

# PROJECT CHARIOT

INLAND EMPIRE

Unincorporated Riverside County, CA



Unincorporated Riverside County, CA



Chino, CA



Perris, CA



San Bernardino, CA



5 PROPERTY PORTFOLIO  
TOTALING 931,264 SF

STRONG IN-PLACE CASH FLOW  
FROM A DIVERSE TENANT BASE

FULLY STABILIZED WITH  
4.6 YRS OF WALT

COMPELLING BASIS WELL BELOW  
REPLACEMENT COST

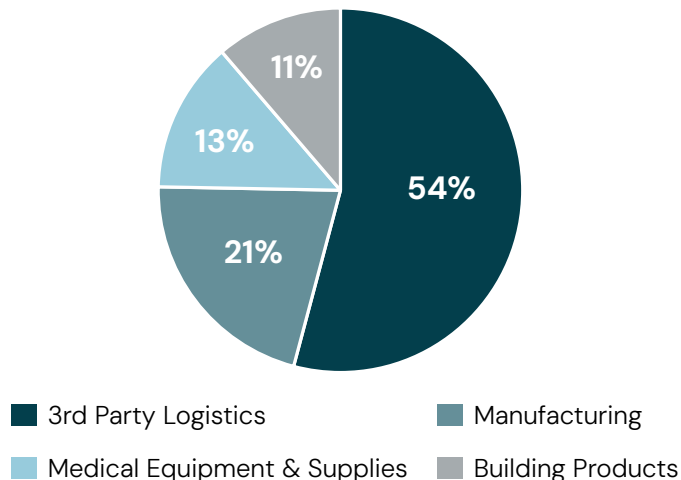
# THE OFFERING

## FULLY STABILIZED PORTFOLIO OF SCALE WITH A STRONG GOING-IN YIELD SUPPORTED BY A DIVERSE TENANT BASE

JLL Industrial Capital Markets, serving as the exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in **Project Chariot (the "Portfolio")** – an institutional-quality, five-property industrial portfolio totaling 931,264 square feet. The Portfolio is 100% leased to a diversified tenant roster and is strategically positioned across the Inland Empire, with one multi-tenant asset in the Inland Empire West and four single-tenant assets in the Inland Empire East.

Project Chariot offers stabilized, day-one cash flow anchored by a 4.6-year WALT and in-place rents slightly below market. No lease expirations until end of Year 2 provide a measured rollover schedule and ample runway to capture rent growth as market fundamentals continue to strengthen. **Offered at a basis below replacement cost and materially below peak market pricing, the Portfolio presents a compelling entry point into one of the nation's most sought-after industrial markets poised for future value appreciation.**

### TENANT INDUSTRY CONCENTRATION



Unincorporated Riverside County, CA



Perris, CA



Chino, CA



San Bernardino, CA

# PORTFOLIO OVERVIEW



## DEAL CONTACTS

### Patrick Nally

Senior Managing Director  
+1 310 234 2103  
patrick.nally@jll.com  
CA DRE license #02241351

### Ryan Spradling

Senior Director  
+1 858 410 1249  
ryan.spradling@jll.com  
CA DRE license #01389321

### Makenna Peter

Director  
+1 949 296 3623  
makenna.peter@jll.com  
CA DRE license #02131317

### Chad Solomon

Senior Director  
+1 310 407 2155  
chad.solomon@jll.com  
CA DRE license #02053571

## MARKET EXPERTS

### Jeff Bellitti

Executive Managing Director  
+1 909 467 6881  
jeff.bellitti@jll.com  
CA DRE license #01232571

### Cody Clayton

Managing Director  
+1 310 977 1377  
cody.clayton@jll.com  
CA DRE license #02006423

### Hunter McDonald

Managing Director  
+1 909 467 6873  
hunter.mcdonald@jll.com  
CA DRE license #01879029

### Patrick Wood

Vice Chairman  
+1 949 836 6294  
patrick.wood@jll.com  
CA DRE license #1776274

### Chase Berry

Vice President  
+1 909 467 6877  
chase.berry@jll.com  
CA DRE license #02196093

## FINANCING

### Brian Halpern

Managing Director  
+1 310 595 3626  
brian.halpern@jll.com  
CA DRE license #01120437

### Jason Rosin

Vice President  
+1 310 595 3804  
jason.rosin@jll.com  
CA DRE license #01339305

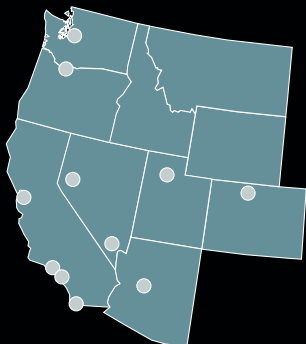
### Shae Vomund

Associate  
+1 310 407 2106  
shae.vomund@jll.com  
CA DRE license #02203949

### Kate Flynn

Associate  
+1 310 407 2109  
kate.flynn@jll.com  
CA DRE license #02287412

## DUE DILIGENCE & ANALYTICS



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

### WEST REGION INDUSTRIAL CAPITAL MARKETS GROUP

#### Southern California

Patrick Nally  
Ryan Spradling  
Chad Solomon  
Makenna Peter

#### Northern California

Erik Hanson

#### Nevada

Patrick Nally  
Greer Oliver

#### PNW

Buzz Ellis  
Rachel Jones

#### Denver

Peter Merrion  
Robert Key

#### Salt Lake City

Todd Torok

#### Phoenix

Ben Geelan  
Greer Oliver

#### Debt

Brian Halpern  
Peter Thompson  
Taylor Gimian  
Jason Carlos

#### National Leadership

John Huguenard  
Trent Agnew