

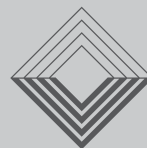
TEN YEAR NNN LEASED INVESTMENT

±103,214 Square Feet on ±11.22 Acres



660 W. AVENUE "O", PALMDALE, CA

Exclusively Offered by:



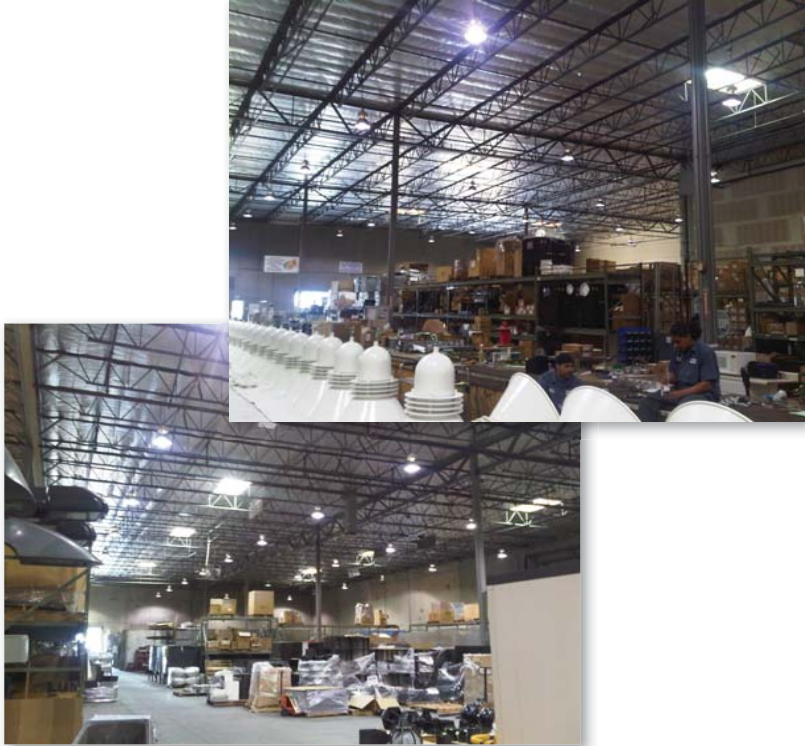
Voit
REAL ESTATE SERVICES





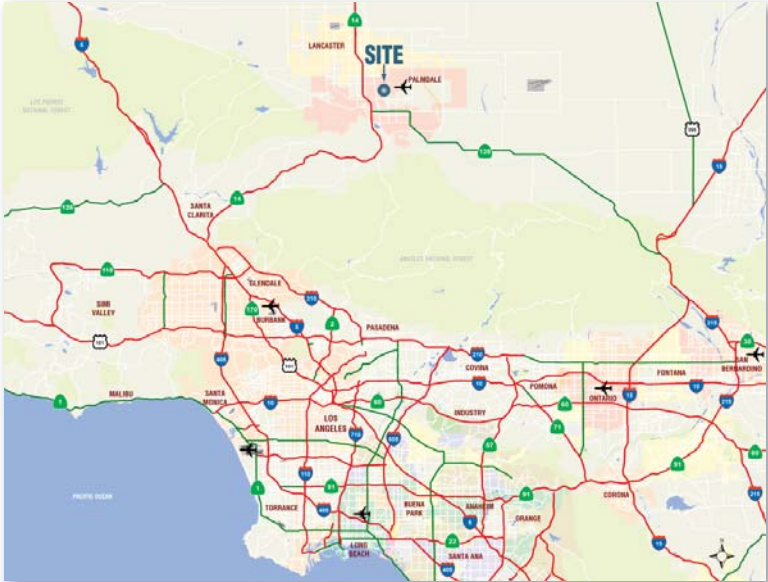
Offering

Voit Real Estate Services is pleased to offer an exciting opportunity to purchase 660 W. Avenue "O" in Palmdale, California a 103,214 square foot industrial/manufacturing facility situated on 11.22 acres of land. Newly constructed in 2002 and located in Fairway Business Park, the property has the capability to accommodate future expansion of an additional 112,000 square foot building. The property is 100% NNN leased to U.S. Pole Company and provides investors an opportunity to acquire an extremely well-located building that has a long-term credit lease in one of the most desirable investment markets in the United States. A new ten (10) year lease shall commence at the close of escrow.



