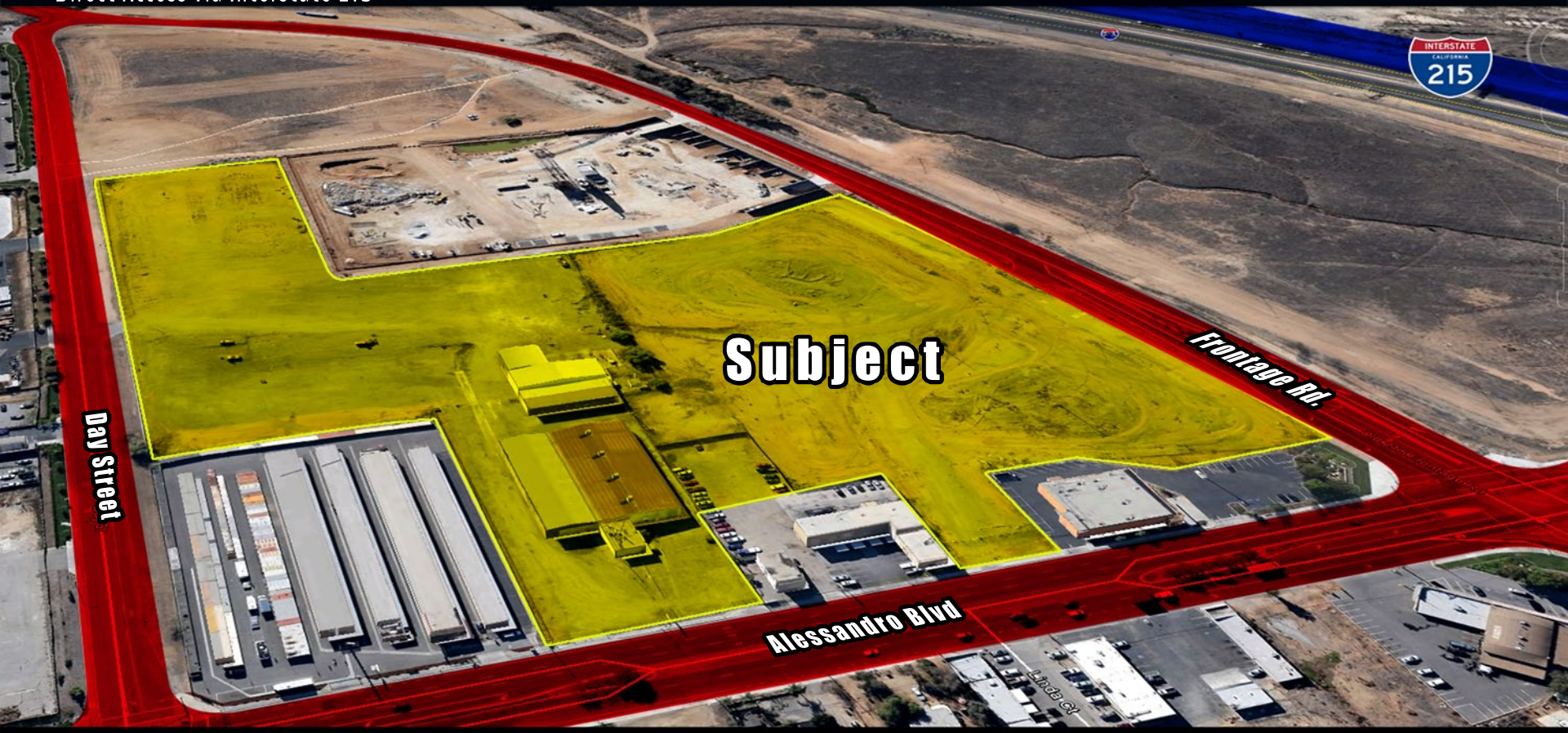
SPERRY COMMERCIAL

FOR SALE $8,000,000

- Situated at Junction of Interstate 215 and State Route 60
- One of The Fastest Growing Cities in the Nation
- 30 Minutes from Ontario International Airport
- Direct Access via Interstate 215

