

FOR SALE | ±68,639 SF NNN INDUSTRIAL INVESTMENT OR OWNER/USER

HIGH INCOME DEMOGRAPHIC LOCATION | 892 CALLENDAR BLVD. OH

CONFIDENTIAL



*17-YR Lease w/ Full,
Unconditional,
Corporate Guarantees*

HIGH-INCOME, URBAN
INFILL LOCATION

4 5-TON CRANES, 4
DOCKS & LEVELERS &
3 DRIVE-INS

ATTRACTIVE 5.85%
10-YR FINANCING

CLOSE PROXIMITY TO
CLEVELAND'S
INDUSTRIAL HUB &
MAJOR MIDWEST
TRANSPORTATION
NETWORKS

POSITIVE RENT
GROWTH \$393,382 IN-
PLACE NOI

DWG CAPITAL GROUP
INVESTMENT SALES.
CAPITAL MARKETS.
DONE.



±68,639 SF
BUILDING



±6.73 AC
LAND AREA



1999
YEAR BUILT



**LOADING
INFRASTRUCTURE**



**27 MILES TO
CLEVELAND**

892 CALLENDAR BLVD. OH



DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.



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EXECUTIVE SUMMARY

OVERVIEW

DWG Capital Group, as the exclusive advisor, is pleased to present a new off-market acquisition opportunity: **892 Callendar Blvd., Painesville, Ohio 44077**. This **68,639-square-foot warehouse and office combo** industrial asset is situated in the Cleveland MSA and is proximate to Pittsburg, Columbus, Indianapolis, Detroit, Fort Wayne, and numerous other thriving markets for immediate strategic delivery to the region and its customer base.

The property will be delivered vacant, offering an exceptional opportunity to acquire a versatile industrial/flex property in a rapidly growing Midwest logistics corridor. Situated on **±6.73 acres** and offering **±68,639 square feet of flexible space**, the property is strategically located near I-90 and within **close proximity to Cleveland's thriving industrial market**. This prime location provides **unparalleled access to regional and national distribution networks**, making it an ideal choice for manufacturing, warehousing, or distribution tenants seeking convenience and efficiency.



ASSET OVERVIEW	
ASSET	892 Callendar Blvd.
CITY, STATE, ZIP	Painesville, OH 44077
YEAR BUILT	1999
PROPERTY TYPE	Warehouse & Manufacturing
BUILDING SIZE	±68,639 SF
LOT AREA	±6.73 AC
CLEAR HEIGHTS	25'
DRIVE-IN DOORS	3
LEVELATORS	4
DOCKS	4
CONSTRUCTION	Masonry

DEAL HIGHLIGHTS

MARKET DEMAND

The industrial real estate market in Northeast Ohio, particularly in Painesville, is experiencing significant growth fueled by strong demand for high-quality industrial and flex properties. Strategically located near Cleveland and major logistics arteries such as I-90, 892 Callendar Blvd. offers an exceptional investment opportunity supported by robust market fundamentals. With regional vacancy rates for industrial properties at record lows and rents steadily increasing, this property is positioned to deliver attractive returns for investors seeking stable, income-generating assets.



THE PROPERTY

This asset offers an exceptional opportunity to reposition a versatile industrial/flex property in a rapidly growing Midwest logistics corridor. Situated on ± 6.73 acres and offering $\pm 68,639$ square feet of flexible space, the property is strategically located near I-90 and within close proximity to Cleveland's thriving industrial market.



THE LOCATION

This prime location provides unparalleled access to regional and national distribution networks, making it an ideal choice for manufacturing, warehousing, or distribution tenants seeking convenience and efficiency. With the region experiencing record-low industrial vacancy rates and upward-trending rents, this property is well-positioned for significant income growth.

Building Composition

Free-standing industrial and light industrial facility with $\pm 68,639$ square feet of total space, including $\pm 4,805$ square feet of office space and $\pm 63,834$ square feet of warehouse space.

Land & Zoning

Situated on approximately ± 6.73 acres of land ($\pm 293,159$ SF) with I-1 (Industrial | Light Industrial) zoning, providing flexibility for various industrial operations.

Technical Specifications

Features 4 external docks with levelers, 3 drive-in doors, 25-foot clear height, four 5-ton cranes, and robust 480 Volt/3-Phase power supply. Column spacing of 39' x 39' and 37' x 59' throughout the warehouse.





DWG CAPITAL GROUP INVESTMENT SALES. CAPITAL MARKETS. **DONE.**





BUILDING SPECS

CLASS	B
DOCKS & LEVELERS	4 Each
DRIVE-IN DOORS	3
CLEAR HEIGHT	25'
CRANES	Four 5-Ton Cranes
POWER	480 Volt/3-Phase
COLUMN SPACING	39' x 39' & 37' x 59'
CONSTRUCTION	Masonry
F.A.R.	0.23
STORIES	1

PROPERTY SPECS

BUILDING TYPE	Industrial Light Industrial
ADDRESS	892 Callendar Blvd Painesville, Ohio 44077
YEAR BUILT/RENOVATION	1999
LOT SIZE ACRES	6.73 ACRES
LOT SIZE SF	293,159 SF
WAREHOUSE SIZE	63,834 SF
OFFICE SIZE	4,805 SF
TOTAL BUILDING SIZE	68,639 SF
PARCEL NUMBER	11-B-064-A-00-019-0

