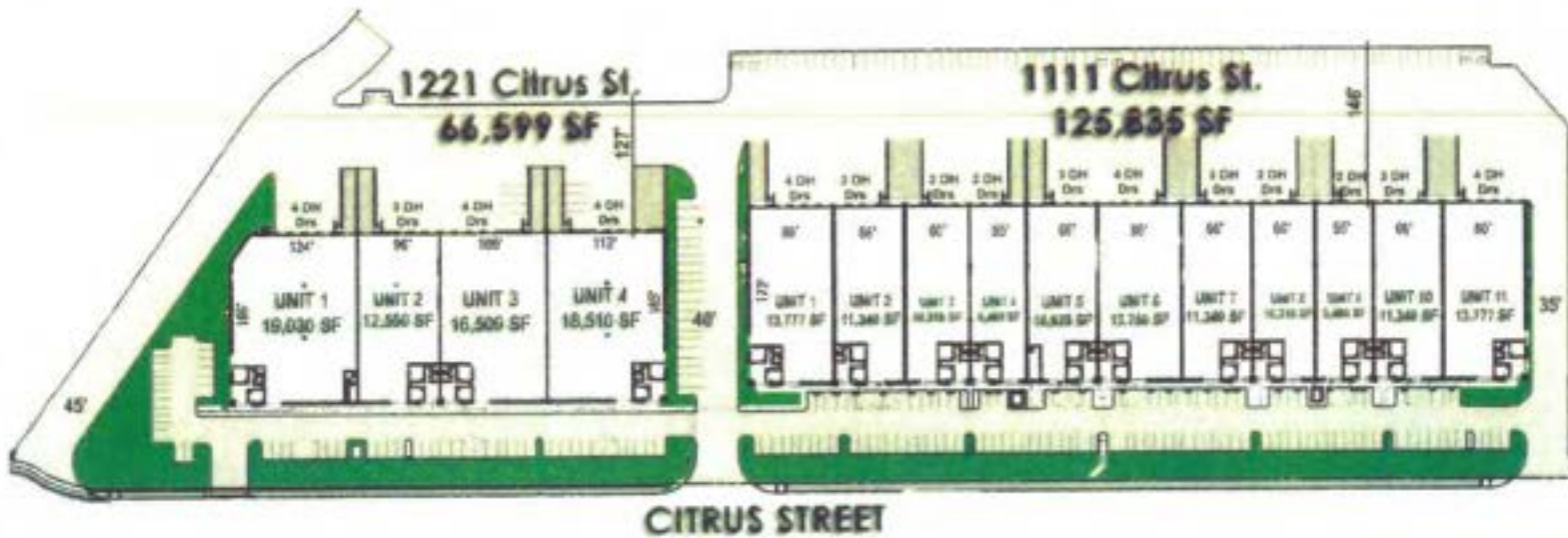


RCI

The information contained in this brochure is deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, expressed or implied, may be made as to the accuracy of the information contained herein.

CITRUS BUSINESS PARK, RIVERSIDE, CA

1111-1221 CITRUS STREET | RIVERSIDE, CA



FEATURES:

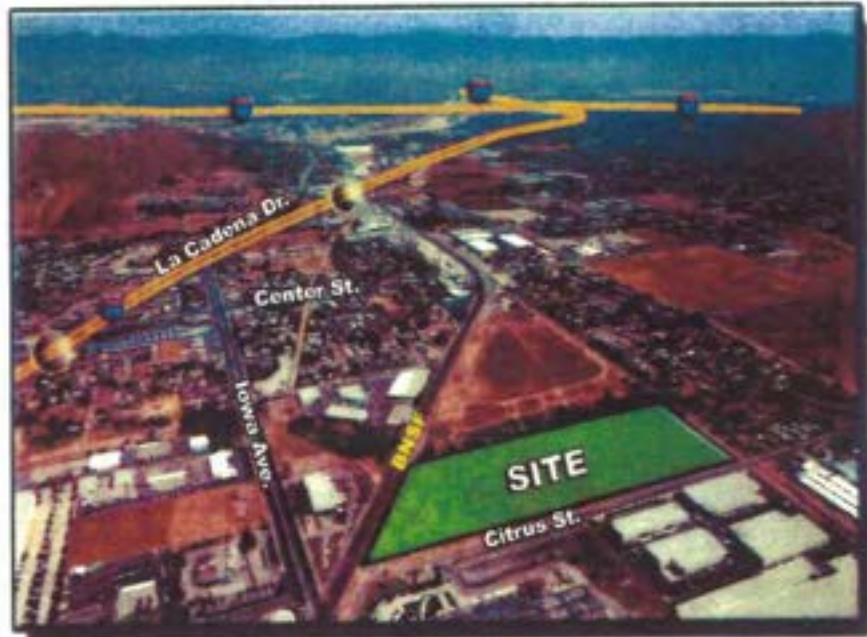
Building A - 1111 Citrus St.

- 125,835 SF
- Units from 9,460 SF to 13,777 SF
- (11) 12' x 14' Truck Doors
- (32) 9'6" x 10' Dock High Doors
- 400 Amp, 277/480 V: Units 1 & 11
- 200 Amp, 277/480 V: Units 2 thru 10

FEATURES:

Building B - 1221 Citrus St.

- 66,599 SF
- Units from 12,550 SF to 19,030 SF
- (4) 12' x 14' Truck Doors
- (15) 9'6" x 10' Dock High Doors
- 400 Amp, 277/480 V Power



For Further Information, Contact

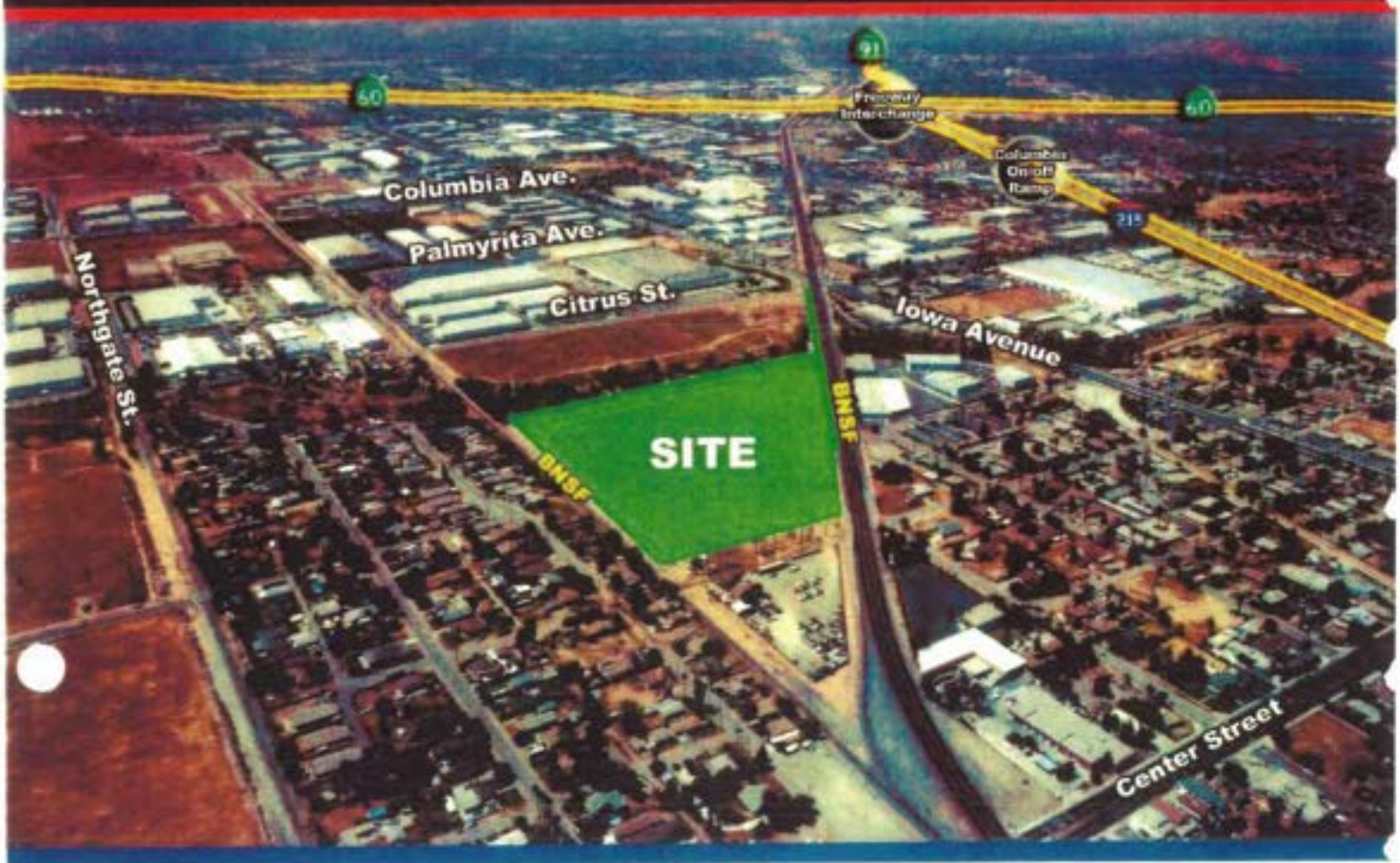
Eloy Cova
License #01462376
909.373.2902

Bill Heim
License #00776174
909.373.2901

The information contained in this brochure is deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, expressed or implied, may be made as to the accuracy of the information contained herein.

CITRUS BUSINESS PARK, RIVERSIDE, CA

TO 17 ACRES | WILL BUILD TO SUIT | RAIL SERVICE POSSIBLE



Project Features

- 2 Parcels Fully entitled up to 315,636 SF
- Will build-to-suit
- Fully improved with streets, curbs, gutters
- Close proximity to 60/91/215 Fwys
- BNSF rail service possible
- City of Riverside utilities
- MP Zoning (Manufacturing Park)



Eloy Cova 909.373.2902
DRE Lic #01462376
eloy@lee-assoc.com

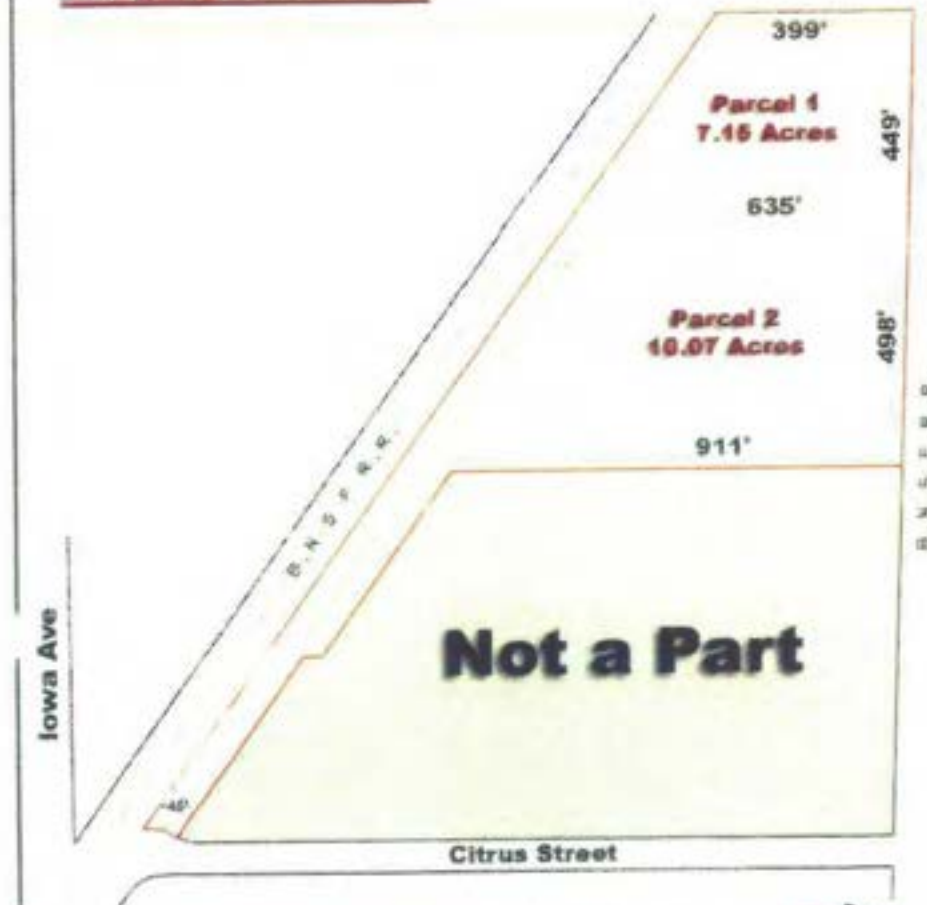
Bill Heim 909.373.2901
DRE Lic #00776174
bheim@lee-assoc.com

CITRUS BUSINESS PARK, RIVERSIDE, CA

7 TO 17 ACRES AVAILABLE | WILL BTS | RAIL SERVICE POSSIBLE

Another quality development by:

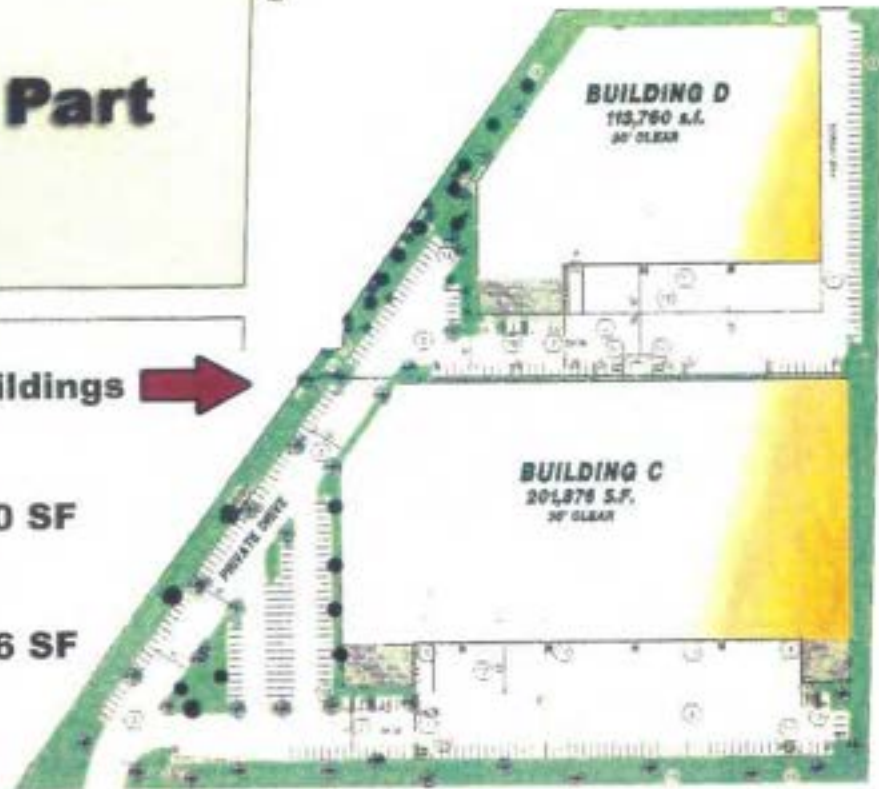
RCI
Metropolitan Commercial Investors



Parcels 1 & 2
Area = 17.22 Acres
750,045 SF Total Land Area

Parcels Shown with Entitled Buildings →

- **Site 1: 7.15 Acres**
Entitled For 113,760 SF
- **Site 2: 10.07 Acres**
Entitled For 201,876 SF



Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

For Further Information, Contact

Eloy Cova
909.373.2902

Bill Heim
909.373.2901

The information contained in this brochure is deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, expressed or implied, may be made as to the accuracy of the information contained herein.