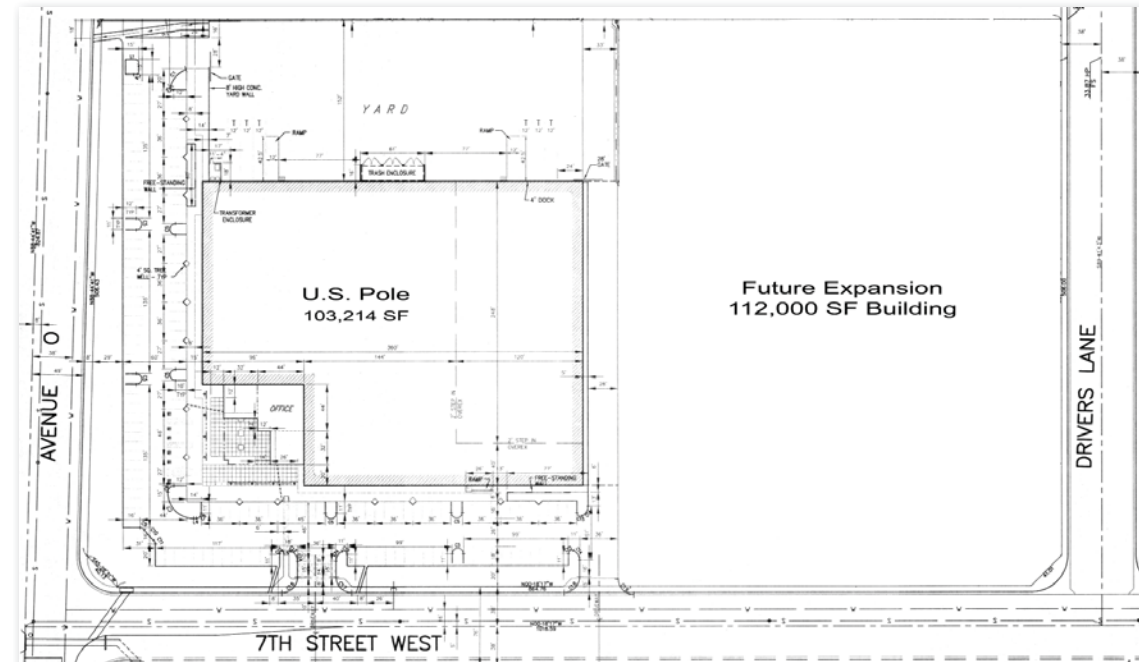
Property Highlights

Address	660 W. Avenue "O", Palmdale, CA
Total Square Footage	103,214 SF
Percentage Occupied	100%
Lease Expiration	New ten (10) year lease
Annual Increases.....	3%
Year Built	2002
Year 1 NOI	\$483,041
Year 1 CAP Rate	7.9%
Purchase Price.....	\$6,100,000 or \$59.00 PSF
Landlord Responsibility	None



Investment Highlights

- **Highly Sought After Institutional Quality Building** -The building quality incorporates state of the art design and functionality. The building features excellent parking, high hazard sprinklers (.45/3,000), 26'-28' clearance and extensive infrastructure including heavy power (4,000 amp 277/480V) and ±5 acres of excess land to accommodate future expansion of an additional 112,000 square foot building.
- **100% Leased** - A new ten (10) year lease will commence at close of escrow. The 10 year lease provides long term stability with 3% annual increases.
- **Aerospace Capitol of America** - Palmdale is recognized as the Aerospace Capitol of America with such companies as NASA, Lockheed Martin Aeronautics Company, The Boeing Company and Northrop Grumman Corporation.
- **Professionally Managed** - This building has been built, managed and maintained to meet the highest institutional standards.



- **Tenant Description** - The U.S. Pole Company (www.usaltg.com) is one of the nation's leading manufacturers of LED, cutting edge technology decorative lighting systems. For over 25 years, the outdoor lighting brands of the U.S. Pole Company - U.S. Architectural Lighting - Sun Valley Lighting have been quality products for the outdoor lighting market, a billion dollar industry. In addition to being a major supplier to the largest lighting companies such as Greybar and Gexpro, U.S. Pole Company's outdoor lighting systems are sold to municipalities throughout the United States. U.S. Pole Company prides itself on manufacturing every component in the USA (as seen on the television special Made In America).



660 W. AVENUE "O", PALMDALE, CA

City of Palmdale Economic Overview

Over the last 25 years the City of Palmdale has consistently been ranked in the top 25 fastest growing cities in the nation with populations of 100,000 or more. The upper middle class community has a median household income of \$72,418 which is 28% higher than Los Angeles at \$50,309. Over one-third of all residents have annual incomes greater than \$75,000. Palmdale is emerging as a rapidly growing and thriving community. The city's healthy economy is reflected in the tremendous growth of sales tax revenue - a 73% increase over the last decade.

Outstanding transportation alternatives provide easy access to the Los Angeles basin via the Antelope Valley Freeway, the Metrolink commuter rail system and Antelope Valley Transit Authority buses. The Palmdale Transportation Center which opened in April 2005 is the transportation hub of the Antelope Valley. The Center provides a Metrolink commuter rail station, bus service, van-pool and park-n-ride service and provisions for high-speed and airport service.

Palmdale is recognized as the Aerospace Capitol of America. Some of America's largest aerospace companies call Palmdale home including NASA, Lockheed Martin Aeronautics Company, The Boeing Company and Northrop Grumman Corporation. A new generation of leading edge companies are located in Palmdale, such as Delta Scientific Corporation, Federal Express, U.S. Pole Company and Senior Systems Technology. Palmdale's business community of over 3,800 companies makes it a vital part of the Southern California economy. To assist these firms in keeping their competitive edge, the City of Palmdale offers an impressive inventory of incentives, including the California State Enterprise Zone and Federal Foreign Trade Zone.



The Palmdale Foreign-Trade Zone offers the following significant benefits:

- Close proximity to the ports of Los Angeles and Long Beach.
- Outstanding transportation facilities including modern rail, future air and highway connections to all of California and the rest of the United States.
- Over 1,300 acres of industrial property comprised of 50 buildings totaling nearly 1.5 million square feet.
- A skilled and educated workforce of over 50,000 people.
- Affordable land and building costs, often 50 percent less than comparable sites in Los Angeles.
- A one-stop development services center at City Hall, the city's ten specific plan areas, and the city's Development Advisory Board, provide a fast-track entitlement process for development and decrease the amount of time spent acquiring permits.
- A cooperative local government that understands the needs of multinational businesses.

Some information provided by CBRE

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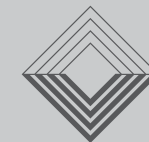
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