LOCATION HIGHLIGHTS

MSA	Cleveland-Elyria, OH
COUNTY	Lake County
MUNICIPALITY	Painesville
OPP ZONE?	Twp No
ZONING	I-1



LEASE ABSTRACT

TENANT	T&T Machine
TENANCY	Single Tenant
NOI	\$393,382
LEASE TERMS:	20 Years NNN
LEASE REMAINING:	17 Years Remain
RENT ESCALATIONS:	Yr 1-5: 3% annually; Yr 6+: 2% annually
TENANT RESPONSIBILITIES	Absolute NNN

TENANT OVERVIEW

The subject property is currently 100% occupied by T&T Machine, Inc., a precision contract manufacturer serving high-demand sectors such as aerospace, medical, food & beverage, and military applications. The tenant has a long operating history and utilizes the property for high-value machining operations, reinforcing the stickiness of tenancy and ongoing operational demand.

T & T Machine Inc. is an industry-leading manufacturer producing top-of-the-line products.

Founded in 1992 with the ambition of providing high-quality, complex CNC machine parts to clients all over the world.

"At T&T Machine we believe that all of our clients deserve the highest level of service, and we are committed to providing just that. We have offered our services to numerous companies in vital industries such as Healthcare, Energy, Automotive, Food & Beverage, and the Military. With the combination of our experience and precision equipment, T & T can produce CNC machined components quickly and efficiently while maintaining a high standard of quality."



CAPABILITIES



Ability to turn diameters from 1/4" to 12" with lengths up to 20". Machine prismatic shapes within a 20"x20"x40" envelope. Production quantities from 5 to 1,000,000+.



Plastics, Carbon Steels, Alloy Steels, High Temp Alloys (Inconel, Hastelloy, Waspaloy), Titanium, Brass, Aluminum, and also various forgings and castings.



Custom fasteners, nuts, bolts, fittings, couplings, gear blanks, shafts, collars, bushings, washers, pins, plates, covers and much more!

WHY CHOOSE US?

Our expertise and precision equipment allow us to efficiently produce CNC machined components while maintaining a consistently high standard of quality. We have successfully served numerous companies in vital industries such as Healthcare, Energy, Automotive, Food & Beverage, and Military. With our experience and dedication to excellence, we are confident that we can meet your machining needs and exceed your expectations

T & T MACHINE INC.

Quality. Dependability. Trust.



OUR STORY

At T & T Machine Inc., we pride ourselves on being an industry-leading manufacturer, dedicated to producing top-of-the-line products. Since our establishment in August of 1992, our goal has been to provide high-quality, complex CNC machine parts to clients all over the world. We firmly believe that all of our clients deserve the highest level of service, and we are committed to delivering just that.



OUR VISION

When it comes to creating great products, having a strong foundation is essential. We pride ourselves on our commitment to quality standards. We always ensure that our materials are of the highest quality, making them one of the most important focuses for our team.



OUR MISSION

Efficiency, reliability, and consistency. These are the three pillars that help us stand high above all our competitors. Our superior quality control ensures that we maintain this standing and provide quality products at fair prices.



FIRST-RATE MATERIALS

When it comes to creating great products, having a strong foundation is essential. We pride ourselves on our commitment to quality standards. We always ensure that our materials are of the highest quality, making them one of the most important focuses for our team.



SUPERIOR QUALITY CONTROL

Efficiency, reliability, and consistency. These are the three pillars that help us stand high above all our competitors. Our superior quality control ensures that we maintain this standing and provide quality products at fair prices.

Our quality control process ensures that every item leaving our facility is thoroughly inspected and meets the specifications we promise to our customers. This guarantees that you receive the best products possible.

CUTTING EDGE TECHNOLOGIES

As part of our rigorous manufacturing process, we take great pride in ensuring that each product is flawless before it leaves our facility. We are committed to excellence and can guarantee the highest quality with every single product. Our focus on production combined with high quality sets us apart from our competitors.

We have streamlined our manufacturing process, resulting in increased productivity and reduced costs. Our cutting-edge technologies can help optimize your operations and improve overall efficiency.

Discover 68,639 SF of versatile industrial space strategically located in Painesville, Ohio. This well-maintained facility offers exceptional accessibility to major markets across the Midwest, making it an ideal location for manufacturing, distribution, or

warehousing operations. With flexible terms and immediate availability, this property presents a compelling opportunity for businesses seeking to establish or expand their industrial footprint in Northeast Ohio.



Regional Connectivity

Proximate to Pittsburgh, Columbus, Indianapolis, Detroit and other thriving Midwest markets, enabling efficient distribution throughout the region.