AMB**AMB PROPERTY CORPORATION**

Local partner to global trade™

FOR LEASE

**1,313,470 SF Available | AMB Redlands Commerce Center
Redlands, California**

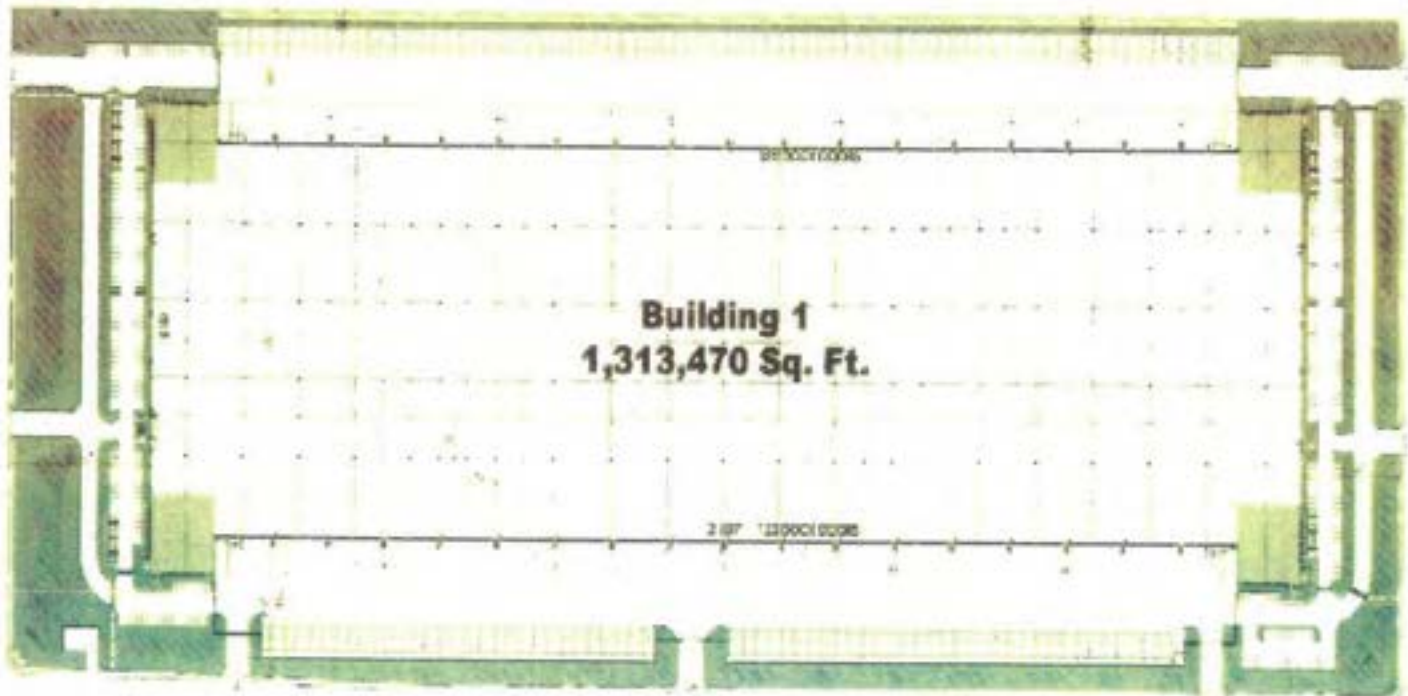
**1651 California Street
Redlands, CA**

Property Type	Warehouse/Distribution
Year Built/Renovated	Spring 2007
NRA	1,313,470 SF
Land	80.32 Acres
Coverage Ratio	50%
Parking	488 Parking Spaces
Clear Height	32' Minimum Clear Height
Loading	244 Cross Dock Doors
Building Depth	610' x 2,107'
Truck Court	185'
Trailer Parking	340 Trailer Parking Stalls
Column Spacing	62' x 80'
Slab on grade	7 inch
Office Finish	To Suit
Other	AMB Foreign Trade Zone No. 202



AMB**AMB PROPERTY CORPORATION**

Local partner to global trade.™

FOR LEASE

For additional information, please contact:

Broker

Bill Helm

Principal/Executive VP

Lee & Associates-Ontario

Direct 909.373.2901

Fax 909.373.2998

Email bhelm@lee-assoc.com**Eloy Cova**

Associate

Lee & Associates-Ontario

Direct 909.373.2902

Fax 909.373.2997

Email ecova@lee-assoc.com**Eric Hutchins**

Associate

Lee & Associates-Ontario

Direct 909.373.2734

Fax 909.796.9493

Email ehutchins@lee-assoc.comPlease visit our website: www.lee-assoc.com

3535 Inland Empire Blvd., Ontario, CA 91764

NO WARRANTIES OR REPRESENTATIONS, EXPRESSED OR IMPLIED, ARE MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. ALL SIZES ARE APPROXIMATE. AMB MAKES NO COMMITMENT TO UPDATE THE INFORMATION CONTAINED HEREIN, AND MAY MAKE CHANGES TO THESE MATERIALS AT ANY TIME WITHOUT NOTICE. IN NO EVENT SHALL AMB OR ITS AFFILIATES BE LIABLE FOR ANY DAMAGES WHATSOEVER (INCLUDING, WITHOUT LIMITATION, DAMAGES FOR LOSS OF PROFITS, BUSINESS INTERRUPTION, OR LOSS OF OPPORTUNITY) ARISING OUT OF THE USE OF THE INFORMATION CONTAINED HEREIN.

REDLANDS DISTRIBUTION CENTER BUILDING #6

Industrial Space – 600,306 Square Feet



27223 Pioneer Avenue
Redlands, CA

Features

Location

- Excellent I-10/ Highway 30 access
- Corporate neighbors include:
 - Hershey Foods
 - Big Lots
 - Stater Brothers
 - Salton Industries
 - Becton Dickinson
 - Ashley Furniture
 - Michelin
 - Treadways/Discount Tire
 - Kimberly Clark
- ProLogis owned & operated

Facility

- 600,306 SF available
- 42,207 SF offices
- 30' minimum clear height
- 27.5 acres of land
- BLDG - 362' deep x 1,612' long
- 110 (9'x10') Dock high loading
- 3 (12'x14') Ground level ramps
- 123 trailer parking
- 182 auto parking
- Power to Suit (4,000 AMP UGPS)
- ESFR Sprinkler System
- Secured truck yard
- 185' Truck courts
- 2 1/2% Skylights
- Bay spacing 60'x52' typical (loading bay 62' deep)



Contact



Bill Helm
909.373.2901
bhelm@lee-assoc.com

Eloy Cova
909.373.2902
eloy@lee-assoc.com

ProLogis

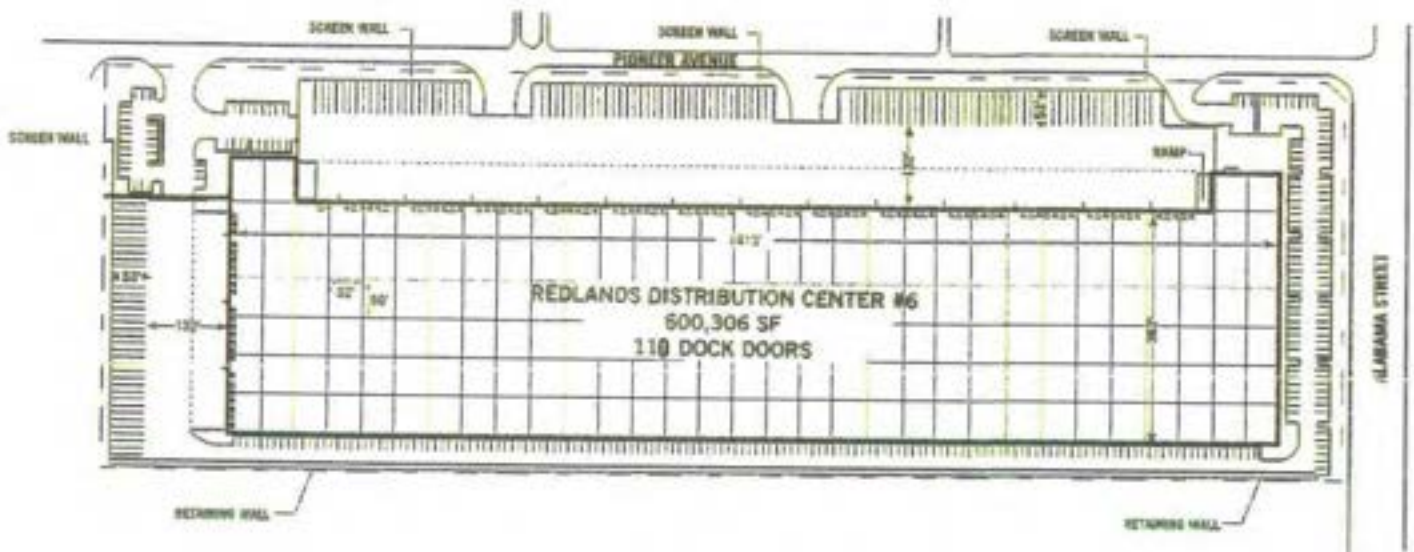
2817 E Cedar St
Suite 200
Ontario, CA 91761

909.673.8700 Phone
909.673.8702 Fax
www.prologis.com

 **ProLogis.**

REDLANDS DISTRIBUTION CENTER BUILDING #6

27223 Pioneer Avenue, Redlands, CA



Contact



Bill Heim
909.373.2901
bheim@lee-assoc.com

Eloy Cova
909.373.2902
eloy@lee-assoc.com

ProLogis
2817 E Cedar St
Suite 200
Ontario, CA 91761

909.573.8700 Phone
909.573.8702 Fax
www.prologis.com



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

FOR SALE OR LEASE

±9,053 SF to ±15,237 SF

13 Freestanding Industrial Buildings
1 Multi-tenant Industrial/Office Building



AIRPORT COMMERCE CENTER

ARLINGTON AVENUE AT AIRPORT DRIVE
RIVERSIDE, CALIFORNIA



Jim Koenig
Senior Vice President
909.418.2008

Gerry Harvey
First Vice President
909.418.2017

Laine Cimino
Sales Assistant
909.418.2094

100 A CENTURY OF SERVICE
1906 | 2006

Developed by:
RCI Riverside Commercial Investors

CBRE
CB RICHARD ELLIS

**FOR SALE
OR LEASE**

AIRPORT COMMERCE CENTER



Building Features

- 13 Freestanding buildings
- 1 Multi-tenant building (4:1 Parking)
- 400 amp, 277/480 volt, 3 phase electrical service
- .33/2000 square foot fire sprinkler system
- Secured yards
- Individual parcels
- Metal Halide warehouse lighting
- Foil insulation
- Business park zoning



BUILDING	TOTAL SQUARE FOOTAGE	OFFICE SPACE	MEZZANINE	GL DOORS	CLEAR HEIGHT	SITE AREA (SF)	PARKING	
A	±15,237	±1,173		(2) 12'X14'	18'	±29,998	22	
B	±14,128	±1,173		(2) 12'X14'	18'	±28,053	23	
C	±13,307	±1,173		(2) 12'X14'	18'	±27,127	23	
D	±9,617	±1,173		(2) 12'X14'	18'	±24,649	25	
E	±9,053	±1,173		(2) 12'X14'	18'	±24,541	25	
F	±10,454	±1,173		(2) 12'X14'	18'	±30,810	29	
G	±11,954	±1,173		(2) 12'X14'	18'	±35,468	36	
H	±10,371	±1,173		(2) 12'X14'	18'	±25,019	23	
I	±14,144	±1,173		(2) 12'X14'	18'	±25,019	28	
J	±9,880	±1,117		(3) 12'X14'	18'	±43,598	37	
K	±11,418	±1,967	±1,713	(2) 12'X14'	24'	±25,915	29	
L	±11,737	±2,000	±1,683	(2) 12'X14'	24'	±30,285	28	
M	±14,006	±1,967	±1,713	(3) 12'X14'	24'	±37,912	38	
N	±31,248	MULTI-TENANT BUILDING - UNITS FROM ±1,680-1,970 SF					±116,563	136



ONTARIO PINES

FOR SALE OR LEASE - 11,342 SF & 22,085 SF



PROJECT FEATURES

- Fee Simple Ownership
- No Common Drives or Reciprocal Easements
- No Major Bond Assessments
- M3 Zoning
- Convenient Access to I-10, I-15 and 60 Freeways

BUILDING FEATURES

- Secured Yard Areas
- Metal Halide Warehouse Lights
- Foil Insulation and Skylights in Warehouse
- Painted Interior Warehouse Walls
- Sealed Warehouse Floors

Exclusively Offered By:

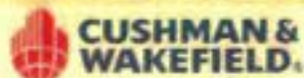
Armen Gourdikian

armen.gourdikian@cushwake.com

Sid Osborn

sid.osborn@cushwake.com

909.980.7788



ONTARIO PINES FOR SALE OR LEASE - 11,342 SF & 22,085 SF



BUILDING ADDRESS	390 N. PONDEROSA AVENUE, ONTARIO	3880 E. EBONY STREET, ONTARIO
BUILDING SIZE (SF)	11,342	22,085
OFFICE SIZE (SF)	1,074	3,663
SITE AREA (SF)	25,604	50,896
MINIMUM CLEARANCE	18'	24'
LOADING DOORS	2 GL (12' x 14')	2 GL (12' x 14') and 2 DH (8.5' x 10')
FIRE SPRINKLERS	.60 GPM / 2,000 SF	.60 GPM / 2,000 SF
POWER - 277/480 VOLT	400 Amps (expandable)	400 Amps (expandable)
PARKING PROVIDED	14	43

Exclusively Offered By:

Armen Gourdikian

armen.gourdikian@cushwake.com

Sid Osborn

sid.osborn@cushwake.com

909.980.7788

Developed By:



Riverside Commercial Investors



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

IOWA CENTER



NORTHWEST CORNER OF IOWA AVENUE & PALMYRITA AVENUE, RIVERSIDE, CA

FOR SALE OR LEASE

SEVEN INDUSTRIAL/OFFICE BUILDINGS
10,350 TO 15,528 SQUARE FEET

FEATURES

- Excellent Freeway Access
- Hunter Park/Enterprise Zone
- 1,000 to 4,000 Square Feet of Offices
- Sprinklers: Buildings 1, 2 & 5: 0.60/2,000
Buildings 3, 4, 6 & 7: 0.50/2,000
- 18' to 24' Clear Height
- Two (2) 12'x14' Drive-In Doors
- Parking: Buildings 1 & 2: 3:1,000 Sq. Ft.
Buildings 3-7: 2:1,000 Sq. Ft.
- 800 Amp/ 277/480 Volt Electrical Service



 **Lee &
Associates**
COMMERCIAL REAL ESTATE SERVICES
3535 Inland Empire Blvd., Ontario, CA 91764

MICHAEL CHAVEZ
mchavez@lee-assoc.com

BILL HEIM
bheim@lee-assoc.com

909.989.7771
909.941.2510 Fax

FINN COMER
fcomer@lee-assoc.com

909.276.3600
909.276.3650 Fax



BUILDING	BUILDING SIZE (SF)	OFFICE SIZE (SF)		WAREHOUSE SIZE (SF)	CLEAR HEIGHT	LOADING DOORS	POWER (AMPS)	PARKING
		FIRST FLOOR	MEZZANINE					
1 - 891 Iowa Avenue	15,528	1,000	3,000	11,528	24'	2 GL (12'x14')	800	48
2 - 981 Iowa Avenue	14,336	1,000	3,000	10,336	24'	2 GL (12'x14')	800	44
3 - 1355 Palmyrita Avenue	12,420	1,000	0	11,420	18'	2 GL (12'x14')	800	24
4 - 1403 Palmyrita Avenue	10,350	1,000	0	9,350	18'	2 GL (12'x14')	800	21
5 - 1425 Palmyrita Avenue	14,638	1,000	1,000	12,638	24'	2 GL (12'x14')	800	35
6 - 1395 Palmyrita Avenue	11,926	1,000	0	10,926	18'	2 GL (12'x14')	800	23
7 - 1365 Palmyrita Avenue	13,000	1,000	0	12,000	18'	2 GL (12'x14')	800	18

Lee & Associates
 COMMERCIAL REAL ESTATE SERVICES
 3535 Inland Empire Blvd.
 Ontario, CA 91764

MICHAEL CHAVEZ
 mchavez@lee-assoc.com

BILL HEIM
 bheim@lee-assoc.com
 909.989.7771
 909.941.2510 Fax

FINN COMER
 fcomer@lee-assoc.com
 909.276.3600
 909.276.3650 Fax

Developed by:

RCI Residential Commercial Investors

REDLANDS DISTRIBUTION CENTER BUILDING #5

Industrial Space - Up to 699,350 Square Feet



Features

- Location**
- Corporate neighbors include:
 - Hershey Foods
 - Becton Dickinson
 - Ashley Furniture
 - Michelin
 - Salton Industries
 - Big Lots
 - Stater Bros.
 - Treadways/Discount Tire

- Facility**
- 699,350 sq ft available
 - 30' minimum clear height
 - 800 amps, expandable
 - to 4,000, 277/480V
 - 111 dock high doors
 - Two (2) truck courts - 185'
 - 287 parking spaces
 - 168 trailer parking stalls
 - Office to suit

Contact

- Bill Heim (909) 373-2901
bheim@lee-assoc.com
- Eric Hutchins (909) 373-2734
ehutchins@lee-assoc.com
- Eloy Cova (909) 373-2902
eloy@lee-assoc.com



REDLANDS DISTRIBUTION CENTER Building #5

1895 Marigold Street, Redlands, California



Contact

Bill Helm (909) 373-2901
bhelm@lee-assoc.com

Eric Hutchins (909) 373-2734
ehutchins@lee-assoc.com

Eloy Coia (909) 373-2902
eoya@lee-assoc.com



No warranty or representation expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors and omissions.

