





INVESTMENT OPPORTUNITES



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September 15, 2008

	Address	Building Type	Size	Price	Cap Rate	Agent
	4472 Georgia Blvd. San Bernardino, CA	Industrial	297,458 Square Feet (19% FAR)	Sale Leaseback To Be Negotiated	7.0%	Mark Zorn 909-652-9040 mark.zorn@daumcommercial.com Eric Fiske 909-652-9056 eric.fiske@daumcommercial.com
	5 Office Buildings Colton / Redlands	Office	85,783 Square Feet (5 Buildings)	\$20,388,000 \$238 PSF	Only 30% Leased	Kerry Cole 909-652-9045 kerry.cole@daumcommercial.com Lee Spence 909-652-9044 lee.spence@daumcommercial.com
	2041 S. Turner Avenue Ontario, CA	Industrial	148,867 Square Feet	\$13,547,000 \$91.00 PSF	6.4%	Mark Zorn 909-652-9040 mark.zorn@daumcommercial.com Tal Siglar 909-652-9047 tal.siglar@daumcommercial.com Mark Lyon 909-652-9053 Mark.lyon@daumcommercial.com
	25371 Rye Canyon Valencia, CA	Industrial Fully Leased	82,000 Square Feet	\$9,350,000 \$114.02 PSF	5.47%	Bill Pentz 818-615-0150 ext 115 Bill.Pentz@daumcommercial.com

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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.

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	http://www.daumcommercial.com/yukon/ 13100-13130 Yukon Avenue Hawthorne, CA	Industrial	52,140 Square Feet	\$6,600,000 \$126.58 PSF	6.6%	W. Bradford Vickrey 310-538-6736 Brad.Vickrey@daumcommercial.com
	4567 Telephone Road Ventura, CA	Office	34,143 Square Feet	\$5,750,000 \$168.40 PSF	6.58%	Mike Foxworthy, Jr. 805-384-8805 mike.foxworthy.jr@daumcommercial.com Sean Bieniek 805-384-8885 sean.bieniek@daumcommercial.com
	http://www.daumcommercial.com/agatecourt/ 2255 & 2267 Agate Court Simi Valley, CA	Industrial	34,875 Square Feet	\$5,675,000 \$166.00 PSF	6.4%	Stuart Scott 805-384-8825 Stuart.Scott@daumcommercial.com Bram White 805-384-8840 Bram.White@daumcommercial.com
	http://www.daumcommercial.com/downloads/12515-12519cerise.pdf 12515-12519 Cerise Ave. Hawthorne, CA 2 Building Complex on 125,479 SF of Land	Industrial	36,975 Square Feet	\$4,300,000 \$116.00 PSF		Jerry Sackler 213-270-2267 Jerry.Sackler@daumcommercial.com Ryan Flanagan 213-626-9101 Ryan.Flanagan@daumcommercial.com

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Address	Building Type	Size	Price	Cap Rate	Agent
 120 West Cypress Burbank, CA	Office / Warehouse	8,680 Square Feet	\$1,899,000 \$219.00 PSF		Paulette Toumazos 818-333-2200 Paulette.Toumazos@daumcommercial.com

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