

**1 Multi-Property****SOLD****2 Class B Industrial buildings in Vista, CA, having total size of 16,580 SF.**

Recorded Buyer: **2401-2405 Dogwood Way LLC**      Recorded Seller: **Gerald J & Josann A Block**  
 7015 Po Box  
 Rancho Santa Fe, CA 92067  
 (760) 727-4900

True Buyer: **James Snyder**      True Seller: **Gerald J & Josann A Block**




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Sale Date: **08/29/2018 (156 days on mkt)**      # of Properties: **2**  
 Sale Price: **\$2,725,000 - Confirmed**      Total Bldg Size: **16,580 SF**  
 Price/SF: **\$164.35**      Total Land Area: **1.53 AC (66,647 SF)**

Financing: **Down payment of \$1,375,000 (50.5%); \$1,400,000 from Citizens Business Bank**  
 Comp ID: **4500373** – Research Status: **Confirmed**

**2 2455 Ash St - Oakridge Corporate Center****SOLD****Vista, CA 92081      San Diego County**

Recorded Buyer: **Rexford Industrial Realty LP**      Recorded Seller: **Sonoma Oaks, LP**  
 11620 Wilshire Blvd  
 Los Angeles, CA 90025

True Buyer: **Rexford Industrial Realty, Inc.**      True Seller: **Wilbur-Klein Capital, Inc.**



Map Page: Thomas Bros. Guide 1108-B6

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Sale Date: **03/05/2019**      Bldg Type: **Class C IndustrialManufacturing**  
 Sale Price: **\$6,680,000 - Confirmed**      Year Built/Age: **Built 1990 Age: 29**  
 Price/SF: **\$157.15**      RBA: **42,508 SF**  
 Land Area: **3.45 AC (150,282 SF)**  
 PrFrma Cap Rate: -      Zoning: **M**  
 Actual Cap Rate: **5.62%**      Sale Conditions: -

Parcel No: **217-254-06**  
 Financing: -  
 Comp ID: **4703153** – Research Status: **Confirmed**

**3 649 Benet Rd - Sabra Dipping Co.****SOLD****Oceanside, CA 92058      San Diego County**

Recorded Buyer: **Pacifica Foods Llc**      Recorded Seller: **Sabra Dipping Co Llc**  
 649 Benet Rd  
 Oceanside, CA 92058

True Buyer: **Wind Point Partners**      True Seller: **Sabra Dipping Company**




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Sale Date: **09/10/2018**      Bldg Type: **Class B IndustrialWarehouse**  
 Sale Price: **\$6,375,000 - Confirmed**      Year Built/Age: **Built 2005 Age: 13**  
 Price/SF: **\$162.88**      RBA: **39,140 SF**  
 Land Area: **2.29 AC (99,752 SF)**  
 PrFrma Cap Rate: -      Zoning: **IG, General Ind District**  
 Actual Cap Rate: -      Sale Conditions: **Business Value Included**

Parcel No: **145-030-47**  
 Financing: **Down payment of \$6,375,000 (100.0%)**  
 Comp ID: **4519569** – Research Status: **Confirmed**

**4 130 Bosstick Blvd****SOLD****San Marcos, CA 92069****San Diego County**Recorded Buyer: **Private Parts LLC**  
45386 Saint Tisbury St  
Temecula, CA 92592Recorded Seller: **Steven M & Kathleen H Hegseth**  
2837 Rancho Rio Chico  
Carlsbad, CA 92009  
(760) 630-1700True Buyer: **Brian W Amodio**True Seller: **Steven M & Kathleen H Hegseth**

Map Page: Thomas Bros. Guide 1108-D5

Sale Date: **12/21/2018 (108 days on mkt)**  
Sale Price: **\$3,077,000 - Confirmed**  
Price/SF: **\$174.52**Bldg Type: **Class B Industrial Manufacturing**  
Year Built/Age: **Built 1990 Age: 28**  
RBA: **17,631 SF**  
Land Area: **0.95 AC (41,382 SF)**  
Zoning: **LM**  
Sale Conditions: **-**PrFrma Cap Rate: **-**  
Actual Cap Rate: **5.50%**Parcel No: **217-560-03**  
Financing: **Down payment of \$615,400 (20.0%); \$2,461,600 from Bank of Southern California**  
Comp ID: **4624506** – Research Status: **Confirmed****5 2445 Cades Way - Vista Business Park****SOLD****Vista, CA 92081****San Diego County**Recorded Buyer: **Socal Vista II LLC**  
2445 Cades Way  
Vista, CA 92081  
(949) 498-1000Recorded Seller: **Maj Investors**  
3122 San Luis Rey Rd  
Oceanside, CA 92054  
(760) 967-4000True Buyer: **Matsushita International Corp**True Seller: **Maj Investors**