Immediate Delivery

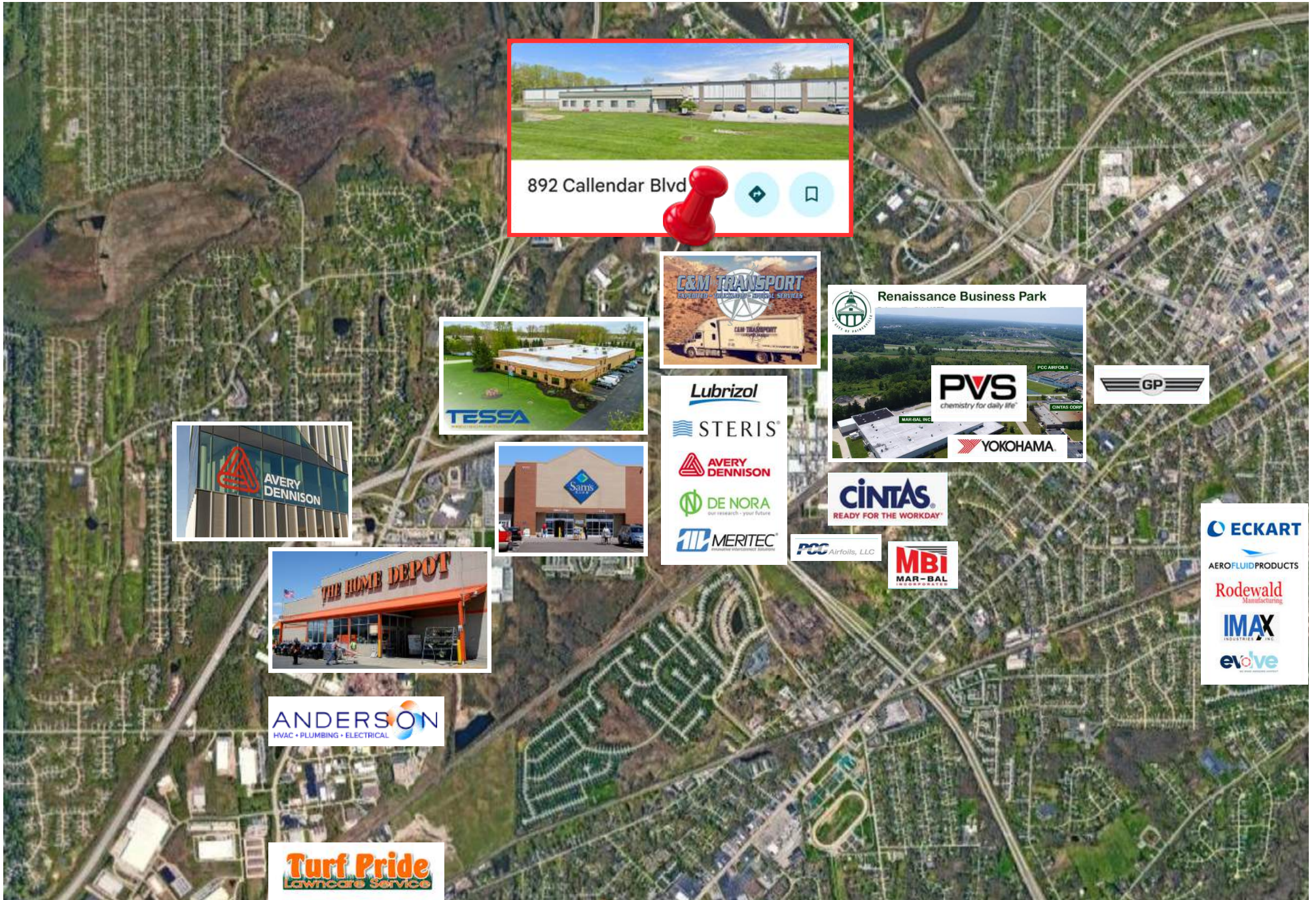
Strategic positioning allows for timely delivery to the region and its customer base, reducing transportation costs and delivery times.



Highway Access

Easy access to I-90 and Shoreway provides excellent transportation infrastructure for inbound and outbound logistics operations.







Northeast Ohio Industrial Corridor

Painesville is positioned within the thriving Northeast Ohio industrial market, offering competitive advantages for manufacturing and distribution operations.



Adjacent Industrial Hubs

Nearby industrial neighborhoods include Eastlake-Willowick, Downtown Willoughby, North and South Collinwood, Waterloo Arts District, and Euclid-Green.



Regional Connectivity

Strategic location provides excellent access to Cleveland, Akron, and Youngstown markets, as well as connections to Pittsburgh, Columbus, and Detroit.



Growth Potential

The Northeast Cleveland and Mentor areas are experiencing industrial expansion, positioning this property within a corridor of economic development.



Industrial vacancy remains balanced in Cleveland at levels well below the national benchmark and peer markets in the region. Modest construction activity is a key factor in the market's stability, and around 570,000 SF was added to the market last year, 71% below the prior year. As of the first quarter of 2025, vacancy sits at 3.6% compared to the national benchmark of 6.9%.

Weaker demand from third-party logistics providers and retailers selling home-related goods weighed on demand. Net absorption totaled 600,000 SF in 2024, a 25% increase from the prior year but still 70% below pre-pandemic levels.

In addition to increased move-outs, modest leasing activity weighs on net absorption. The availability rate in Cleveland has hovered just below 5% for the

past two years while the national rate has been increasing since mid-2022 and sits at 9.3%.