INTERSTATE BUSINESS PARK



NORTHEAST CORNER OF MILLIKEN AVENUE & RIVERSIDE DRIVE, MIRA LOMA, CA

FOR LEASE

FOUR DOCK-HIGH INDUSTRIAL BUILDINGS
TOTALING 235,966 SQUARE FEET
UNIT SIZES FROM 10,500 TO
65,632 SQUARE FEET

FEATURES

- At the Milliken On/Off Ramp of the Pomona (60) Freeway
- High Identity Showroom Corner Location
- Within Minutes of the Future Galena (I-15) Street On/Off Ramp
- ESFR Sprinkler System
- Concrete Truck Courts
- Corporate Neighbors Include Costco, WalMart, Black & Decker, W.W. Grainger, and Petco



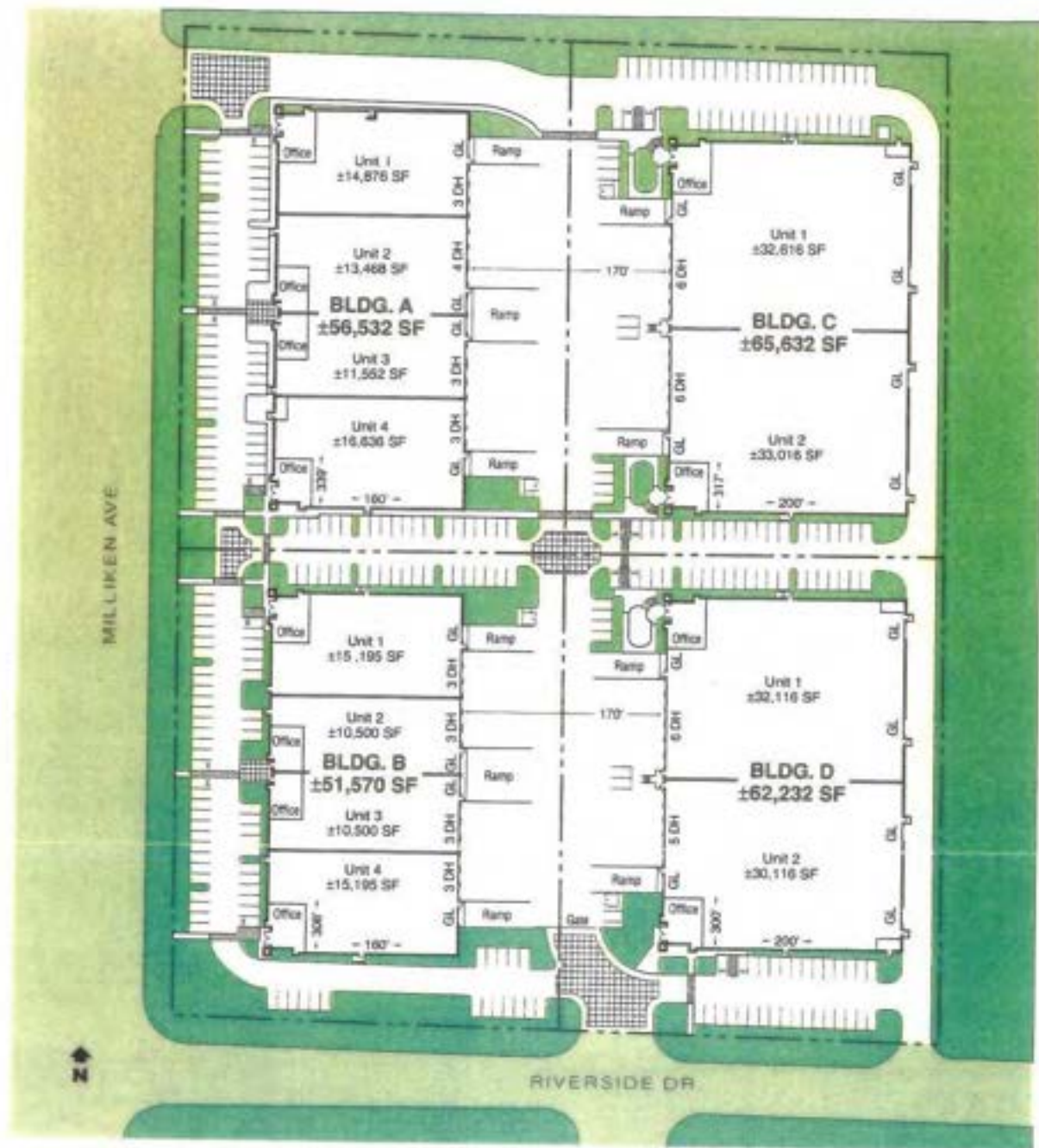
MICHAEL CHAVEZ
mchavez@lee-assoc.com

BILL HEIM
bheim@lee-assoc.com

SCOTT OSTLUND
sostlund@lee-assoc.com

909.989.7771
909.941.2510 Fax

3535 Inland Empire Blvd., Ontario, CA 91764



BUILDING	BUILDING SIZE (SF)	CLEAR HEIGHT	LOADING DOORS	POWER (AMPS)	PARKING
A	56,532	24'	13 DH / 4 GL	400	69
B	51,570	24'	12 DH / 4 GL	400	80
C	65,632	30'	12 DH / 6 GL	1,200 (expandable to 2,000)	75
D	62,232	30'	11 DH / 6 GL	1,200 (expandable to 2,000)	60



MICHAEL CHAVEZ
mchavez@lee-assoc.com

BILL HEIM
bheim@lee-assoc.com

SCOTT OSTLUND
sostlund@lee-assoc.com

909.989.7771
909.941.2510 Fax

Developed by:



3535 Inland Empire Blvd., Ontario, CA 91764

PACIFIC PARK



780 Columbia Avenue

Riverside, California

FOR LEASE

106,349 Square Feet, Divisible
Industrial Facility

- Offices to Suit
- ESFR Sprinkler system
- 30' Minimum Clear Height
- 50' x 52' Bay Depth
- 21 Dock High Doors
- 7 Ground Level Doors
- 130' Truck Court
- 1200 Amps, 277/480 Power, Expandable to 4000 Amps
- Premier Hunter Park Location
- Enterprise Zone Benefits
- Competitive Power Rates Through City Owned Utility



FOR FURTHER INFORMATION:

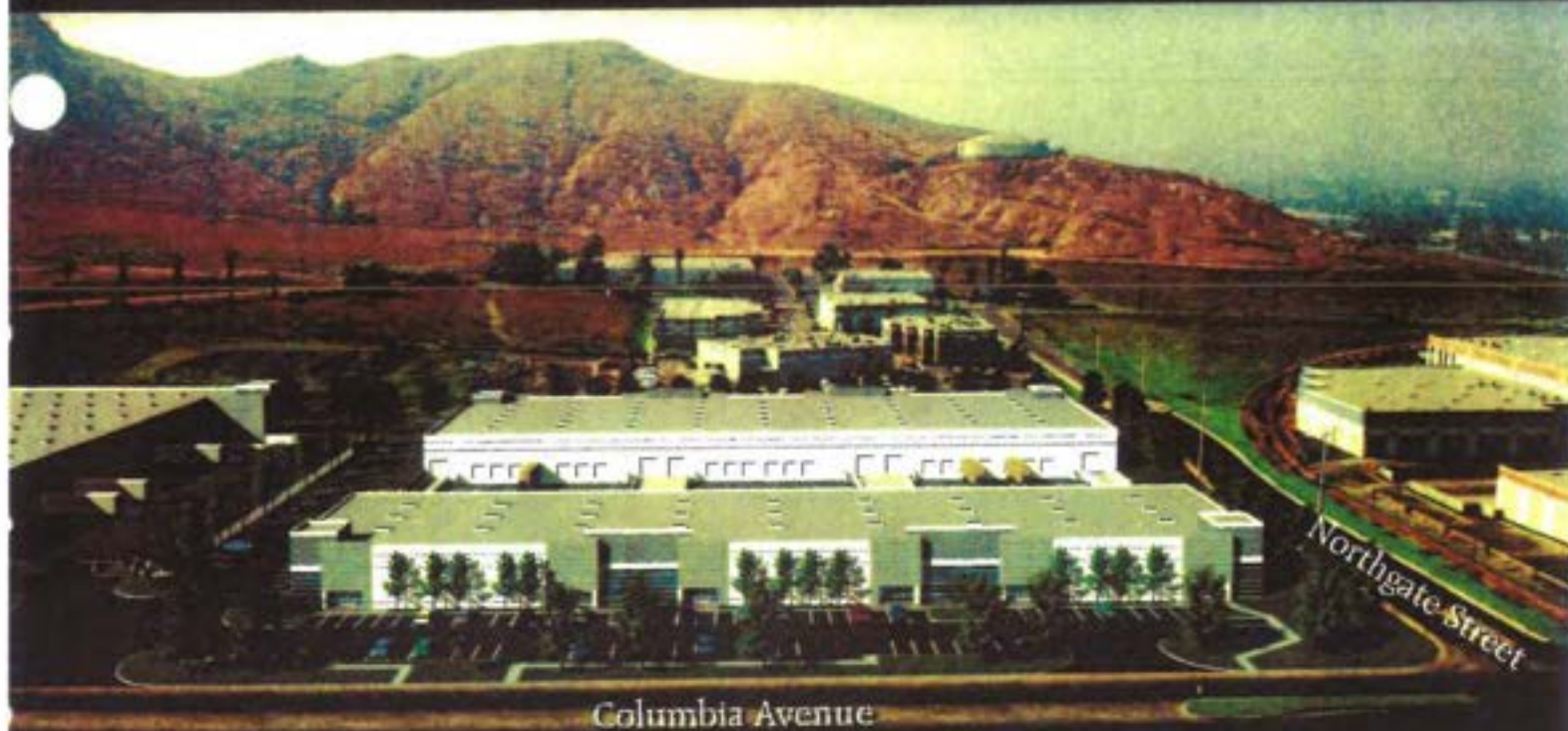
Jim Koenig
☎ 941.8.2008

Janet Valentin
909.418.2006

CB RICHARD ELLIS
4141 INLAND EMPIRE BLVD. SUITE 100
ONTARIO, CALIFORNIA 91764

CBRE
CB RICHARD ELLIS

PACIFIC PARK



Columbia Avenue

Northgate Street

880 Columbia Avenue / 1280 Northgate Street Riverside, California

FOR LEASE

56,768 SF Divisible; Units from 8,900 SF

82,198 SF Divisible; Units from 12,036 SF

- 1,200 SF of Office Space Per Unit
- .60/2000 Sprinkler System (880 Columbia)
- ESFR Sprinkler System (1280 Northgate)
- 24'/26' Minimum Clear Height
- Dock High Loading Doors
- Ground Level Loading Doors
- 400 Amps, 277/480 Power. Per Unit
- Premier Hunter Park Location
- Enterprise Zone Benefits
- Competitive Power Rates through City Owned Utility



FOR FURTHER INFORMATION:

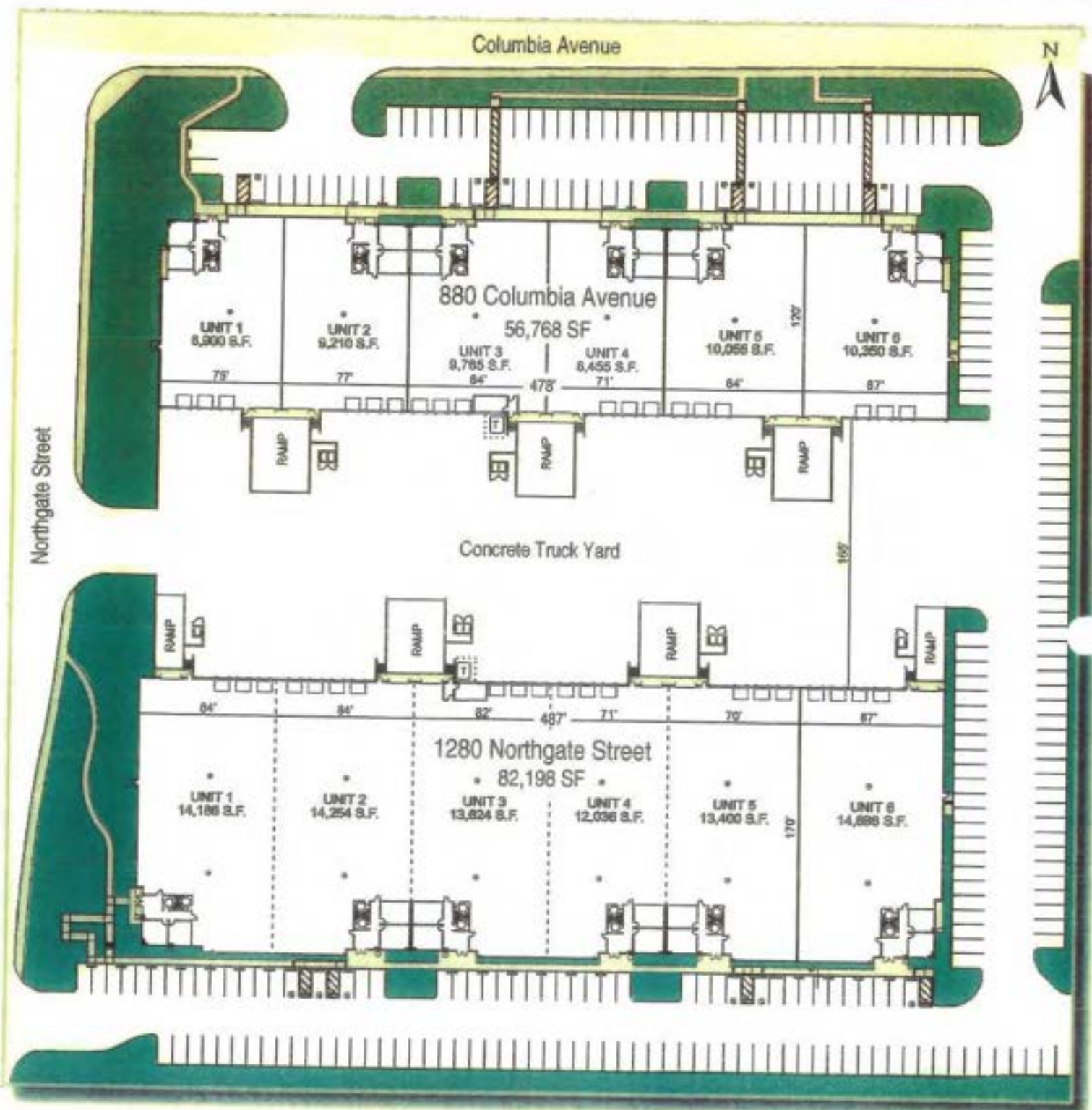
Jim Koenig
909.418.2008

Janet Valentin
909.418.2006

CB RICHARD ELLIS
4141 INLAND EMPIRE BLVD. SUITE 100
ONTARIO, CALIFORNIA 91764

CBRE
CB RICHARD ELLIS

PACIFIC PARK



FOR FURTHER INFORMATION:

Jim Koenig
909.418.2008

Janet Valentin
909.418.2006

CB RICHARD ELLIS
4141 INLAND EMPIRE BLVD. SUITE 100
ONTARIO, CALIFORNIA 91764

RCI DEVELOPED BY
Riverside Commercial Investors

CBRE
CB RICHARD ELLIS

AVAILABLE

PACIFIC PARK • RIVERSIDE, CA ±29,047 Square Feet



720 Columbia Avenue • Riverside • CA

FEATURES

- 29,047 Square Feet
- 2,500 Square Feet of improved 2-Story office space
- 24' Minimum clear height
- 3 Dock high doors
- 2 Grade level doors
- 800 Amp, 277/480 Volt Power (expandable)
- .60/2,000 SF calculated sprinkler system
- Fenced yard area
- Prestigious Hunter Park location
- City owned electricity and water providing competitive rates
- Located in State of California Enterprise Zone



Jim Koenig
909.418.2008
jkoenig@cbre.com

Janet Valentin
909.418.2006
jvalentin@cbre.com

Developed by:

RCI Riverside Commercial Investors

CB Richard Ellis
NAVIGATING A NEW WORLD™

4141 INLAND EMPIRE BOULEVARD • SUITE 100 • ONTARIO • CA • 91764

© 2007 CB Richard Ellis, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used here for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property in

PACIFIC PARK

720 COLUMBIA AVENUE • RIVERSIDE • CA



Developed by:

RCI Riverside Commercial Investors



Jim Koenig
909.418.2008
jkoenig@cbrs.com

Janet Valentin
909.418.2006
jvalentin@cbrs.com

CB Richard Ellis
NAVIGATING A NEW WORLD™

4141 INLAND EMPIRE BOULEVARD • SUITE 100 • ONTARIO • CA • 91764

AVAILABLE

PACIFIC PARK • RIVERSIDE, CA

±35,987 Square Feet



700 Columbia Avenue • Riverside • CA

FEATURES

- 35,987 Square Feet
- 24' Minimum clear height
- 4 Dock high doors
- 2 Grade level doors
- 800 Amp, 277/480 Volt Power (expandable)
- .60/2,000 SF calculated sprinkler system
- Fenced yard area
- Prestigious Hunter Park location
- City owned electricity and water providing competitive rates



Jim Koenig
909.418.2008
jkoenig@cbre.com

Developed by:

RCI Riverside Commercial Investors

CBRE Richard Ellis
NAVIGATING A NEW WORLD™

4141 INLAND EMPIRE BOULEVARD • SUITE 100 • ONTARIO • CA • 91764

© 2002 CB Richard Ellis, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation as to its accuracy or completeness. Any projections, opinions, assumptions or estimates used are for example only and do not constitute the subject of future performance of the property. The value of the investment is subject to change and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine its suitability for your investment purposes. See also the prospectus for additional information.

PACIFIC PARK

700 COLUMBIA AVENUE • RIVERSIDE • CA



Developed by:

RCI

Riverside Commercial Innovators



Jim Koenig
909.418.2008
jkoenig@cbre.com

CB Richard Ellis
NAVIGATING A NEW WORLD™

4141 INLAND EMPIRE BOULEVARD • SUITE 100 • ONTARIO • CA • 91764

Park Place



Southwest Corner Center Avenue & 8th Street • Rancho Cucamonga, CA

For Sale or Lease

Sixteen Freestanding
Industrial Buildings

9,500 to 29,900 Square Feet

Exclusively Offered By:



(909) 980-7788

Armen Gourdkian
armen_gourdkian@cushwake.com

Sid Osborn
sid_osborn@cushwake.com



Developed By:

RCI Riverside Commercial Investors



Project Features

- ❑ Master planned business park
- ❑ Fee simple ownership - no common drives or reciprocal easements
- ❑ Convenient access to San Bernardino (I-10), Ontario (I-15), and new Foothill (210) Freeways
- ❑ No major bond assessments
- ❑ Within five minutes of Ontario International Airport and UPS/Fed-Ex distribution centers

Building Features

- ❑ Secured yard areas
- ❑ Metal halide warehouse lights
- ❑ Painted interior warehouse walls
- ❑ Sealed warehouse floors
- ❑ Foil insulation and skylights in warehouse
- ❑ Finished mezzanine office in buildings 6, 7, 10, 11, 12, 13 & 14
- ❑ Electrical power expandable to 1600 amps

Exclusively Offered By:



(909) 980-7788

Armen Gourdikian
armen_gourdikian@cushwake.com

Sid Osborn
sid_osborn@cushwake.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rents, or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals.

±72,000 SQUARE FEET • DIVISIBLE



600 PALMYRITA AVENUE • RIVERSIDE, CA

FOR LEASE

72,000 Square Foot Dock-High, Multi-Tenant Warehouse/Distribution Building

FEATURES

- Divisible to ±16,800 S.F., ±19,200 S.F., ±36,000 S.F., ±52,800 S.F.
- 26' Minimum Clear Height
- Building Dimensions - 460' x 150'
- 12 Dock High Doors, (9) 12'x14' Drive Thru Doors
- Metal Halide Lighting
- 120' Truck Court
- 800 Amps, 277/480 Volt, Expandable Power
- .60/3,000 SF Sprinkler System

More Information, Please Contact:

James Koenig 909.418.2008
David S. Consani 909.418.2005



CB Richard Ellis

NAVIGATING A NEW WORLD™

CB Richard Ellis
4141 Inland Empire Blvd.
Ontario, Ca 92501

Corporate Neighbors:

Airborne Express

T.M. Cobb Co.

County of Riverside

UC Riverside

Los Angeles Times

Westinghouse Corp.

Anheuser Busch

Developed by

PACIFIC RIM HOLDING CORP.

and

www.pacificrim.com

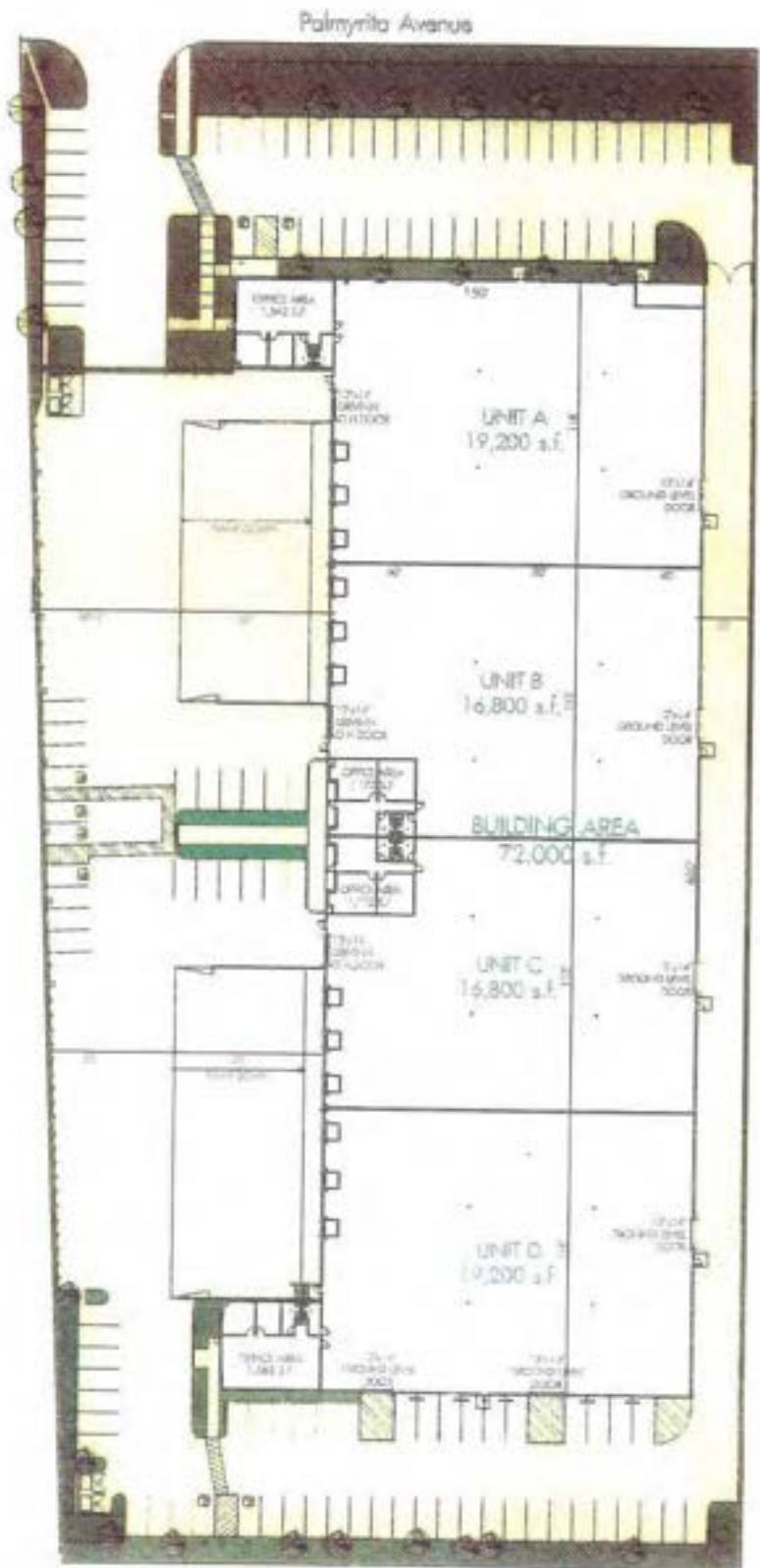
CB Richard Ellis

NAVIGATING A NEW WORLD™

For More Information, Please Contact:

James H. Koenig 909.418.2008

David S. Consani 909.418.2005



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

±64,000 SQUARE FEET • DIVISIBLE



601 COLUMBIA AVENUE • RIVERSIDE, CA

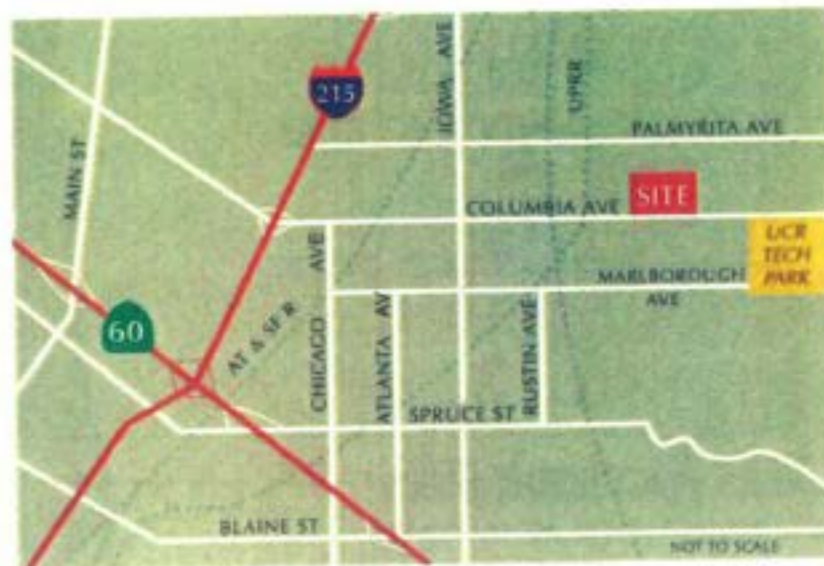
FOR LEASE

INDUSTRIAL FACILITIES

- Divisible to ±14,560 SF, ±17,760 SF, ±32,320 SF, ±46,880 SF
- 26' Minimum clear height
- 12 Dock high doors
- 8 Ground level doors
- 800 Amps, 277/480 volt, expandable power
- .60/3000 sf fire sprinkler system
- Fenced yard
- Hunter Park location
- City owned utility company

For more information, please contact:

James H. Koenig 909.418.2008
David S. Consani 909.418.2005



CB  Richard Ellis

NAVIGATING A NEW WORLD™

CB Richard Ellis
4141 Inland Empire Blvd.
Ontario, Ca 92501

Corporate Neighbors:

Airborne Express

T.M. Cobb Co.

County of Riverside

UC Riverside

Los Angeles Times

Westinghouse Corp.

Anheuser Busch

Developed by

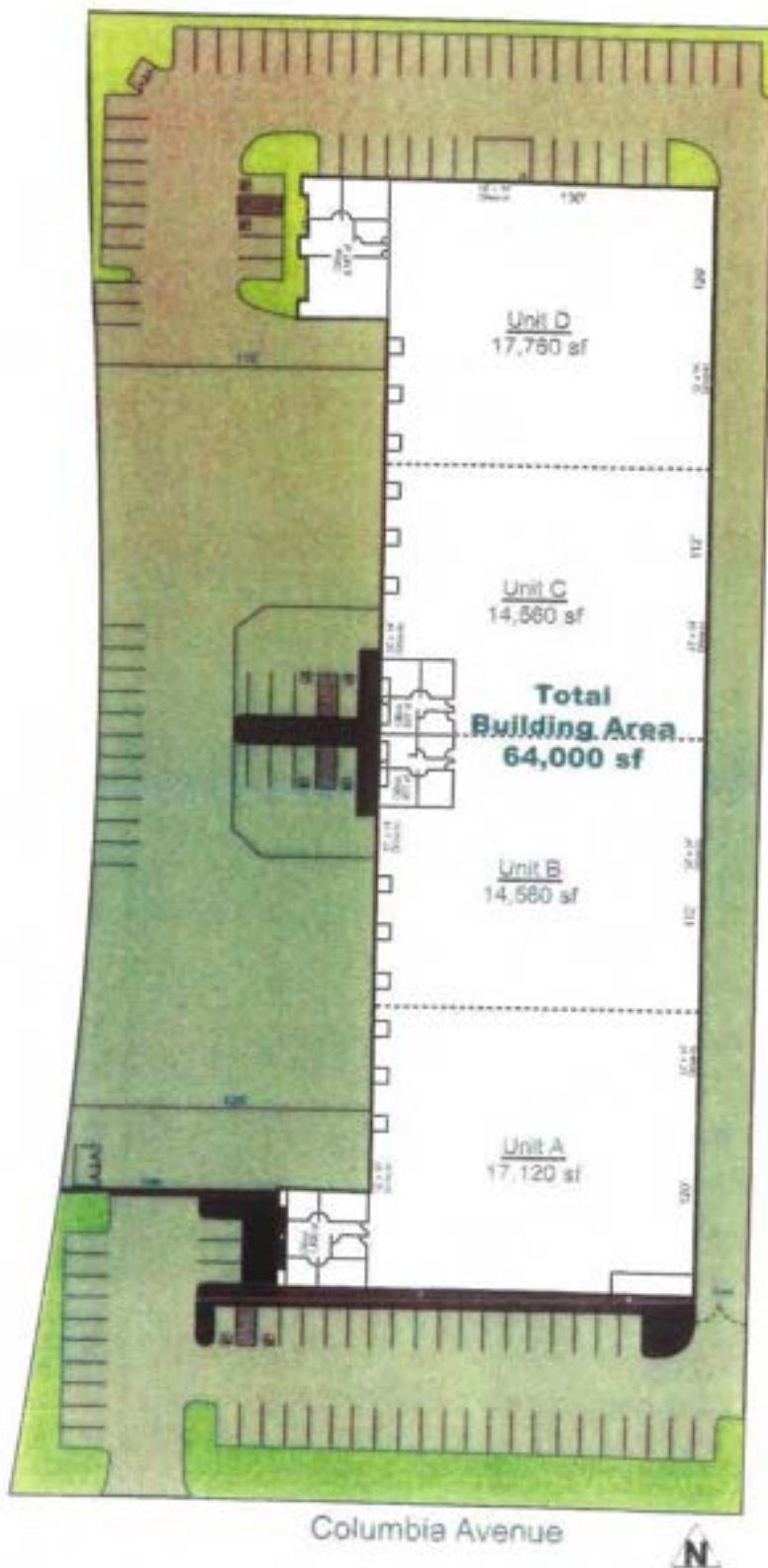
PACIFIC RIM HOLDING CORP.
and

RCI Riverside Commercial Investors

CB Richard Ellis
NAVIGATING A NEW WORLD™

For More Information, Please Contact:

James H. Koenig 909.418.2008
David S. Consani 909.418.2005



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Designed and printed by www.national-color.com.