Gateway Buisness Park

21295 Alessandro Blvd. Moreno Valley Ca 92553



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Gateway Buisness Park

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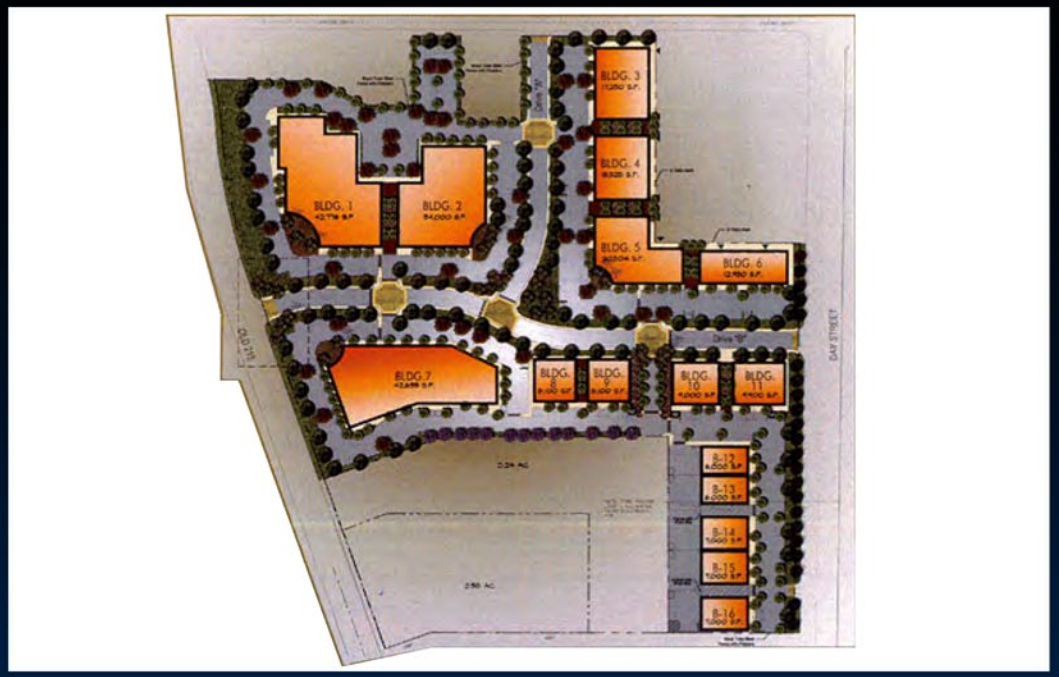
Gateway Business Park is Ideally situated at the junction of State Route 60 and Interstate 215, Moreno Valley is one of the Indland Empire's best opportunities for a new business or development project. Recently ranked as one of the fastest growing cities in the nation (cities with a population of 100,000 or more), Moreno Valley is the second largest city in Riverside County & continues to be a leader in business development.

With a growing population of more than 186,000, Moreno Valley offers a big city market combined with a small-town atmosphere. These attributes have inspired a number of Fortune 500 companies to choose Moreno Valley. HL, Lowe's Home Improvement, Masonite International, Philips Electronics, Ross Dress For Less, Serta Mattress, Minka Lighting, Thor California, Walgreens, United natural Foods, and 1.8 million square foot Sketchers facility have all selected Moreno Valley as a place to do business and have developed major disribution or manufacturing businesses.



In addition, the subject property is located approximately 3 miles from The Fritz Duda Company's Towngate Master Plan consisting of 770,000 SF of retail centers, and General Growth Property's Moreno Valley Mall, consisiting of 1.1 Million SF of interior retail space.

Moreno Valley is strategically located in the Southern California marketplace with excellent access to major transportation networks. Moreno Valley is home to March Field (March Air Force Base), which provides the longest airport runway in California and serves as the west Coast disrtibution hub for worldwide shipping giant DHL. Ontario International Airport can be reached in thrity minutes, fulfilling pasanger service needs. Moreover, an inter-model rail facility is 18 miles away and two major ports, the Port of Los Angeles and the Port of Long beach, are easily accessed via the freeway system.