Map Page: Thomas Bros. Guide 1108-B6

Sale Date: **11/06/2018**  
Sale Price: **\$3,710,000 - Confirmed**  
Price/SF: **\$154.49**Bldg Type: **Class B Industrial Manufacturing**  
Year Built/Age: **Built 1988 Age: 30**  
RBA: **24,014 SF**  
Land Area: **1.30 AC (56,628 SF)**  
Zoning: **M, Vista**  
Sale Conditions: **Investment Triple Net**PrFrma Cap Rate: **-**  
Actual Cap Rate: **5.75%**Parcel No: **217-252-06-00**  
Financing: **Down payment of \$3,710,000 (100.0%)**  
Comp ID: **4575361** – Research Status: **Confirmed****6 288 Distribution St****SOLD****San Marcos, CA 92078****San Diego County**Recorded Buyer: **MBM Builders LLC**  
565 Country Club Dr  
Escondido, CA 92029True Seller: **Scott Pallais**  
14142 Summit Crest  
Escondido, CA 92025  
(760) 740-6960True Buyer: **David Q Mason**

Map Page: Thomas Bros. Guide 1129-A1

Sale Date: **09/05/2018 (491 days on mkt)**  
Sale Price: **\$3,800,000 - Confirmed**  
Price/SF: **\$156.86**Bldg Type: **Class B Industrial Warehouse**  
Year Built/Age: **Built 1985 Age: 33**  
RBA: **24,225 SF**  
Land Area: **1.30 AC (56,628 SF)**  
Zoning: **7**PrFrma Cap Rate: **-**Parcel No: **220-201-21-00**  
Financing: **Down payment of \$380,000 (10.0%); \$1,900,000 from JP Morgan Chase Bank, N.A. \$1,520,000 from JP Morgan Chase Bank, N.A.**  
Comp ID: **4503797** – Research Status: **Confirmed**

**Vista, CA 92081**

**San Diego County**

Recorded Buyer: **CBS Railroad LLC**  
 9838 Research Dr  
 Irvine, CA 92618  
 (949) 790-3125

Recorded Seller: **American Properties I LLC**  
 5465 Morehouse Dr  
 San Diego, CA 92121  
 (858) 546-7474



Recorded Buyer: **Kurt Bruggeman**  
 9838 Research Dr  
 Irvine, CA 92618  
 (949) 790-3125

Recorded Seller: -

True Buyer: **Kurt Bruggeman**  
 9838 Research Dr  
 Irvine, CA 92618  
 (949) 790-3125

True Seller: **J Stephen Quinn**  
 5465 Morehouse Dr  
 San Diego, CA 92121  
 (858) 546-7474

Sale Date: **05/31/2018 (55 days on mkt)**  
 Sale Price: **\$6,200,000 - Confirmed**  
 Price/SF: **\$168.47**

Bldg Type: **Class B Industrial Warehouse**  
 Year Built/Age: **Built 1988 Age: 30**  
 RBA: **36,802 SF**

PrFrma Cap Rate: -  
 Actual Cap Rate: **5.20%**

Zoning: **RLI, Vista**  
 Sale Conditions: **1031 Exchange**

Parcel No: **217-252-03-00**  
 Financing: **Down payment of \$6,200,000 (100.0%)**  
 Comp ID: **4282628** – Research Status: **Confirmed**

**Carlsbad, CA 92008**

**San Diego County**

Recorded Buyer: **VRS International LLC**  
 30 N Gould St  
 Sheridan, WY 82801  
 (760) 929-0455

Recorded Seller: **Canard ADD\* Ventures LLC**  
 915 NW Gasoline Aly  
 Bend, OR 97703



True Buyer: **Zsuzanna Szatmari**

Sale Date: **06/01/2018 (218 days on mkt)**  
 Sale Price: **\$6,463,000 - Confirmed**  
 Price/SF: **\$166.14**

Bldg Type: **Class B Industrial Warehouse**  
 Year Built/Age: **Built 1991 Age: 27**  
 RBA: **38,900 SF**

Map Page: Thomas Bros. Guide 1127-C3

PrFrma Cap Rate: -

Land Area: **2.44 AC (106,286 SF)**  
 Zoning: **PM, Carlsbad**

Parcel No: **212-092-01-00**  
 Financing: **Down payment of \$2,367,661 (36.6%); \$4,095,339 from Comerica Bank**  
 Comp ID: **4288705** – Research Status: **Confirmed**