CABOT DISTRIBUTION CENTER I



SIXTH STREET & HERMOSA AVENUE, RANCHO CUCAMONGA, CA

FOR LEASE

A 573,000 SQUARE FOOT
WAREHOUSE/DISTRIBUTION CENTER

FEATURES

- 573,000 Square Feet
- 23.38 Acres
- 85 - 8.5' x 10' Dock High Doors
- 2 - 12' x 14' Ground Level Doors
- ESFR Sprinkler System
- 183' Truck Court
- 30' Minimum Clear Height
- 50' x 52' Bay Spacing

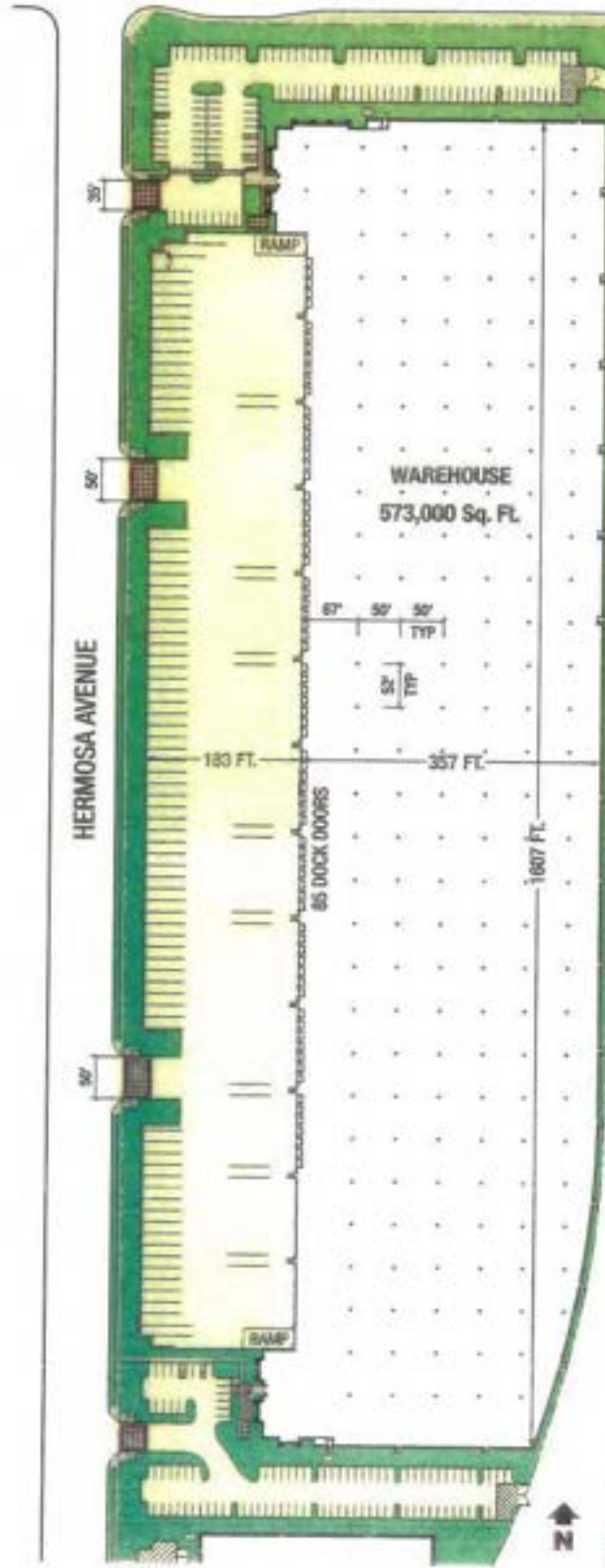


 **Lee &
Associates**
COMMERCIAL REAL ESTATE SERVICES

BILL HEIM / MICHAEL CHAVEZ
(909) 989-7771

3535 Inland Empire Boulevard, Ontario, CA 91764

6TH STREET



Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

BILL HEIM / MICHAEL CHAVEZ
(909) 989-7771
3535 Inland Empire Boulevard, Ontario, CA 91764

Developed by:

CABOT
INDUSTRIAL

RCI

Riverside Commercial Investors

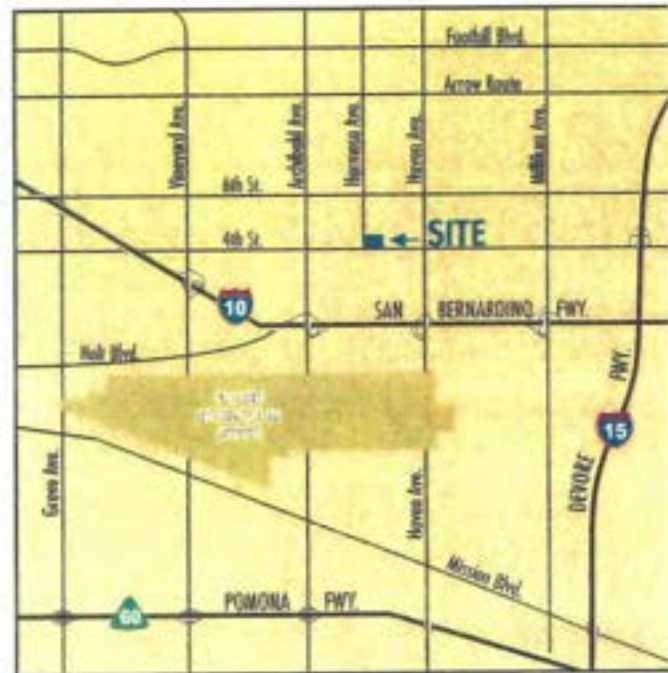
CABOT DISTRIBUTION CENTER I



9669 HERMOSA AVENUE, RANCHO CUCAMONGA, CA

FOR SALE OR LEASE 59,000 SQUARE FEET

- 9 Dock High Doors (8.5' x 10')
- 2 Ground Level Doors (12' x 14')
- 28' Minimum Clear Height
- ESFR Fire Sprinkler System
- 800 Amps, 277/480 Volt Power (Expandable)
- 2,455 Sq. Ft. of Office Area
- All Concrete Secured Truck Yard
- Metal Halide Warehouse Lighting
- Excellent Freeway Access to I-10 & I-15



**CUSHMAN &
WAKEFIELD®**

See beyond the expected.

For Further Information, Please Contact:

ARMEN GOURDIKIAN

SID OSBORN

(909) 980-7788

CABOT COMMERCE CENTER



SIXTH STREET & BUFFALO AVENUE, RANCHO CUCAMONGA, CA



For Lease

8,000 to 88,000
Square Feet

Office/Industrial
Buildings

Exclusively Offered By:



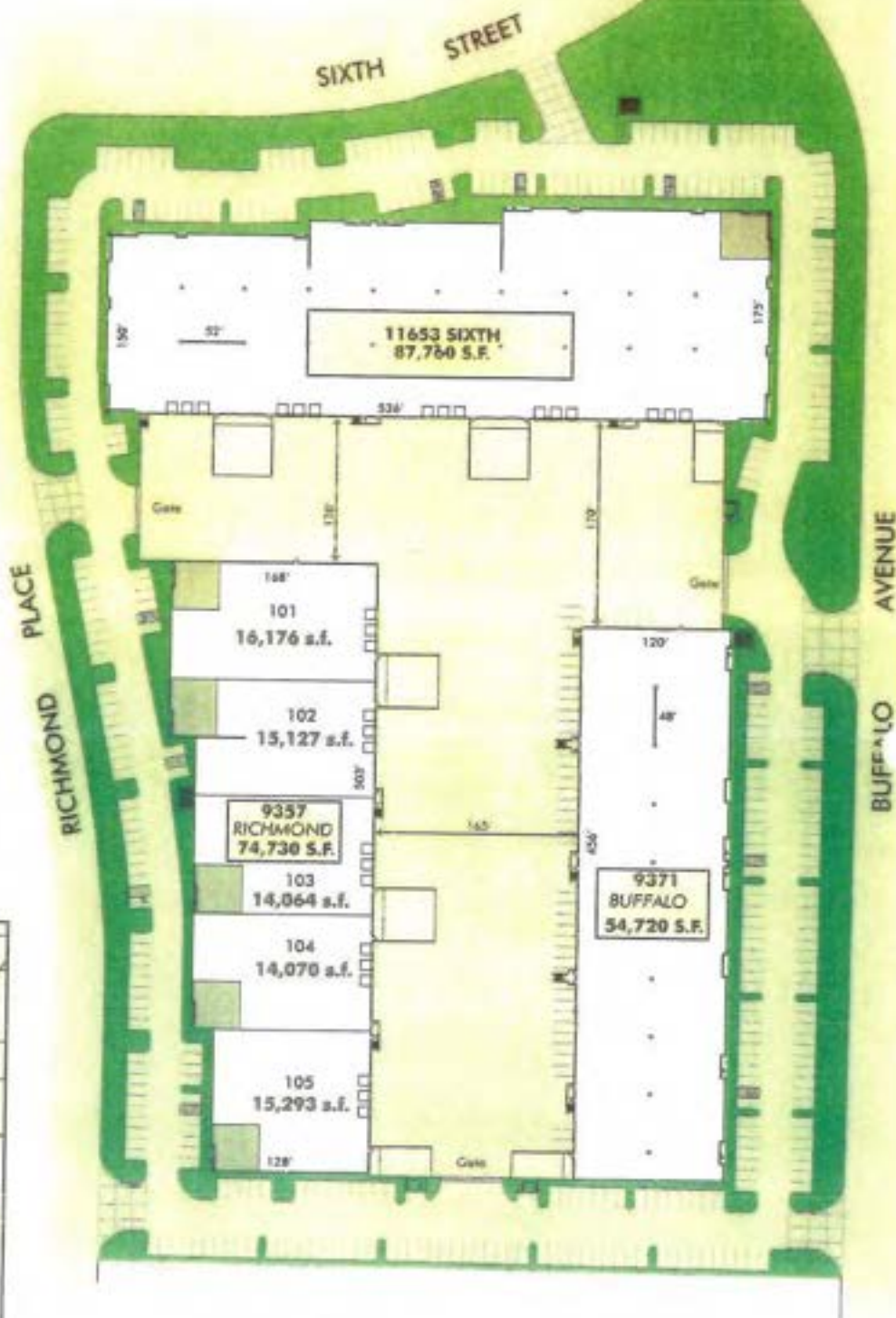
ARMEN GOURDIKIAN
SID OSBORN
(909) 980-7788

Developed By:

CABOT
INDUSTRIAL
RCI Riverside Commercial Investors

FEATURES

- Unit Sizes From 8,000 to 88,000 Square Feet
- 100% Office Capability
- 24' to 26' Minimum Clear Height
- .60 GPM/3,000 SF Fire Sprinkler System
- 200 Amp, 277/480 Volt, 3 Phase Electrical Power Per Unit, Expandable to 400 Amps Per Unit
- 165' Concrete Truck Court
- 2 to 3 Dock High Doors and 1 Grade Level/Ramp Door Per Unit
- Standard Office Build-Out of Approximately 1,000 SF Includes Reception Area, 2 Large Private Offices, 2 Restrooms and Coffee Bar
- Car Parking Up To 4:1,000 Square Feet
- One-Quarter (1/4) Mile West of the Ontario (I-15) Freeway and One (1) Mile North of the San Bernardino (I-10) Freeway
- Adjacent to the Ontario Mills Mall



For Further Information, Please Contact:

ARMEN GOURDIKIAN
SID OSBORN
(909) 980-7788



RANCHO DISTRIBUTION CENTER



10808 SIXTH STREET, RANCHO CUCAMONGA, CA

FOR LEASE

175,291 SQUARE FEET

DOCK HIGH
DISTRIBUTION BUILDING

UNIT SIZES
20,000 TO 40,000 SQ. FT.



**CUSHMAN &
WAKEFIELD®**

See beyond the expected.

ARMEN GOURDIKIAN / SID OSBORN

(909) 980-7788

FEATURES

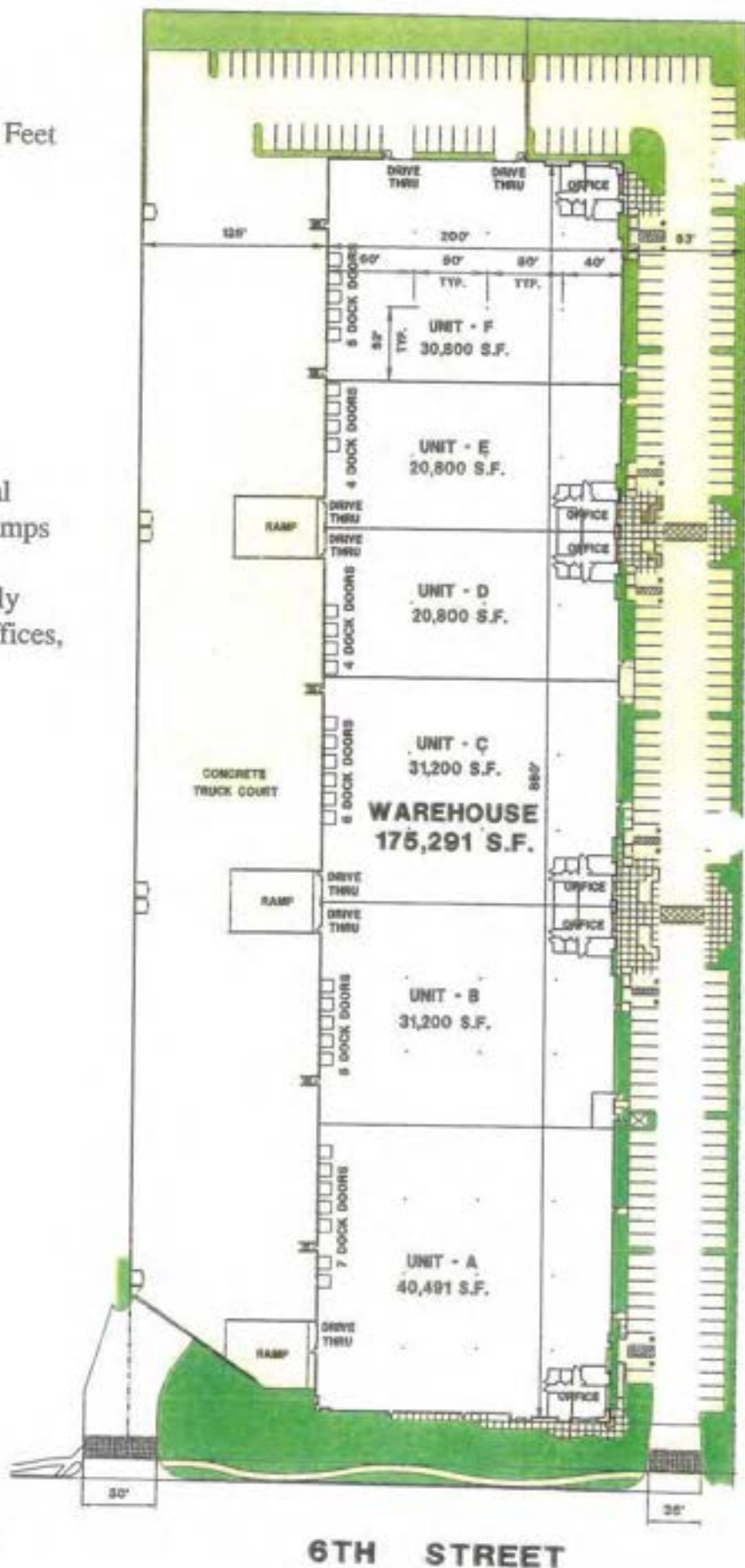
- Unit Sizes From 20,000 to 40,000 Square Feet
- 30' Minimum Clear Height
- ESFR Fire Sprinkler System
- 125' Concrete Truck Court
- Metal Halide Warehouse Lights
- 200 Amps, 277/480 Volt, 3 Phase Electrical Power Per Unit, Expandable Up To 800 Amps
- Standard Office Build-Out of Approximately 1,100 SF Includes Reception, 2 Private Offices, 2 Restrooms and Coffee Bar
- 1 Dock Door Per 5,600 SF