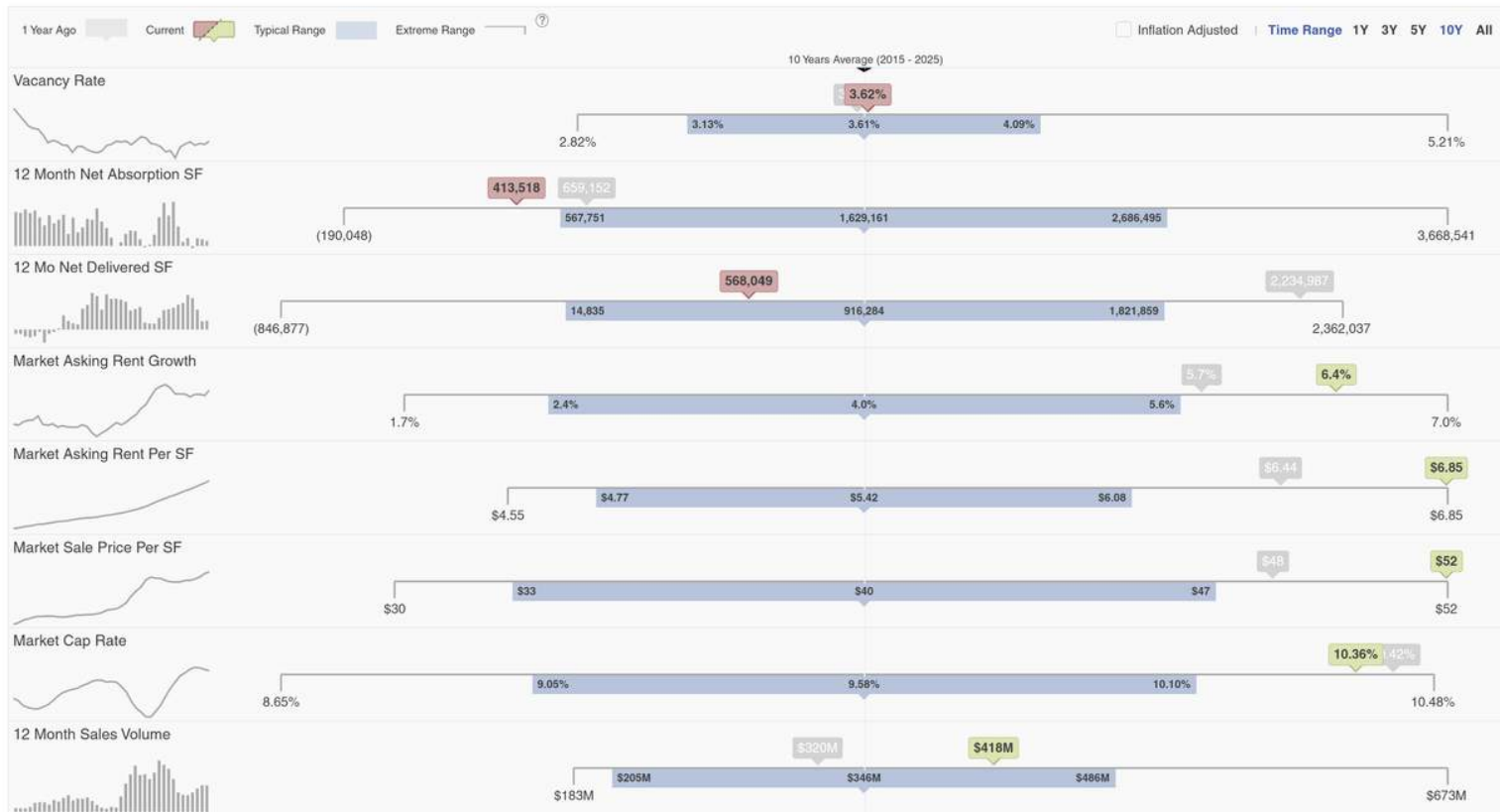
Renewals were behind many of the top leases signed last year as tenants stayed put amid uncertainties surrounding the presidential election and potential tariffs. New lease volume totaled 3.3 million SF in 2024, down 23% year over year and still well below pre-pandemic norms.

Cleveland's low vacancy rate tilts market conditions in landlords' favor, and rent growth remains well above typical levels. Rents in Cleveland climbed

6.4% over the trailing 12-month period compared to the three-year pre-pandemic average of 2.6%. Cleveland far outperforms the national benchmark of 2.2% and ranks among the top 10 major industrial markets in the country for rent growth.

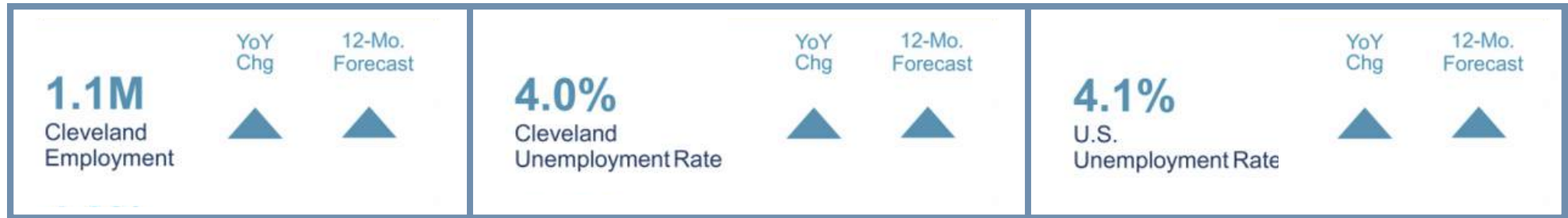
While deliveries are slated to increase in Cleveland in 2025, the impact on the vacancy rate will be minimal as net absorption remains positive and aging industrial stock is removed from the market.