**9 1132 Melrose Dr - Park 1200****SOLD****Vista, CA 92083****San Diego County**

Map Page: Thomas Bros. Guide 1087-G7

Recorded Buyer: **Ncths Facilities Llc**  
 True Buyer: **North County Trade Tech High**

Recorded Seller: **Guajome Schools Llc**

Sale Date: **08/02/2018**  
 Sale Price: **\$6,250,000 - Confirmed**  
 Price/SF: **\$161.29**

Bldg Type: **Class B Industrial Warehouse**  
 Year Built/Age: **Built 1988 Age: 30**  
 RBA: **38,749 SF**  
 Land Area: **2.30 AC (100,188 SF)**  
 Zoning: **IC, Vista**

PrFrma Cap Rate: -

Parcel No: **161-111-01, 161-111-02, 161-111-25-01, 161-111-25-02, 161-111-25-03**  
 Financing: **Down payment of \$1,250,000 (20.0%); \$5,000,000 from ZB, NA**  
 Comp ID: **4482793** – Research Status: **Confirmed**

**10 1916 Mission Rd - Highway 78 Business Park****SOLD****Escondido, CA 92029****San Diego County**

Map Page: Thomas Bros. Guide 1110-C6

Recorded Buyer: **White Steed LLC**  
 9471 Irvine Center Dr  
 Irvine, CA 92618  
 True Buyer: **Michael F Austin**

Recorded Seller: **Schooley Family Trust**  
 1200 Loma Vista Way  
 Vista, CA 92084

Sale Date: **04/19/2019 (39 days on mkt)**  
 Sale Price: **\$3,664,000 - Confirmed**  
 Price/SF: **\$172.76**

Bldg Type: **Class B Industrial Warehouse**  
 Year Built/Age: **Built 1980 Age: 39**  
 RBA: **21,208 SF**  
 Land Area: **0.91 AC (39,640 SF)**  
 Zoning: **M1**  
 Sale Conditions: **High Vacancy Property**

PrFrma Cap Rate: -

Actual Cap Rate: -

Parcel No: **228-360-33**  
 Financing: **Down payment of \$1,539,000 (42.0%)**  
 Comp ID: **4739235** – Research Status: **Confirmed**

**11 2063 Wineridge Pl****SOLD****Escondido, CA 92029****San Diego County**

Map Page: Thomas Bros. Guide 1129-E4

Recorded Buyer: **4S Properties**  
 27405 Puerta Real  
 Mission Viejo, CA 92691  
 (949) 635-1970  
 True Buyer: **4S Properties**

Recorded Seller: **V I T Properties L L C**  
 2063 Wineridge Pl  
 Escondido, CA 92029

