



City of Industry, CA



City of Industry, CA



Montebello, CA

PROJECT BRONCO

LOS ANGELES | ORANGE COUNTY



Irvine, CA



Irwindale, CA

6 PROPERTY INFILL PORTFOLIO
SPANNING 449,800 SF

COMPELLING IN-PLACE YIELD

SIGNIFICANTLY BELOW
REPLACEMENT COST

PREMIER BUILDINGS IN SOCAL'S
TOP INDUSTRIAL SUBMARKETS

TEASER



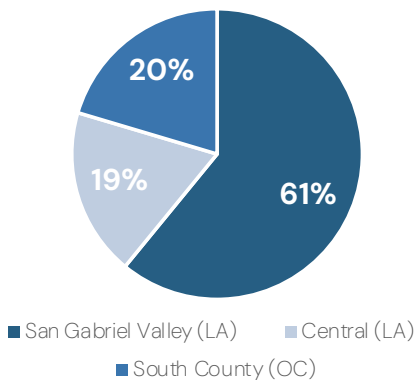
THE OFFERING

DIVERSIFIED SOCAL PORTFOLIO OF SCALE WITH IMMEDIATE CASH FLOW ACROSS MULTIPLE INFILL SUBMARKETS

JLL Industrial Capital Markets, serving as the exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in **Project Bronco (the "Portfolio")** – an institutional-quality, six-property industrial portfolio totaling 449,800 square feet. The Portfolio is strategically distributed across the San Gabriel Valley, Central Los Angeles, and Orange County submarkets, providing investors with access to SoCal's tightest infill markets each characterized by limited existing and future supply and the potential for significant future rent growth.

Project Bronco provides investors the opportunity to gain diversified SoCal exposure at a strong going-in yield and a steeply discounted cost basis compared to current replacement cost and peak market pricing.

SUBMARKET PORTFOLIO CONCENTRATION



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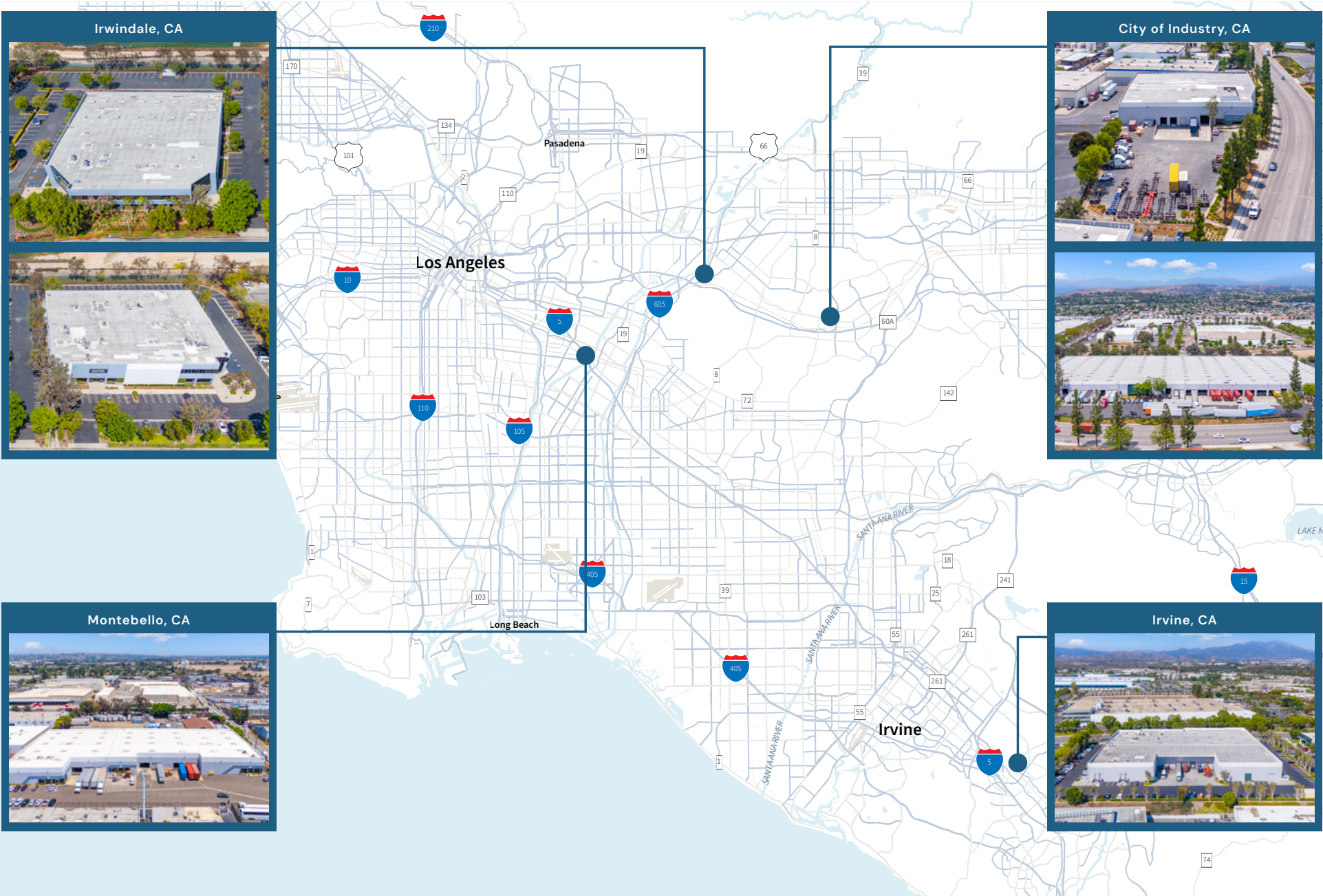


Irwindale, CA



Irwindale, CA

PORTFOLIO OVERVIEW



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REAL ESTATE CAPITAL MARKETS SOLUTIONS DELIVERED NATIONWIDE - FROM STRATEGY TO EXECUTION.

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