

**Investment Summary
Forbes Industrial
Tucson, Arizona**



Property Description:

Forbes Industrial consists of four (4) Commercial warehouses totaling 40,130 square feet and situated on 2.17 acres. It is conveniently located off of the I-10 freeway and Forbes Blvd, in the competitive Tucson Marketplace.

Purchase Date: 12/03/2004

Purchase Price: \$2,225,000

Lender: Sterling Savings Bank

Equity Investment: \$603,927

Business Plan:

The Investment offers long term stable cash flow along long term fixed rate debt making this a stable income stream for Investors. This is a good portfolio diversification tool due to the long term hold period, an 8% preferred return, and excess cash flows to pay down principle and return equity to investor, if available.

Projected Returns: 20+%

Market Summary:

Tucson's economic indicators continued to stabilize, providing a foundation for future positive performance. Due to the low interest rate environment, investor's and owner-user's alike flourished. Strong absorption, increasing user demand, and increasing property values, should indicate future increases in lease rates and a further decline in vacancy.

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