ARMEN GOURDIKIAN
SID OSBORN
 (909) 980-7788

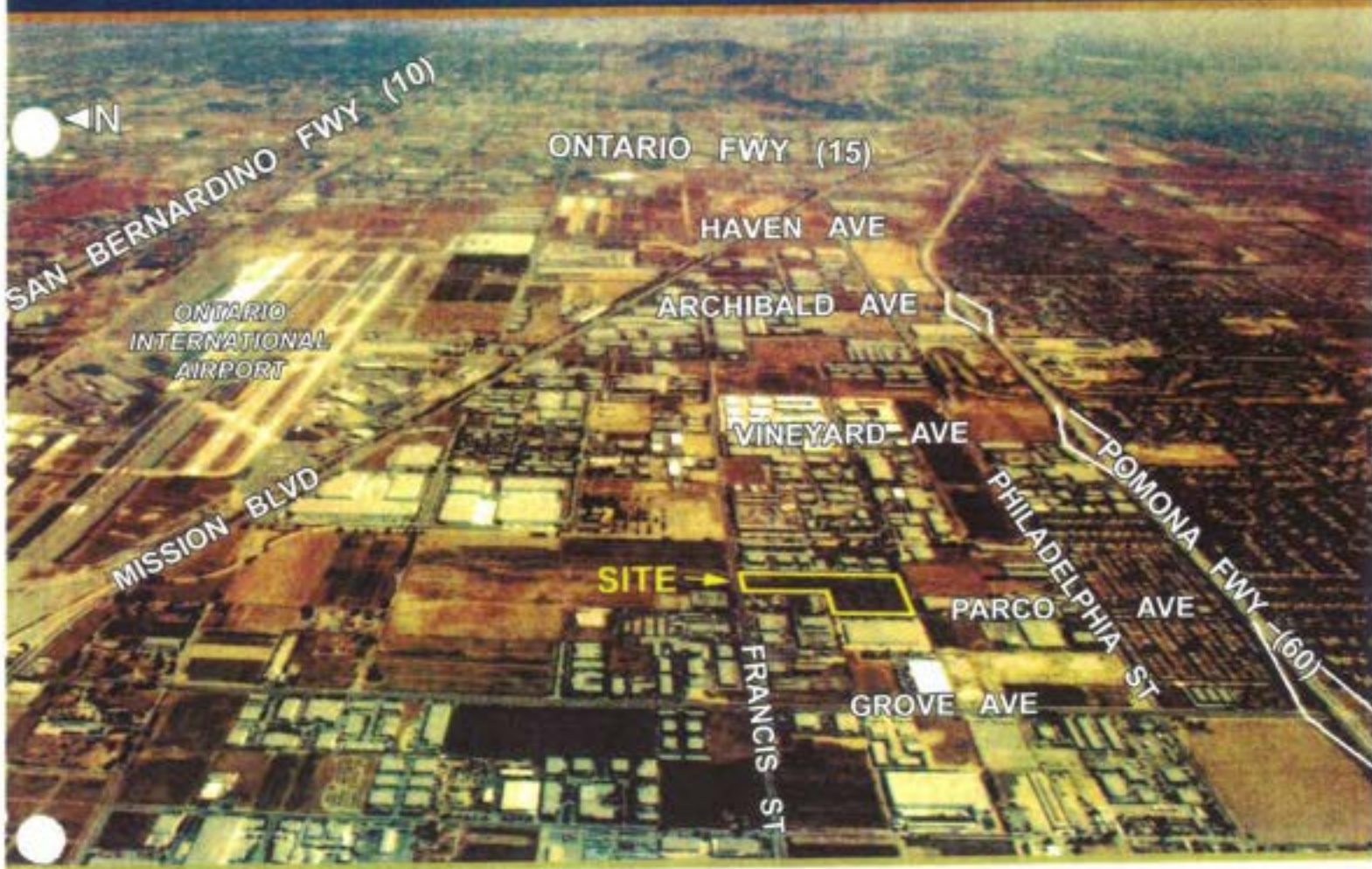
Developed By:

Pacific Rim
Holding Corporation



6TH STREET

CABOT BUSINESS CENTER



Building Features

- Unit Sizes From 12,000 to 36,000 Square Feet
 - 26' Minimum Clear Height in Warehouse
 - .60 GPM/3,000 SF Fire Sprinkler System
 - 200 Amps, 277/480 Volt, 3 Phase Electrical Power Per Unit, Expandable to 400 Amps Per Unit
 - 171' Concrete Truck Court
 - Minimum of 3 Dock High Doors and 1 Grade Level / Ramp Door Per Unit
 - Standard Office Build-Out of Approximately 1,000 SF Includes Reception Area, 2 Large Private Offices, 2 Restrooms and Coffee Bar Area
- Ample Car Parking (1.6:1,000 Square Feet)
- One-Half (1/2) Mile North of the Pomona (60) Freeway

FOR LEASE
NEW DOCK HIGH MULTI-TENANT
DISTRIBUTION BUILDINGS
ONTARIO, CALIFORNIA



Owned by:

CABOT

INDUSTRIAL

CABOT INDUSTRIAL TRUST

Developed by:

RCI Riverside Commercial Investors

For Further Information,
Please Contact:

CUSHMAN & WAKEFIELD

See beyond the expected.

ARMEN GOURDIKIAN

SID OSBORN

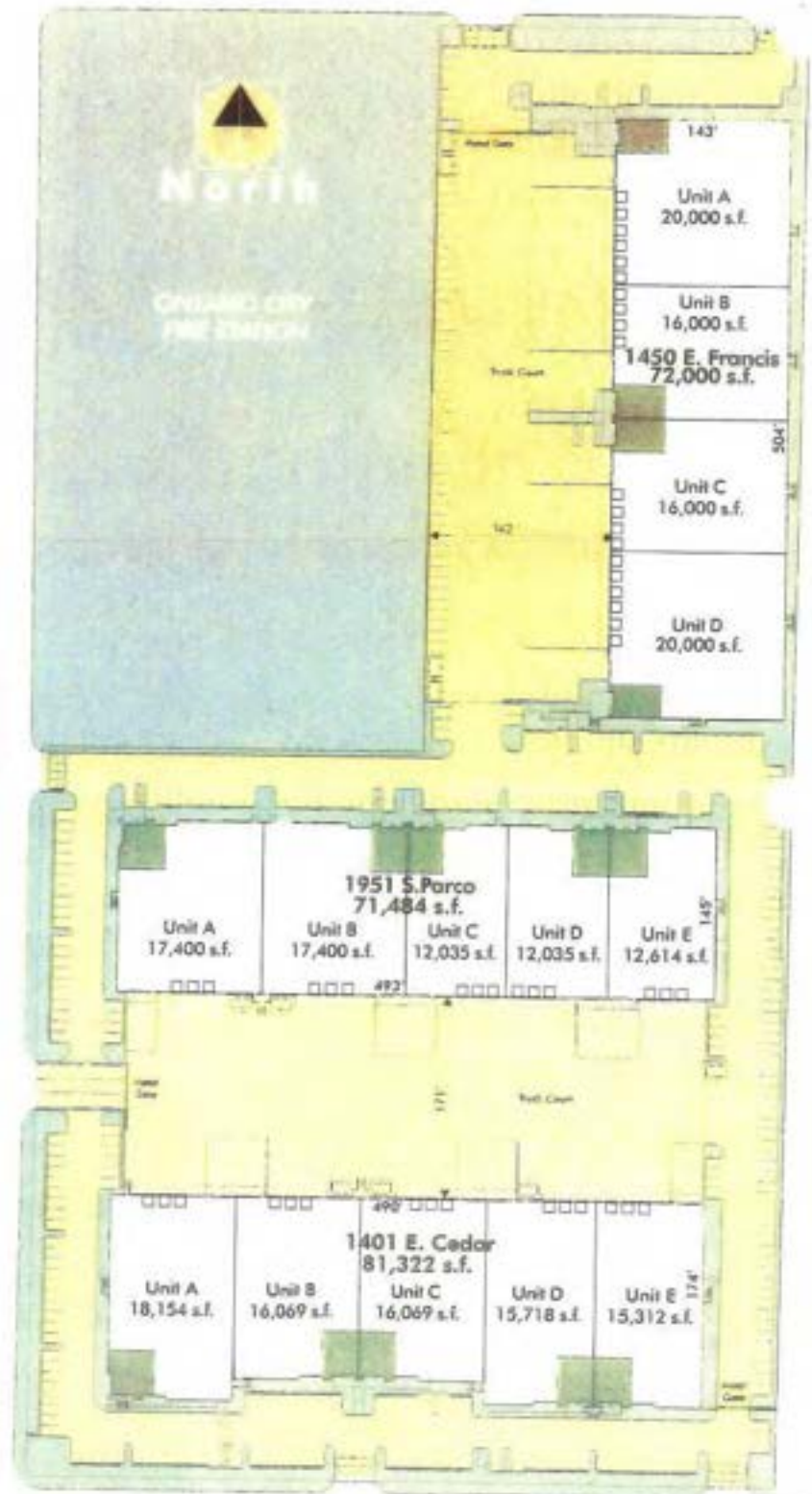
Phone (909) 980-7788

Fax (909) 989-4440

FRANCIS STREET

PARCO STREET

CEDAR STREET



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

CABOT DISTRIBUTION CENTER



SIXTH ST. & HERMOSA AVE., RANCHO CUCAMONGA, CA

FOR LEASE

A 401,226 SQUARE FOOT
WAREHOUSE/DISTRIBUTION CENTER

FEATURES

- 401,226 Square Feet (1,050' x 370')
- 17.5 Acres
- 55 - 9' x 10' Dock High Positions (West Facing)
- 2 - 12' x 14' Drive Through Doors
- ESFR Sprinkler System
- 186' Concrete Truck Yard
- 55 Trailer Stalls
- 32' Minimum Clear



 **Lee &
Associates**
COMMERCIAL REAL ESTATE SERVICES

BILL HEIM / MICHAEL CHAVEZ
(909) 989-7771

3535 Inland Empire Boulevard, Ontario, CA 91764



Lee & Associates
 COMMERCIAL REAL ESTATE SERVICES

BILL HEIM / MICHAEL CHAVEZ
 (909) 989-7771

3535 Inland Empire Boulevard, Ontario, CA 91764

Developed by:

CABOT
 INDUSTRIAL

RCI

Riverside Commercial Investors

COMMERCE POINTE BUSINESS CENTER

ONTARIO, CA

FIVE NEW INDUSTRIAL BUILDINGS

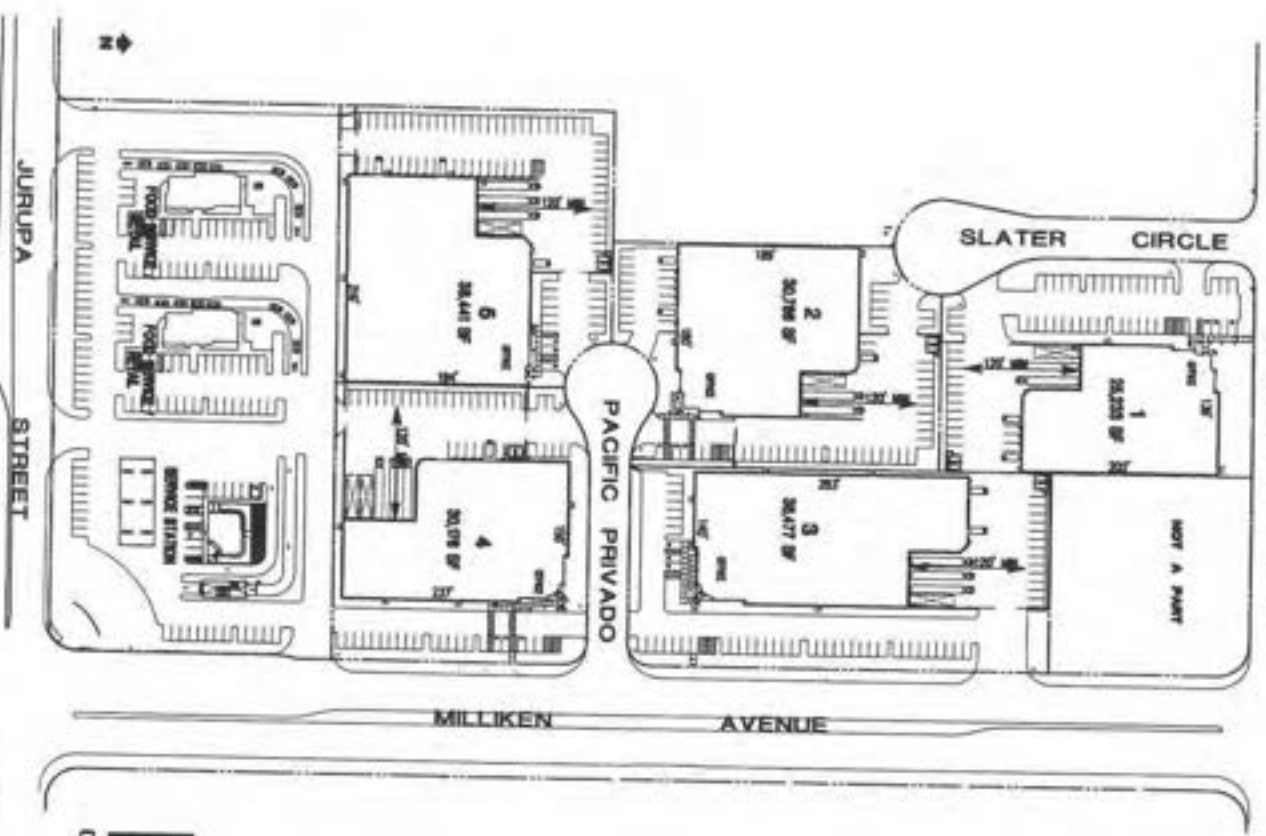


FOR SALE OR LEASE

25,233 to 38,441 Square Feet

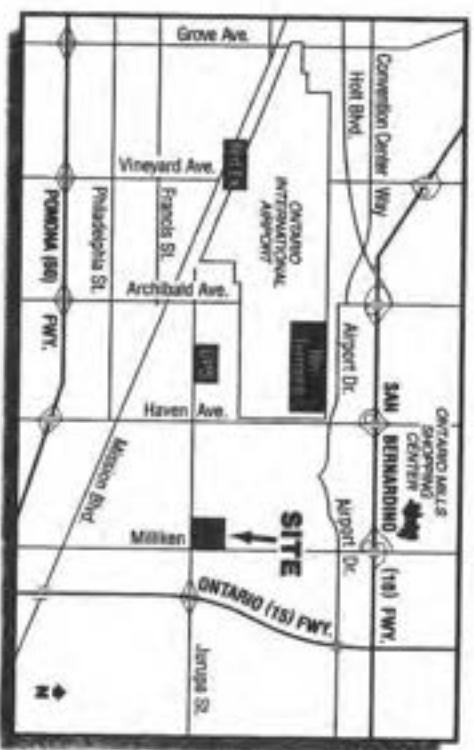
COMMERCE POINT BUSINESS CENTER

LOWELL STREET



FEATURES:

- 24' Minimum Clear Height
- 60/3,000 Sprinkler System
- 1,300 Sq. Ft. of Office
- 800 Amps, Expandable
- All Concrete Truck Courts
- Fenced Yards
- Easy Access to I-15, I-60, and I-10 Freeways



Developed by:

CPH **RCI**

Capital Pacific Holdings Riverside Commercial Investors
Pacific Rim Holding Corporation

Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

MICHAEL CHAVEZ
BILL HEIM
SCOTT OSTLUND
(909) 989-7771 • FAX (909) 944-8250
3535 INLAND EMPIRE BOULEVARD, ONTARIO, CA 91764

The information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR LEASE

72,051 Square Foot Industrial Facility



8700 White Oak Avenue • Rancho Cucamonga, California

Features:

- ± 1,200 Square Feet of Office Space
- Divisible to ± 36,000 Square Feet
- 800 Amps. 277/480 Volt Electrical Power (Expandable to 1,600 Amps)
- ESFR Sprinkler System
- 26' Minimum Warehouse Clearance
- 15 Dock High Loading Doors
- 2 Ground Level Doors
- Metal Halide Lighting in Warehouse
- 120' Wide All Concrete Secured Truck Court
- 98 Car Parking
- Located in the Master Planned Rancho Cucamonga Business Park with Convenient Access to the (I-15) and (I-10) Freeways



For Further Information, Please Contact:

ARMEN GOURDIKIAN
SID OSBORN

Phone (909) 980-7788 • Fax (909) 989-4440

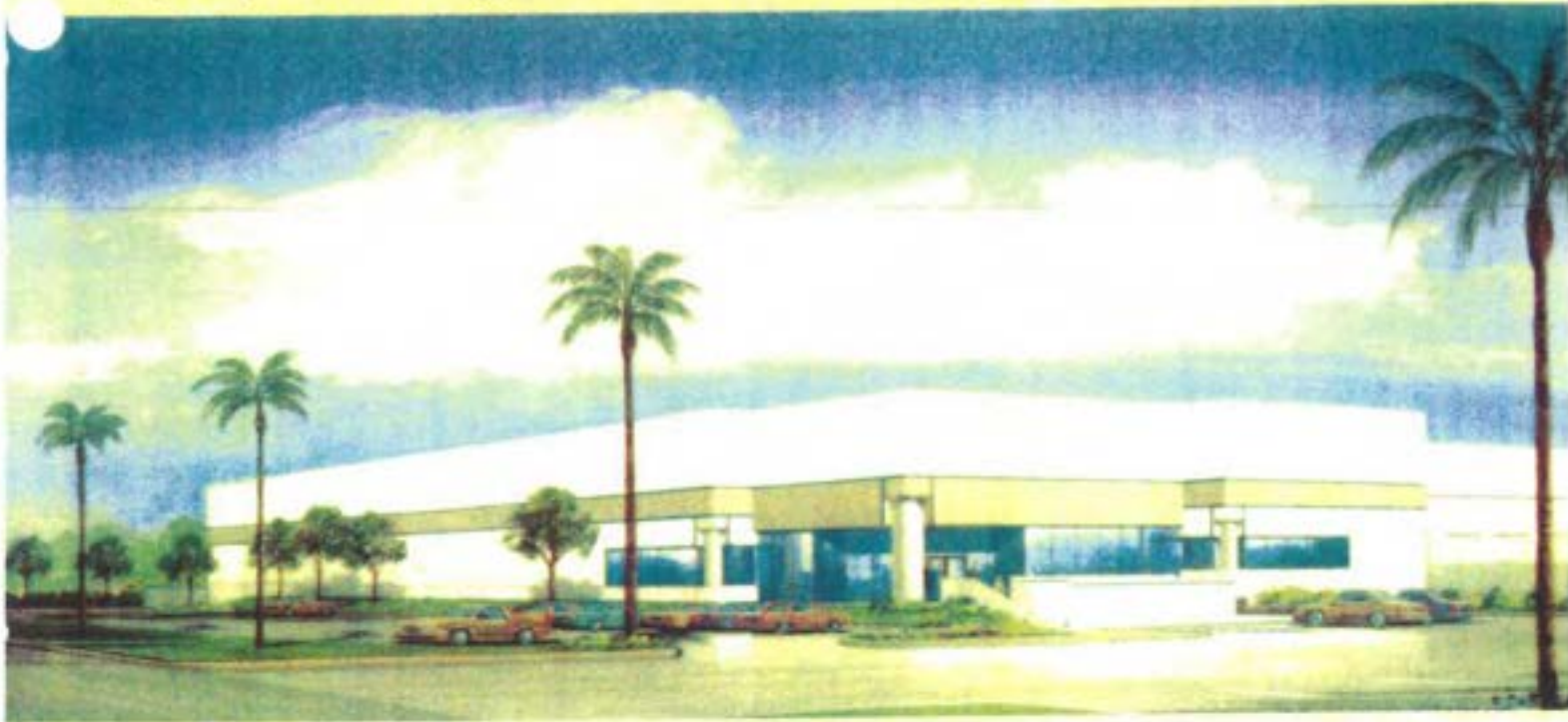


CUSHMAN & WAKEFIELD

See beyond the expected.

FOR LEASE

±67,280 Square Foot Industrial Facility



1200 Marlborough Avenue • Riverside, California

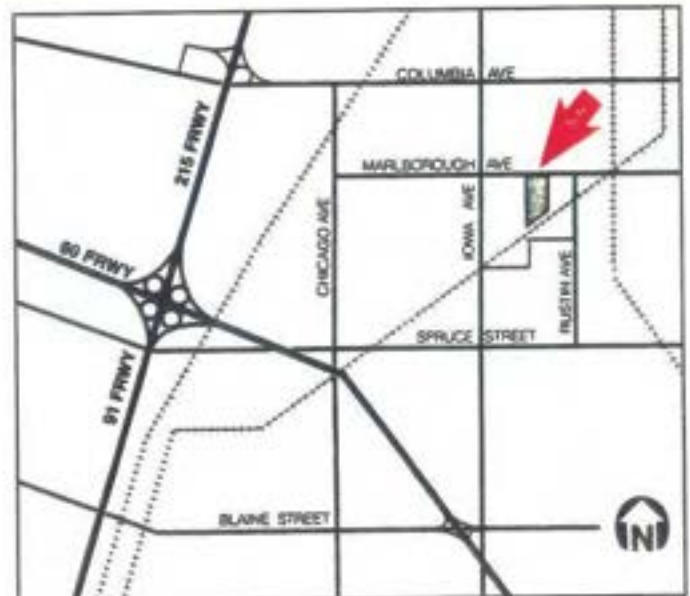
Features:

- Office space built-to-suit
- Divisible to ±35,000 Sq. Ft.
- 800 amp, 277/480 volt power service (expandable)
- .45/3000 calculated sprinkler system
- 26' minimum warehouse clearance
- 14 dock high loading doors
- 2 ground level loading doors
- 119' wide concrete truck apron
- 126 car parking
- Located in Hunter Business Park, a state designated enterprise zone
- Immediate access to both Pomona (60) and Riverside (91/215) Freeways

For further information, call:

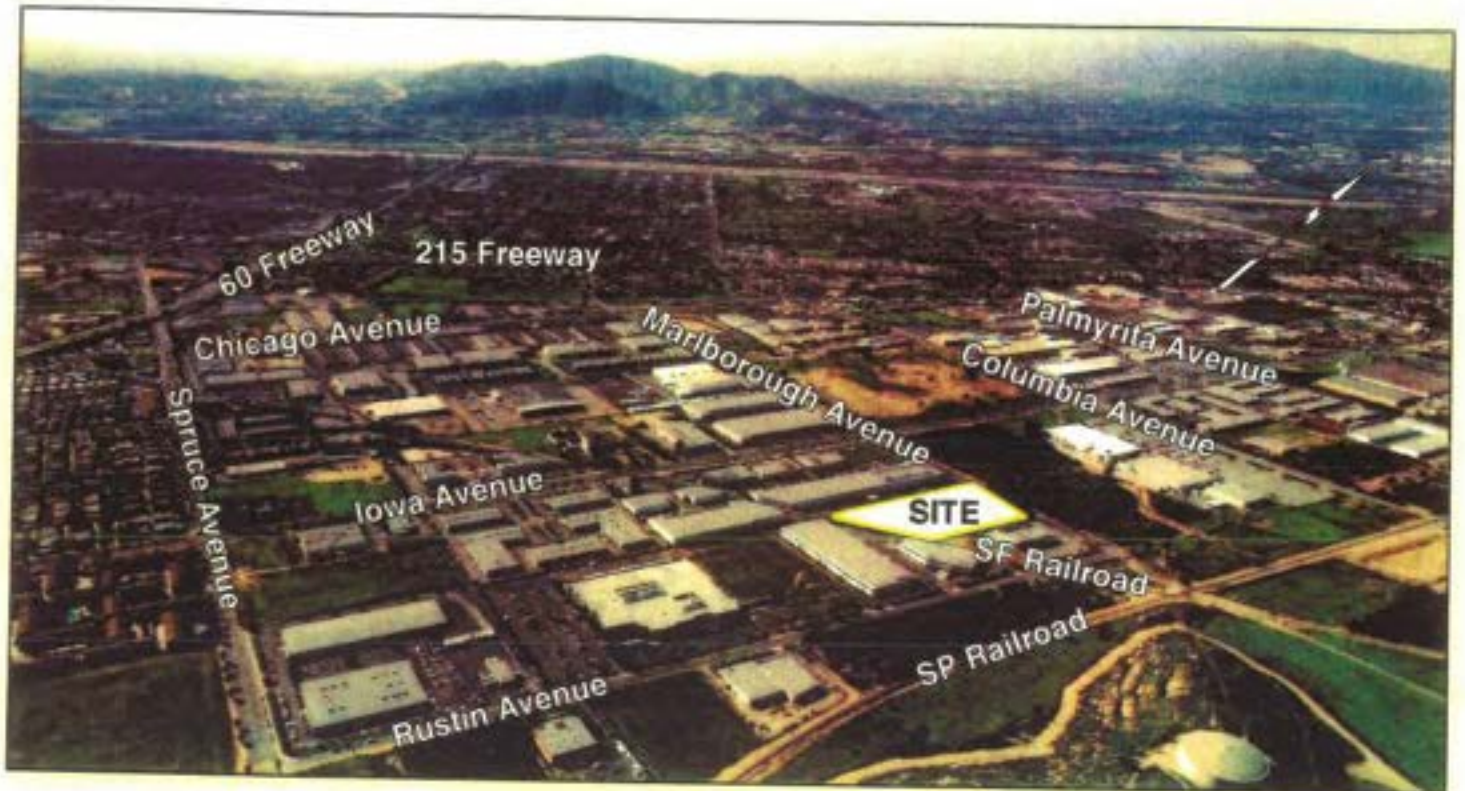


3750 University Avenue
Suite 250
Riverside, California 92501



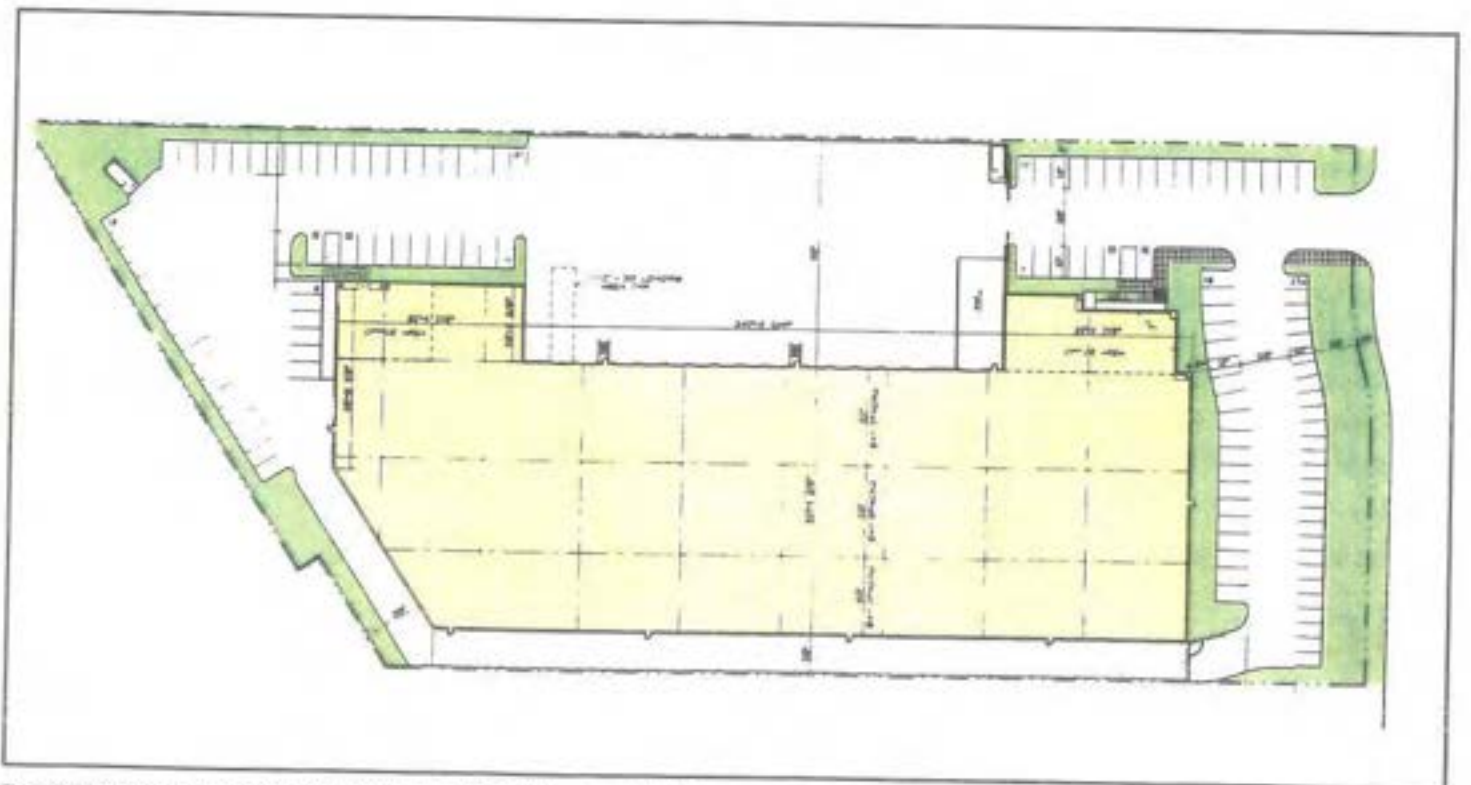
Jim Koenig
(909) 788-3712

David Consani
(909) 788-3705



Aerial View

Site Plan



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

LAND ACQUISITION

PROJECT DESIGN – ENTITLEMENT

SOLD LAND TO ANOTHER DEVELOPER

BIRTCHEr CENTER at BELLEGRAVE

Bellegrave Avenue and Van Buren Blvd., Mira Loma, CA 92509

TB BUILDING INDUSTRIAL PROJECT

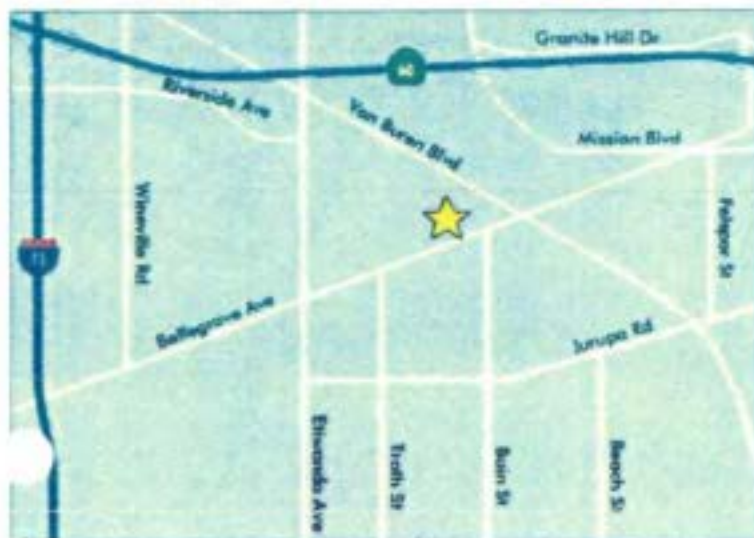
±7,070 Sq. Ft. - ±71,658 Sq. Ft.