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Investment Summary

Property: An approximate 19.56 Acre, consisting of 5 parcels, located on Alessandro Blvd. between Old 225 Hwy and Day St.

INVESTMENT SUMMARY	
Sale Price	$8,000,000
Cost/SF (Land)	$9.39
Cost/Acre	$408,997
Gross Income	$193,200
Expense	$50,500
NOI	$142,700
Land SF Gross:	852,033
Land SF Net:	760,122
Building SF:	253,740
Coverage (Net Acreage):	33.38%
Parking Ratio:	2.42:1000
Build Out Ratio	15% Office, 45% warehousing 40% manufacturing

EXPENSE SUMMARY (YEARLY)	
Tax	$45,000
Utilities	$2,500
Maintenance	$3,000
Total	$50,500

Lease Summary

1) Yucaipa Towing Lease	**$7,500 per month**
2) Tractor Land	**$2,500 per month**
3) Supreme Trucks	**$4,000 per month**
4) Baldwin Automotive	**$1,100 per month**
5) BAS Recycling	**$1,000 per month**
Total	**$16,100 per month**

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Gateway Buisness Park

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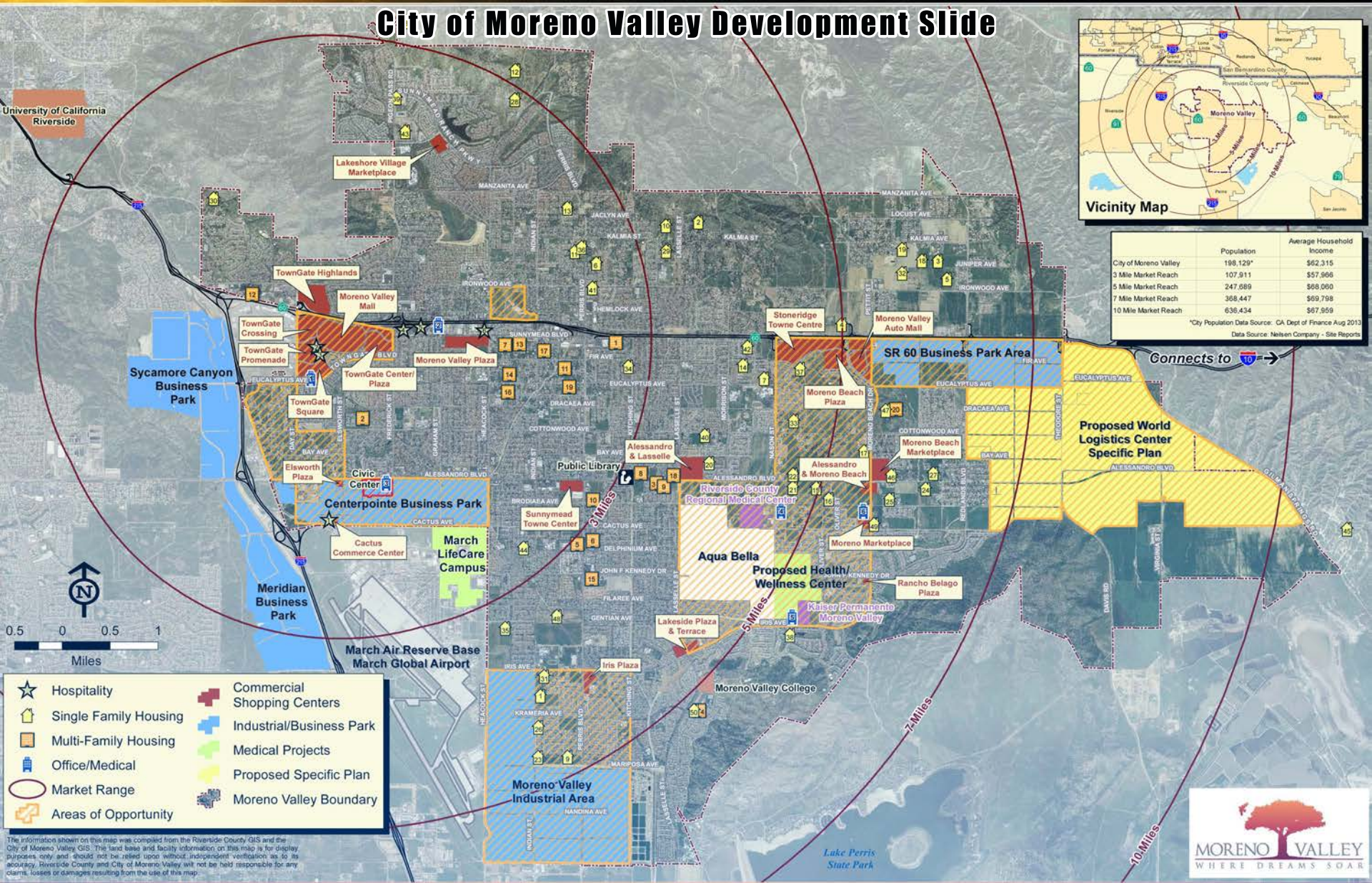
City of Moreno Valley Development Slide



