



Executive Summary

Opportunity Highlights

The Developer/Owner, **49PFR Partners**, has contracted with the world's largest online retailer (**Amazon**) to Develop a Build-to-Suit, last-mile warehouse in California. The Tenant has negotiated a 15-year lease. The investor will receive an annual preferred return and a share of the capital gain upon sale of the facility.

- Seeking \$4.7 million in exchange for a 10% annual preferred return AND 35% of the gain on sale of Warehouse (within 1 -3 years per plan).
- \$1.1 million of the \$4.7 Million is a 10% convertible note backed by Tenants guarantee, and converts at 1.2 to 1.
- Example: Potential on investment of \$4.7 million at a 2 year term and 5% cap rate: \$1,024,819 (the 10%) + \$2,406,935 (gain on sale*) + Return of Principal = \$8,611,955. A highly successful development team, each with over 25 years direct experience
- in this sector including 2 former real estate executives with Amazon.

The Warehouse Development

A Build-to-Suit 39,000 square foot facility on a 7.75-acre site.

- Occupancy by December of 2024
- Lease term of 15 years with 2 renewal options for five years
- Annual rent increases of 2.5% with no "outs" for the tenant in the lease.
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Development/Investment Enhancements

In addition to the above, there are aspects of this particular development opportunity that make it uniquely attractive and further support the anticipated investor returns:

- Negotiated a lease with Amazon with Favorable Terms for Developer. Tenant has agreed to pay a return of 7.5% of costs to build the project.
- Therefore, if the project costs more to complete, the lease rate and value of the project increase. Most development projects have a fixed lease rate up front, and then the developer tries to build the project as efficiently as possible to make the spread between the lease rate and the cost of the project. Not in this case.
- Tenant has agreed to guarantee all of Developer's soft costs to facilitate permitting, limiting the risk substantially for the development team.

Development/Investment Enhancements (Cont.)

- Site surveys, soil tests and other necessary reports were completed for adjacent store and simply need to be updated.
- To help expedite the project, the Tenant's architect and civil engineering firm will be utilized.
- Debt financing identified (as of November 30, 2023).

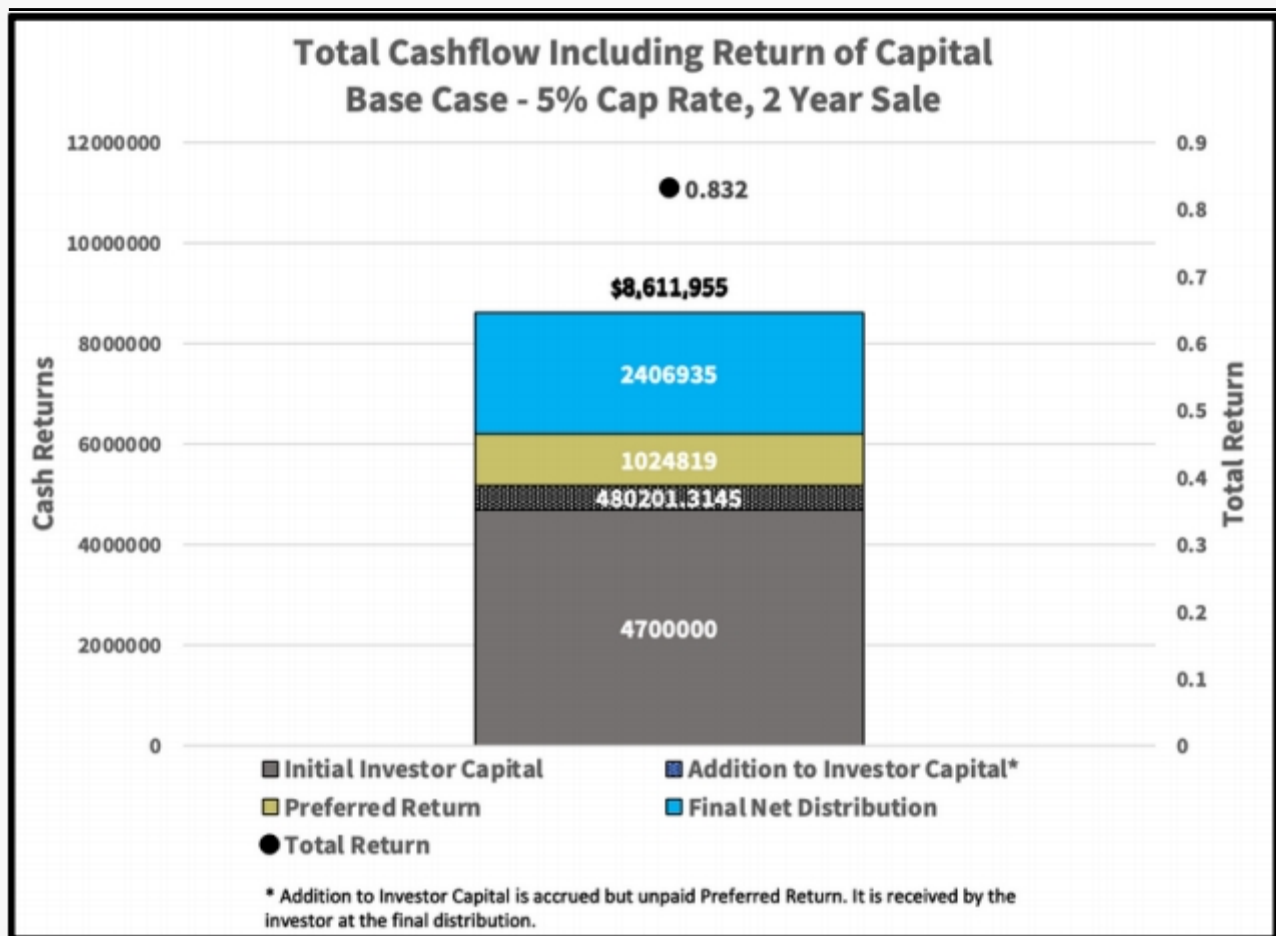
Summary of Financials

The estimated project cost is \$18,297,694 of which \$13,723,000 will come from existing lenders and the balance of \$4,700,000 from investor(s).

The investment plan is to maximize Net Income stream and sell the facility within 2-3 years. May be a sale as early as when Developer breaks ground to build.

Investor will be paid an annual 10% preferred return AND 35% of the gain upon sale as shown in the example below.

Assumes a capitalization rate of 5% and Facility Sale in 2 Years:



**Lease rate, sales and other data is derived from 49PFR Partners' Pro-Forma. That and other financials are available to accredited, qualified investors. Refer to PRIVATE PLACEMENT MEMORANDUM for important caveats and risk factor.*

NOTICE TO INVESTORS

This communication is for informational purposes only. It is not intended as an offer or solicitation for the purchase or sale of any financial instrument or as an official confirmation of any transactions.

Prices, data and other information are not warranted as to completeness or accuracy and are subject to change without notice.

Before making an investment, prospective accredited investors should carefully review the confidential Private Placement Memorandum.

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