PROJECT FEATURES

- State-of-the-art distribution centers
Located in the Inland Empire West Industrial Market
- Extensive labor force
- Approximately 7 miles from the Ontario International Airport
- Less than two miles from the Interstate 15 and Highway 60 freeway interchange
- Convenient access to Inland freeways
- Expected completion 3rd quarter 2009

BUILDING FEATURES

- Fully Sprinklered
- Grade Level and Dock High Doors
- 60' Truck Aprons at Dock Doors on select buildings
- New Traffic Signal at Bellegrave Ave and Bain St
- Secure Truck Courts (except multi-tenant building)
- Standard office layouts in all buildings
- Mezzanine in single-tenant buildings over 25,000 SF
- Multi-Tenant Building with 35 suites
- ±32.7 usable acres



For more information, please contact the exclusive agent:

CBRE
CB RICHARD ELLIS

Jim Koenig, Gerry Harvey, & Dave Consani
(909) 418-2094, (909) 418-2055

BIRTCHEr
Development & Investments
a BIRTCHEr Group

Bjorn Davidson & Shannon Honda
(949) 502-5500 | www.birtcherdevelopment.com

BIRTCHEr CENTER at BELLEGRAVE

Bellevrgrve Avenue and Van Buren Blvd., Mira Loma, CA 92509



For more information, please contact the exclusive agents:



Bjorn Davidson & Shannon Hondl
(949) 502-5500 | www.birtcherdevelopment.com



Jim Koenig, Gerry Harvey, & Dave Consani
(909) 418-2094, (909) 418-2055

A BIRTCHEr TRADITION SINCE 1939

BIRTCHEER CENTER at MT. VERNON

BIRTCHEER
Development & Investments
...a brandon birtcher company

SW Corner of Palmyrita Ave & Mt. Vernon Ave., Riverside, CA

BUILDING FEATURES

- 423,583 leasable square feet on 24.86 acres
- 4 buildings with divisible floor plans on separate parcels
- 1.5/1,000 parking ratio
- 24' - 30' clear heights
- 60' truck aprons
- ESFR sprinkler systems
- Class "A" roofing
- Secured yards

PROJECT FEATURES

- State-of-the-art distribution center
- Located in the second largest industrial submarket in the Inland Empire
- Extensive labor force
- Approximately 21 miles from the Ontario International Airport
- Less than two miles from the new I-215 and Riverside (SR-91) freeway interchange
- Convenient access to Pomona (SR-60) and the Foothill (I-210) freeways
- Expected completion in February 2008
- GPS: 34°00' 10.54" N 117° 18' 47.58" W



CBRE
CB RICHARD ELLIS

Jim Koenig, Art Day & Gerry Harvey
(909) 418-2055

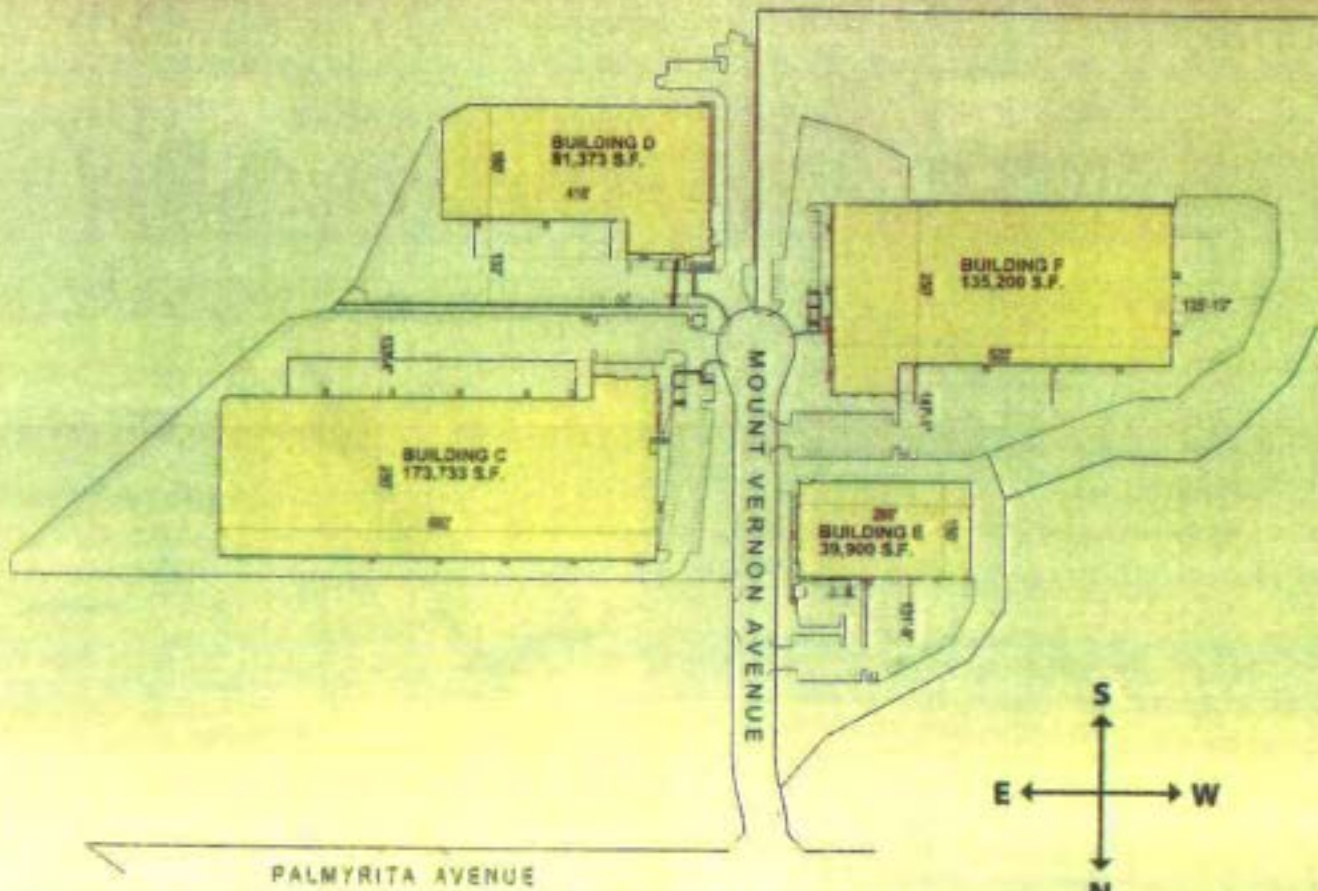
BIRTCHEER
Development & Investments
...a brandon birtcher company

Shannon Hondl & Bjorn Davidson
(949) 502-5500

BIRTCHE CENTER at MT. VERNON



SW Corner of Palmyrita Ave & Mt. Vernon Ave., Riverside, CA



	BLDG C	BLDG D	BLDG E	BLDG F
SQFT	173,733	81,373	39,900	135,200
Sprinkler	ESFR	ESFR	ESFR	ESFR
Clear Height	30'	28'	26'	30'
Dock Doors	30	15	4	23
Drive-in Doors	4	3	2	3
Power Capacity	3000	2000	1600	3000

FOR MORE INFORMATION



CB RICHARD ELLIS

Jim Koenig, Art Day & Gerry Harvey
(909) 418-2055



Shannon Hondl & Bjorn Davidson
(949) 502-5500

A BIRTCHE TRADITION SINCE 1939

LAND ACQUISITION

PROJECT DESIGN – ENTITLEMENT

ke *les-site plan*

- 1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

legend-site plan

- 1. EXISTING BUILDING
- 2. EXISTING DRIVE
- 3. EXISTING DRIVE
- 4. EXISTING DRIVE
- 5. EXISTING DRIVE
- 6. EXISTING DRIVE
- 7. EXISTING DRIVE
- 8. EXISTING DRIVE
- 9. EXISTING DRIVE
- 10. EXISTING DRIVE
- 11. EXISTING DRIVE
- 12. EXISTING DRIVE
- 13. EXISTING DRIVE
- 14. EXISTING DRIVE
- 15. EXISTING DRIVE
- 16. EXISTING DRIVE
- 17. EXISTING DRIVE
- 18. EXISTING DRIVE
- 19. EXISTING DRIVE
- 20. EXISTING DRIVE

general notes-site plan

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

project information

Project Name: DEFOREST BUSINESS PARK
Client: DAB
Address: 37 DEFOREST BUSINESS PARK
City: DEFOREST, PA
County: ALLEGANY
State: PA
Zip: 15622
Project Number: 37
Scale: 1/8" = 1'-0"



LOT 37

Building	1	2	3	4	5	6	7	8	9	10	11	12
Area	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400
Volume	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000
Weight	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000
Value	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000



MULTI-RESIDENTIAL DEVELOPMENTS



The planning, entitlement, construction, sales/leasing and management of large apartment complexes is a field of special expertise for the executive team and staff of KB, and their demonstrated track record of success with this scope of project has drawn investors and joint venture partners since the early days of the company. This long-term market presence gives the KB team a strong context for crucial decision making in siting and designing apartment homes with a broad base of appeal in each specific regional market. With thousands of units built and managed, KB is a respected industry leader in this demanding field.



In 2015, KB purchased a premier 392 unit community in the East Mesa submarket of Phoenix, Arizona. This 25 acre multi-residential luxury project has the lowest density in class and an extensive amenity list, including two pools and Mesa's largest dog park. A selection of 1 & 2 bedroom floor plans offer upgraded finishes, full-size washers and dryers, walk-in closets and many other luxury features.





In November of 2015, KB purchased a premier 288 unit community in the desirable Ahwatukee submarket of Phoenix, Arizona, adjacent to the 17,000 acre South Mountain Park recreation area. With two pools, upgraded units and common areas, plus access to the 6 pools, 6 tennis courts, basketball, picnic, and playground areas, plus miles of hiking trails of the Mountain Park Ranch homeowner's association, the amenities of this newly renovated community are truly best in class.





Arboretum at South Mountain is a 312-unit Class 'A' apartment home community located in the desirable Ahwatukee submarket with an abundance of nearby employers, premium shopping and recreational options.



Premium Class 'A' Asset in the Prestigious Ahwatukee Foothills, a High-Earning Technology Sector Employer Area Headlined by Intel, Inc.



Khosro Khaloghli's multi-family holdings in Phoenix continue to expand with the purchase of Arboretum at South Mountain in May of 2016. Arboretum at South Mountain is perfectly situated in the prestigious Ahwatukee Foothills community, combining the comfort of a tranquil retreat just outside an exciting urban setting. Each apartment home features nine-foot ceilings, a fully equipped gourmet kitchen with pantry, full-size washer and dryer, decorative crown molding, ceiling fans, and abundant storage space with large walk-in closets. Wood burning fireplaces, private patios or balconies, roman soaking tubs, and built-in computer desks are also available in select apartment homes. The community features an expansive resort-inspired swimming pool and spa, a standalone fitness center with state-of-the-art cardio and weight training equipment, and a poolside barbeque area. The property also features a sophisticated standalone leasing office and clubhouse complete with a resident lounge, fireplace, granite bar, full kitchen, television/media room, and resident business center.



Mountain Park Apartments, 240 Units, Phoenix, Arizona

Mountain Park Apartments is a 240-unit, low-density garden-style apartment complex in the affluent Ahwatukee Foothills of southwest Phoenix. In addition to community amenities (two resort pools, well-equipped gym, newly renovated clubhouse), Mountain Park Apartment residents also enjoy the extensive recreational facilities of Mountain Park Ranch HOA, Sun Ray Park and the South Mountain Preserve, all directly adjacent to the project. Ahwatukee's proximity to large employers and premium shopping/dining options, combined with its top-rated schools, quiet planned neighborhoods and exceptional natural beauty will continue to drive tenant demand and provide opportunity for substantial rent growth year-on-year, protected by very high barrier to entry for new construction.





Superstition Canyon

LUXURY APARTMENTS

In 2020, KB continued its portfolio expansion in the Phoenix Metro region with the purchase of Superstition Canyon, a low-density, low-rise garden-style complex in the popular East Mesa submarket. With lush grounds and desirable amenities, this 200-unit project benefits from close proximity to retail hubs and employment centers, including the Elliot Rd. Technology Center, anchored by a massive Apple data center.











RESIDENTIAL DEVELOPMENTS



KB Investment Development, working in joint venture with major financial institutions, has developed a significant portfolio of tract homes and multi-residential projects in key Southern California markets. KB Company's involvement in these successful projects began with land acquisition and covered the complete cycle of development, including on-site and off-site construction, marketing and sales, customer service and maintenance, with a sales volume of more than \$550,000,000. These residential projects were not only successful, they have also garnered several prestigious architectural design and marketing awards.







**PRESS RELEASE
AND BANK REFERENCE LETTER**

Hunt Mortgage Group Finances a Multifamily Property Located in Phoenix, Arizona

-- Total funding equals \$30.5 million --

Feb 22, 2018, 9:03am EST

NEW YORK, Feb. 22, 2018 /PRNewswire/ -- [Hunt Mortgage Group](#), a leader in financing commercial real estate throughout the United States, announced today it provided a first mortgage bridge loan in the amount of \$30.5 million to finance the acquisition and renovation of the 240-unit Mountain Park Apartments in Phoenix, Arizona.



Located in prestigious Ahwatukee Foothills Village, Mountain Park is a garden-style community offering generous square footage (961 square feet per unit weighted average) and a host of on-site and nearby amenities to drive demand. Residents enjoy access to Mountain Park Ranch HOA's six pools, parks and recreational facilities, Sun Ray Park's playing fields and lighted sport courts, and the South Mountain open space preserve, all immediately adjacent to the property. Ahwatukee and Chandler premium shopping and dining opportunities are also close at hand.

"The large employers are right there, and more are coming," says KB Development's CEO Khosro Khaloghli. "The Ahwatukee Foothills multifamily submarket is perfectly positioned to exceed performance expectations, something I continually strive for."

"Across their Phoenix portfolio, the sponsor has greatly improved property operations in a short period of time," noted Peter Clasquin, Managing Director at Hunt Mortgage Group. "This performance enabled us to project Mountain Park's future cash flow based on the same improvements and business model. We are proud to partner again with KB Development on this high-quality transaction."

The sponsor, KB Development, has built and developed more than 5,800 residential and multi-residential units over the last forty years, and more than

7,300,000 square feet of warehouse, distribution and office buildings. KB is known for developing strong management and maintenance teams and keeping them motivated to excel, with emphasis on attention to detail and providing exceptional responsiveness to tenants.

This acquisition represents KB Development's fourth significant Phoenix-area multifamily purchase since 2015, all financed through Hunt Mortgage Group. Overall the sponsor has obtained \$126.4 million of financing to acquire 1,232 units in this market. KB's past transactions with Hunt Mortgage Group include a \$35 million loan facility to finance the acquisition of Stone Canyon, 392-unit garden-style apartment complex located in Mesa, Arizona, a \$29 million loan for Mountainside Apartments, a 288-unit multifamily property located in Ahwatukee, Arizona, and a \$31.8 million loan for Arboretum at South Mountain, a 312-unit property in Ahwatukee. These three acquisitions were financed through Freddie Mac and are performing well.

About Hunt Mortgage Group

[Hunt Mortgage Group](#), a wholly owned subsidiary of Hunt Companies, Inc., is a leader in financing commercial real estate throughout the United States. The Company finances all types of commercial real estate: multifamily properties (including small balance), affordable housing, office, retail, manufactured housing, healthcare/senior living, industrial, and self-storage facilities. It offers Fannie Mae, Freddie Mac, HUD/FHA in addition to its own Proprietary loan products. Since inception, the Company has structured more than \$21 billion of loans and today maintains a servicing portfolio of more than \$13.4 billion. Headquartered in New York City, Hunt Mortgage Group has 232 professionals in 25 locations throughout the United States. To learn more, visit www.huntmortgagegroup.com.

Mountain Park Apartments, 240 Units, Phoenix, Arizona

Mountain Park Apartments is a 240-unit, low-density garden-style apartment complex in the affluent Ahwatukee Foothills of southwest Phoenix. In addition to community amenities (two resort pools, well-equipped gym, newly renovated clubhouse), Mountain Park Apartment residents also enjoy the extensive recreational facilities of Mountain Park Ranch HOA, Sun Ray Park and the South Mountain Preserve, all directly adjacent to the project. Ahwatukee's proximity to large employers and premium shopping/dining options, combined with its top-rated schools, quiet planned neighborhoods and exceptional natural beauty will continue to drive tenant demand and provide opportunity for substantial rent growth year-on-year, protected by very high barrier to entry for new construction.



Stone Canyon Apartments, 392 Units, Mesa, Arizona



Mountainside Luxury Rentals, 288 Units, Phoenix, Arizona



Arboretum at South Mountain, 312 Units, Phoenix, Arizona





1st Nationwide Bank
A Federal Savings Bank
625 The City Drive, Suite 200
Orange, CA 92668

Telephone
714 634-4622

May 30, 1990

Mr. Jack Webster
Vice President
Union Bank
4660 La Jolla Villages Drive
Suite 930
San Diego, California 92122

Dear Mr. Webster:


Dr. Khaloghli has been a Development Management Agreement builder with First Nationwide Bank since early 1986. The Bank has enjoyed a successful relationship with Dr. Khaloghli in our Real Estate Development program. He has successfully completed on time and within budget, 112 single family residences in Redlands, CA., 184 single family residences in Perris, CA., and 63 single family residences in Moreno Valley, CA. Currently under development and selling are the following projects:

172 SFR	San Bernardino, CA.
269 SFR	Hemet, CA.
214 SFR	Menifee, CA.

Combined these represent six projects totaling 1,014 SFR units with some \$125 million in project costs.

Each of the existing projects are performing well and the Bank looks to continue this professional relationship with Dr. Khaloghli.

Yours truly,



Jonathan D. Forest
Senior Vice President

JDF/clm