	Population	Average Household Income
City of Moreno Valley	198,129*	$62,315
3 Mile Market Reach	107,911	$57,966
5 Mile Market Reach	247,689	$68,060
7 Mile Market Reach	368,447	$69,798
10 Mile Market Reach	636,434	$67,959

*City Population Data Source: CA Dept of Finance Aug 2013

Data Source: Nielsen Company - Site Reports

The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.

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City of Moreno Valley Industrial Projects and Development Opportunities

Project Number	Project Name	Developer	Location	Total SF	Construction Status
1	South Day St.	First Industrial	Day St. south of Alessandro Blvd.	66,934	Available
2	Gateway Business Park	Andland Properties	Old 215 south of Alessandro Blvd.	Up to 42,000	Entitled
3	OMP Centerpointe	Overton Moore	NWC Cactus Ave. and Frederick St.	519,716	Planned
4	Centerpointe Bus. Park	Ridge Property Trust	Cactus Ave.	80,000-780,000	Available
5	Indian Business Park	First Industrial	SWC Iris Ave. and Indian St.	Up to 1.5 Million	Entitled
6	First Park Nandina I & II	First Industrial	NEC Nandina Ave. and Heacock St.	Up to 769,000	Entitled
7	First Park Nandina III & IV	First Industrial	NEC Nandina Ave. and Knox St.	Up to 702,000	Planned
8	Newport Real Estate	Newport Real Estate	16850 Heacock St.	248,345	Available

Project Number	Project Name	Developer	Location	Total SF	Construction Status
9	San Michele Industrial Ctr.	Alere Property Group	NEC Indian St. and San Michele Rd.	407,948 - 423,000	Planned
10	Vogel Industrial Park	Vogel Engineers Inc.	NWC Indian St. and Oleander Ave.	360,000	Available
11	Grove View Distribution Ctr.	IDI	24950 Grove View Rd.	125,600	Available
12	Moreno Valley Indust. Ctr.	Apache Colonel Rogers Trust	Perris Blvd. and Rivard Rd.	3,559,220	Entitled
13	Prologis	Prologis	South side SR 60 (Pettit St. - Quincy St.)	2.3 million/5 bldgs.	Planned
14	West Ridge Industrial Park	Ridge Property Trust	South side SR 60 (Quincy St. - Redlands Blvd.)	1 million	Planned
15	Highland Fairview Corp. Park	Highland Fairview Prop.	South of SR 60 (Redlands Blvd. - Theodore St.)	1.8 million	Planned