Key Performance Indicators





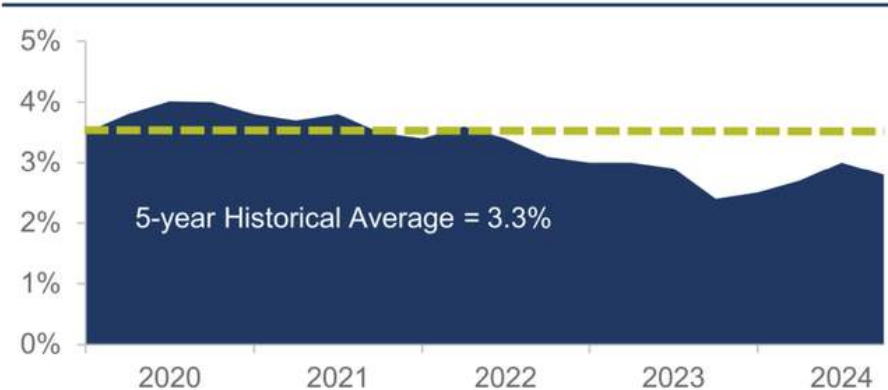
ECONOMY: Consumer Spending Declining, Soft Residential and Commercial Construction Activity Business activity in Cleveland has declined recently and is expected to remain flat in the months ahead primarily due to the uncertainty in the economy and the upcoming November presidential election. We anticipate many companies will be pressing pause and waiting until the end of year. The slowing demand was seen across all market sectors. Demand for manufactured goods softened, even in previously strong industry segments. Conversely, business service firms' activity remained strong, which some attribute to spending moving forward on previously delayed capital projects. Employment levels were flat in recent weeks, as many firms focused on hiring only critical staff. Wage and nonlabor costs increased moderately. Some construction, manufacturing, and retail companies have reported that equipment, raw materials, and commodities cost were generally leveling off.