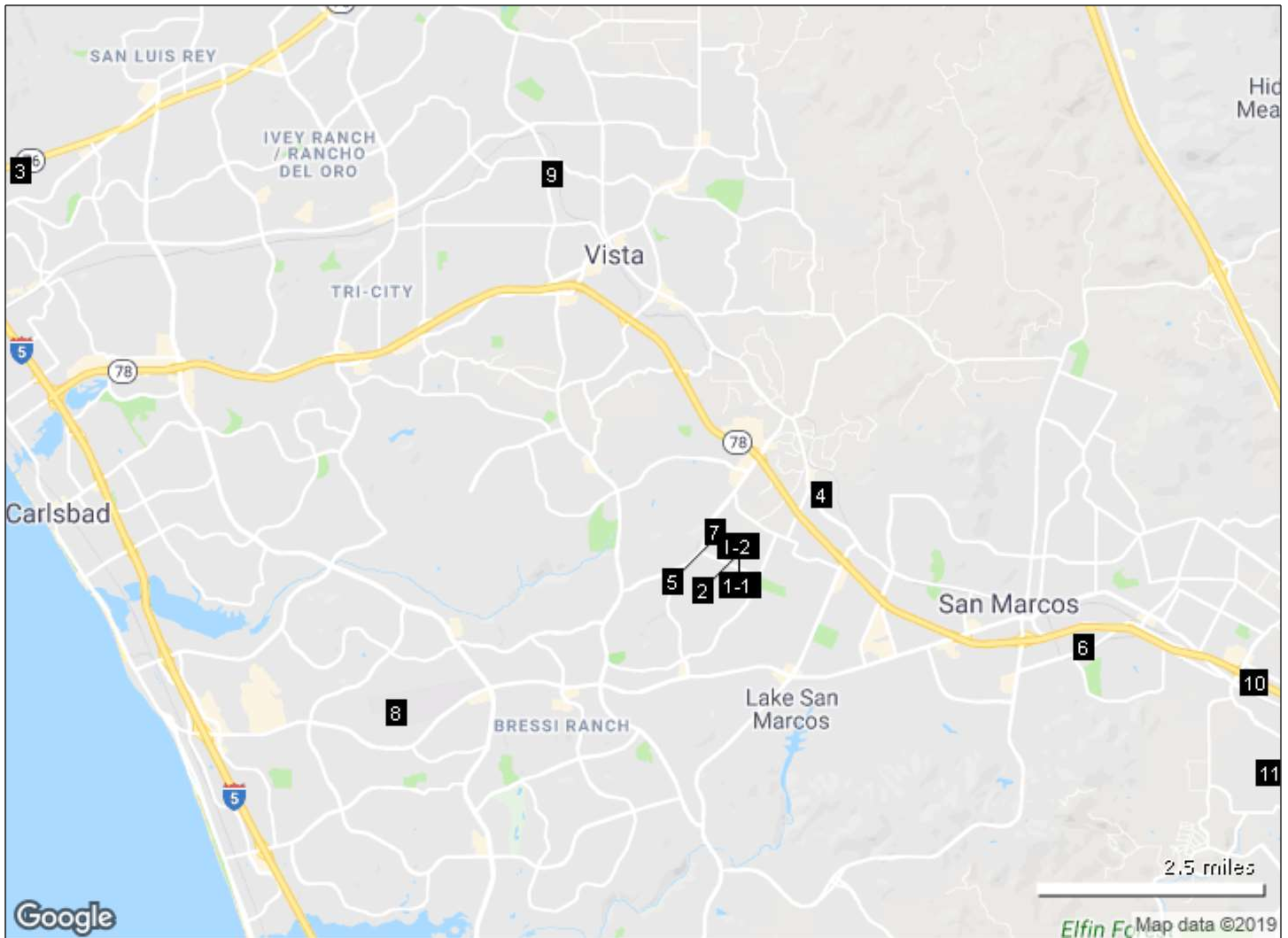
Sale Date: **08/10/2018 (67 days on mkt)**  
 Sale Price: **\$3,600,000 - Confirmed**  
 Price/SF: **\$173.22**

Bldg Type: **Class B Industrial Manufacturing**  
 Year Built/Age: **Built 2000 Age: 18**  
 RBA: **20,783 SF**  
 Land Area: **1.70 AC (74,052 SF)**  
 Zoning: **-**  
 Sale Conditions: **1031 Exchange**

PrFrma Cap Rate: -

Actual Cap Rate: **5.60%**

Parcel No: **232-550-11-00**  
 Financing: **Down payment of \$3,600,000 (100.0%)**  
 Comp ID: **4482500** – Research Status: **Confirmed**



	Address	City	Property Info	Sale Info
1-1	2401 Dogwood Way	Vista	16,580 SF Industrial/Warehouse	Multi-Property Sale: \$2,725,000 (\$164.35/SF)
1-2	2405 Dogwood Way	Vista	16,580 SF Industrial/Warehouse	Multi-Property Sale: \$2,725,000 (\$164.35/SF)
2	2455 Ash St	Vista	42,508 SF Industrial/Manufacturing	Sold: \$6,680,000 (\$157.15/SF)
3	649 Benet Rd	Oceanside	39,140 SF Industrial/Warehouse	Sold: \$6,375,000 (\$162.88/SF)
4	130 Bosstick Blvd	San Marcos	17,631 SF Industrial/Manufacturing	Sold: \$3,077,000 (\$174.52/SF)
5	2445 Cades Way	Vista	24,014 SF Industrial/Manufacturing	Sold: \$3,710,000 (\$154.49/SF)
6	288 Distribution St	San Marcos	24,225 SF Industrial/Warehouse	Sold: \$3,800,000 (\$156.86/SF)
7	2420 Grand Ave	Vista	36,802 SF Industrial/Warehouse	Sold: \$6,200,000 (\$168.47/SF)
8	1958 Kellogg Ave	Carlsbad	38,900 SF Industrial/Warehouse	Sold: \$6,463,000 (\$166.14/SF)
9	1132 Melrose Dr	Vista	38,749 SF Industrial/Warehouse	Sold: \$6,250,000 (\$161.29/SF)
10	1916 Mission Rd	Escondido	21,208 SF Industrial/Warehouse	Sold: \$3,664,000 (\$172.76/SF)
11	2063 Wineridge Pl	Escondido	20,783 SF Industrial/Manufacturing	Sold: \$3,600,000 (\$173.22/SF)