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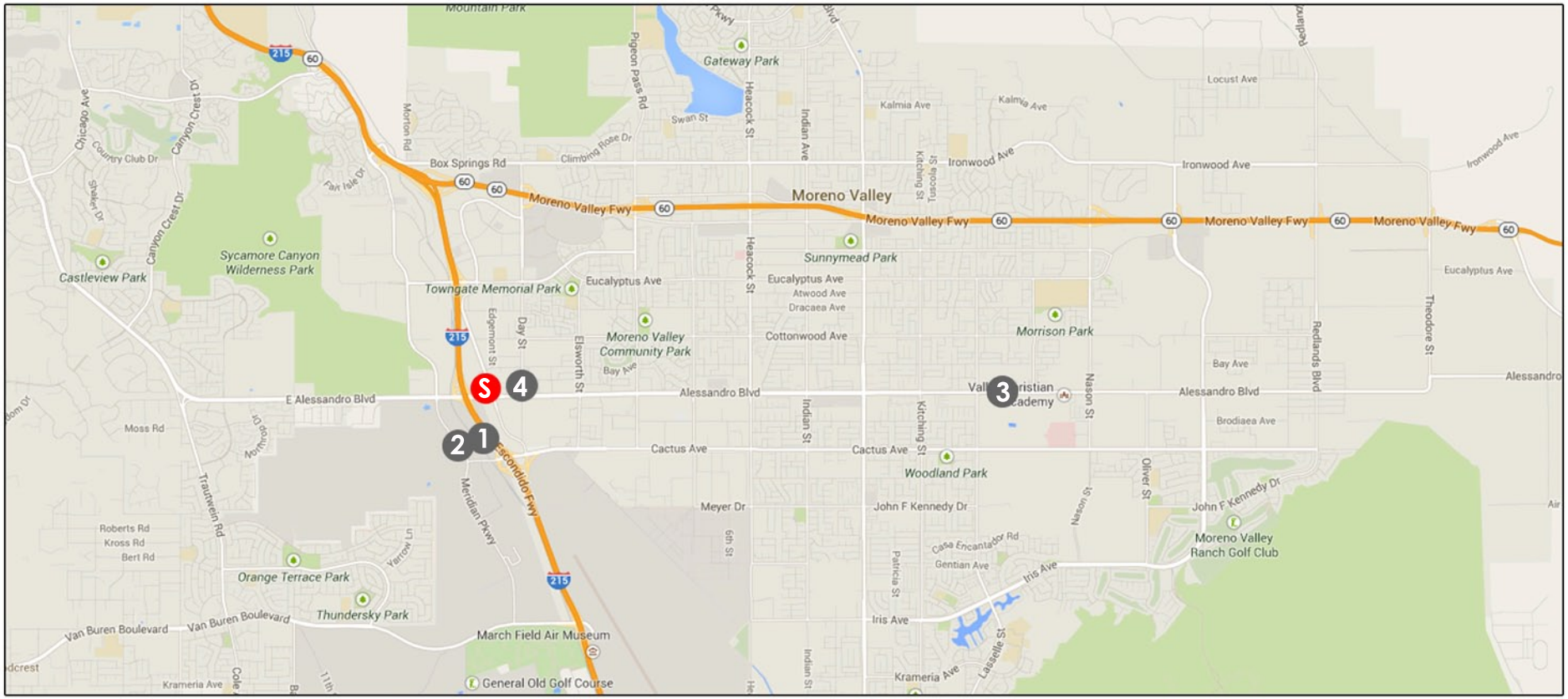
Sales Comparables



Address	Price	Acres	$/Acres	$/Square Foot	Status
1 14600 Innovation Dr. Riverside, Ca	$7,147,633	16.36	$436,897	$10.02	Sold
2 14600 Innovation Dr. Riverside, Ca	$4,591,787	10.51	$436,897	$10.02	Sold
3 Alessandro Blvd. at Darwin Dr. Moreno Valley, Ca	$3,900,000	8.61	$452,961	$10.40	Active
4 22042-22058 Alessandro Blvd. Moreno Valley, Ca	$4,693,918	8.29	$566,214	$13.00	Sold
AVERAGE			$473,242	$10.86	
S 21295 Alessandro Blvd., Moreno Valley, Ca	$8,000,000	19.56	$408,997	$9.39	Active

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