NET ABSORPTION / DIRECT ASKING RENT

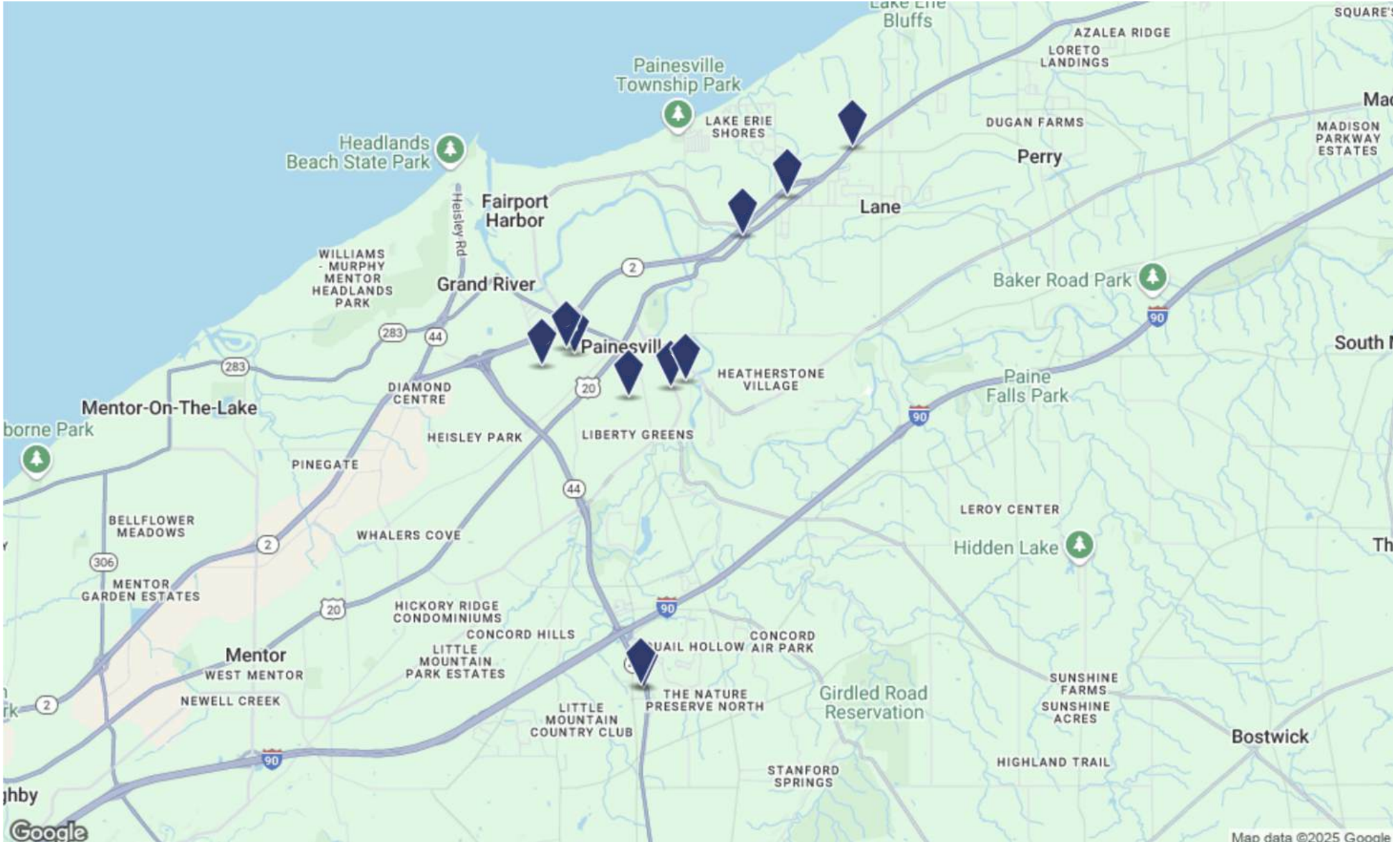


OVERALL VACANCY RATE



SALES COMPS: LAST 24 MONTHS

Sales volume totaled \$421 million in 2024, a 31% increase from the prior year. An increase in volume in 24Q4, which was the strongest fourth quarter in three years, boosted last year's sales volume. Over the past two years, deal flow has held steady, with 45 to 50 properties trading each quarter, however the average-sized deal has increased in 2024, up from from \$1.7 million in 2023 to \$2.3 million.



1 **141 W Walnut St (Part of a 2-Property Portfolio)**
Painesville, OH 44077 (Lake County) - East Lake County Submarket

★★★★☆ Warehouse

Sold	8/23/2024	Sale Price	\$6,290,000 (\$72.10/SF)
RBA (% Leased)	87,243 SF (100%)	Price Status	Full Value
Built	1960	Land Area	7.00 AC/304,920 SF
Actual Cap Rate	8.00%	Sale Comp Status	Research Complete
Sale Comp ID	6827161	Parcel Numbers	15-C-032-0-00-001 +1
Sale Conditions	Sale Leaseback +2		



2 **608 S State St - One High Tech Avenue**
Painesville, OH 44077 (Lake County) - East Lake County Submarket

★★★★☆ Warehouse

Sold	12/27/2023	Sale Price	\$1,695,900 (\$20.05/SF)
RBA (% Leased)	84,600 SF (100%)	Price Status	Full Value
Built	1970	Land Area	5.90 AC/257,004 SF
Sale Comp Status	Research Complete	Sale Comp ID	6633898
Parcel Numbers	15-B-014-0-00-001 +2		



3 **1580 N Ridge Rd**
Painesville, OH 44077 (Lake County) - East Lake County Submarket

★★★★☆ Service

Sold	4/25/2024	Sale Price	\$550,000 (\$34.38/SF)
RBA (% Leased)	16,000 SF (100%)	Built/Renovated	1979/2009
Land Area	10.10 AC/439,956 SF	Sale Comp Status	Public Record
Sale Comp ID	6720121	Parcel Numbers	11-B-030-0-00-015 +1



DWG CAPITAL GROUP

INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

A DYNAMIC FINANCIAL SERVICES PLATFORM

Through our financial platform, clients have access to solutions that seamlessly support their real estate and business objectives.

CAPITAL MARKETS

COMMERCIAL REAL ESTATE / INVESTMENT SALES AND CAPITAL MARKETS ADVISORY

OUR FIRM: DWG Capital Group is a fully integrated commercial real estate advisory and capital markets platform of services for owners and users of real estate from ranging from private local owners to prominent multinational corporations and institutional investors. Headquartered in Los Angeles, DWG Capital Group's seasoned strategic relationship platform of 11 seasoned CRE veterans enables our team to effectively serve the property requirements of ALL our Owners, Investors, Developers, Private Equity Groups and Lenders from California to across the US. Regardless of how seasoned our clients are at selling, buying or joint venturing commercial real estate can be a monumental endeavor. DWG Capital Group ensures every client gets the professional, intelligent service they deserve coupled with a strong, seasoned advisory **based on what matters most: Our clients per transaction highest yield outcome coupled with a comprehensive overall real estate portfolio advisory focused on our client's overall long term security.** As a highly seasoned group of Capital Markets Advisors and Brokers who are also active Developers and Investors ourselves, DWG Capital Group brings decades of both sophisticated institutional and personal experience to every assignment **with same care as if it was our very own real estate endeavor.**

Investment Sales, Capital Markets. DONE.

OUR TEAM: DWG Capital Group's team was formed and now led by Judd Dunning, (former NGKF Capital Group / ARA Managing Director) who launched DWG Capital Group in order to combine the very best of his DWG brokers highly seasoned capital market and investment sale expertise and many decades of extensive hands-on commercial real estate advisory experience to ensure that all our DWG clients receive and are assisted to execute only the highest and best real estate portfolio strategies possible.

DWG Capital Group is a client driven firm that executes a wide range of assignments from larger, institutional investment sales and debt / equity placements to local private middle market sales. **Judd Dunning** and all **DWG Capital Group Team Members:** DWG was originally formed by 10 former Top-5 institutional CRE firm brokers. Now independent and within DWG collectively bringing the very same high service standard, same national network of seasoned middle market and institutional clients, the same vast database of national buyers/sellers, the same debt and private equity and the same superior and sophisticated *Client-Centric Capital Markets and Investment Sales Advisory* to our clients we always have these last 20 years but doing so with even greater individual attention.

DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

 15,000+
UNITS
SOLD

 \$1B CLOSED
PAST 24
MONTHS

 LABJ CRE
GOLD AWARD
WINNER

 COSTAR
POWER
BROKER

CONSULTATION

Free professional consultation and property valuation to assess your real estate needs and opportunities.



TRANSACTION EXECUTION

Expert guidance through the entire transaction process with 20+ years of nationwide experience.



STRATEGY DEVELOPMENT

Customized strategy for buying, selling, or leasing nationwide with focus on wealth expansion.



PORTFOLIO OPTIMIZATION

Ongoing support and consulting for continuing property management and investment growth.



DWG Capital Group offers comprehensive real estate services across multiple asset classes including Industrial, Office, Retail and Multifamily properties nationwide. With over two decades of experience, our team provides expert guidance for property acquisitions, dispositions, leasing, and development site opportunities.

CONTACT US today for a complimentary consultation and valuation to discuss your real estate requirements, financing needs, tenancy specifications, and comprehensive wealth expansion strategies.



A WINNING COMBINATION OF EXPERTISE



JUDD DUNNING
PRESIDENT | BROKER

"Industrial investing isn't just about acquiring assets—it's about securing strategic footholds in markets where demand outpaces supply. At DWG Capital Group, we focus on intelligent acquisitions, credit enhancement, and value creation to deliver strong, risk-adjusted returns in every market cycle."

Judd Dunning is a distinguished third-generation real estate executive with two decades of experience in institutional commercial real estate. As President of DWG Capital Group and DWG Capital Partners, he brings a wealth of national expertise in orchestrating institutional investment sales and capital markets transactions following years as a top producer of Newmark/ARA and founding member of Newmark Capital Markets in West Los Angeles. Leveraging his extensive network and deep market knowledge, Dunning employs a strategic NNN industrial sale-leaseback approach through DWG Capital Partners, successfully navigating market complexities to deliver superior outcomes.

Under Dunning's leadership, DWG Capital Group has achieved significant milestones, closing over \$2 billion in investment sales and debt/equity placements. Dunning's client roster includes prominent institutions, funds, and private companies. His expertise extends across various asset classes, including retail, office spaces, industrial facilities, apartment complexes, and development projects.

Awards and Recognitions

Judd Dunning has received numerous accolades for his contributions to the real estate industry. He was the recipient of the 2022 Los Angeles Business Journal "Community Impact Deal of the Year" Gold Award, and a nominee for Broker Executive of the Year. In 2021, he was honored with the CoStar Power Broker award.

Notable Transactions

With a proven track record in capital markets advisory and a history of transactions across 40 states, Mr. Dunning has orchestrated significant deals, including a \$165 million transaction involving a Sony Animation NNN single-tenant S&P-rated A credit office portfolio in West Los Angeles and a \$130 million deal for a Class A retail property.

DWG Capital Partners and DWG Capital Group continue to excel in providing exceptional service to its investment partners and clients, solidifying their reputation among the premier CRE firms in the nation.



HUGH GEHRKE
SENIOR VP OF INVESTMENT SALES

Hugh Gehrke is a dedicated real estate professional who takes pride in providing a caliber of personalized service that has earned him a loyal following of repeat and referral clients that continues to grow.

If you are in the Luxury Real Estate Market or Multifamily Investment space around Los Angeles County, Hugh is the person to help. Working across a multitude of asset classes, Hugh and his team have worked on a variety of transactions across all asset classes.

Hugh has a background as a mortgage broker for Platinum Capital that greatly benefits his clientele. He holds a degree in economics from the University of Illinois and continues to hone his knowledge through continuing education classes related to both real estate sales and finance.



DUGAN KELLEY
LEGAL COUNSEL

Dugan P. Kelley is counsel at DWG Capital Partners and Co-founder of Kelley | Clarke, PC, offering large firm expertise locally. He specializes in real estate transactions, including commercial loan closings, equity capital raises, and joint ventures. Kelley advises on entity formation, risk assessment, and provides comprehensive commercial real estate services. Recognized as a "Super Lawyer Rising Star" from 2008-2016, he upholds high legal standards in all documents and services, contributing to the success of DWG Capital Partners and its clients.

THE TEAM



ROBERT BIANCHI
CONTROLLER & CREDIT RISK SPECIALIST

With over 40 years of financial expertise, Robert A. Bianchi, CPA leads California CPA Group while overseeing DWG’s financial operations, cost segregation strategies, and credit risk analysis. A University of San Francisco graduate, Robert began his career at Grant Thornton before co-founding a multi-state oil and gas exploration company, which he successfully scaled and sold to a public firm. Later, as a founding partner at Bianchi, Kasavan & Pope, LLP, he built a reputation for managing complex financial structures and delivering results.

At DWG, Robert applies his deep expertise in business development, finance, and taxation across key industries, including technology, real estate, and healthcare. He excels in leveraging IT and automation to drive operational efficiency and cost savings while crafting detailed tax strategies that enhance investment yields. Additionally, he plays a critical role in evaluating financials and supporting property management as DWG’s controller.



MEG MARAN
DIRECTOR OF MARKETING

Meg Maran is a seasoned marketing professional with expertise in branding, investor engagement, and real estate-focused campaigns. Before joining DWG, Meg spearheaded successful campaigns for several leading firms, and her dedication to high-quality design, targeted messaging, and investor engagement ensures DWG’s visibility remains strong. Meg’s work continues to position DWG as a leader in real estate investments, fostering meaningful connections with its investor network. Ever the creative, Meg is also the host of the podcast, “We Need Ice,” which explores the 1973 Doxol explosion in Kingman, Arizona.



SERGEI MOCHTCHENKOV
CRF FINANCIAL ANALYST

Sergei Mochtchenkov, DWG Capital Partners’ exclusive analyst, leverages his deep expertise in financial modeling and data analytics as a CFA Charter holder. He specializes in using advanced tools like R, Python, SQL, and PowerBI to ensure precise modeling and analysis of DWGCP’s transactions. His work underpins the success of the firm and its clients.



MIKE PAYTONJIAN
OPERATIONS & MARKETING

Mike Paytonjian brings a diverse professional background and a strong foundation in relationship-driven industries to the DWG team. A Texas native, Mike is a graduate of both the undergraduate and master’s programs at Texas Tech University. He has worked with high-level clients—including VIP athletes and healthcare professionals—delivering strategic communication and organizational efficiency solutions.



ANDRES ALARCON
INFORMATION TECHNOLOGY

Andres Alarcon, DWG’s in-house IT & Communications Expert, has had years of institutional experience creating and managing systems for teams to organize their inbound and outbound communications.

DWG Capital Group is a licensed real estate broker, (License #01520854).

This Offering Memorandum has been prepared by DWG for use by a limited number of recipients. All information contained herein has been obtained from sources other than DWG, and neither Owner nor DWG, nor their respective equity holders, officers, employees and agents make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient.

DWG and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and DWG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and

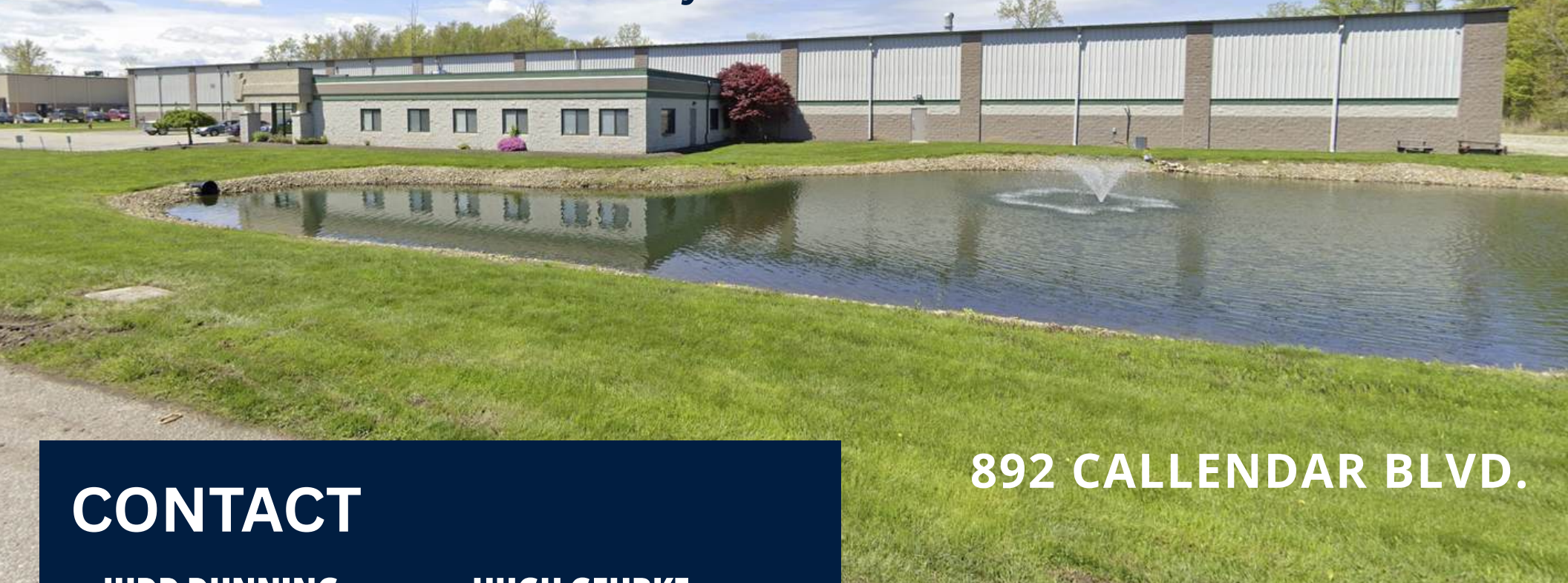
approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived. The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of DWG and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or DWG or for any purpose other than use in considering whether to purchase the property. as terms of prospective buyers own elective review the information.

Nor DWG or Brokerage shall have any legal liabilities for the sale if the subject property or for any information proffered in DWG's highest and best efforts. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to DWG.

LET'S DO A DEAL

CALL
877 DEAL DWG
(877.332.5394)

or contact any of our team members.



892 CALLENDAR BLVD.

CONTACT

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