SoCal Infill 8-Pack

LOS ANGELES SOUTH BAY & MID COUNTIES | INLAND EMPIRE WEST

LA Business Center, Compton

1290 Elm St, Ontario

19306-19426 S Normandie, Torrance

13615 Excelsior Dr, Santa Fe Springs

8 PROPERTY PORTFOLIO TOTALING 454,078 SF

96% LEASED WITH 3.1 YR WALT

STRONG IN-PLACE YIELD

SIGNIFICANTLY BELOW REPLACEMENT COST

INFILL BUILDINGS THROUGHOUT SOCAL'S TOP INDUSTRIAL SUBMARKETS

TEASER

JLL

THE OFFERING

RARE SOCAL PORTFOLIO OF SCALE OFFERING IMMEDIATE CASH FLOW STABILITY THROUGH A DIVERSE TENANT BASE AND ASSET MIX

JLL Industrial Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in the **SoCal Infill 8-Pack (the "Portfolio")** — an institutional-quality, eight-asset industrial portfolio totaling ±454,078 SF strategically positioned across three of SoCal's most supply-constrained infill submarkets spanning Los Angeles and the Inland Empire West.

Anchored by durable in-place cash flow, the Portfolio is 96% leased with a 3.1-year WALT across a diverse and creditworthy tenant roster that includes Toyota (NYSE: TM), Parsons (NYSE: PSN), and Maersk, a recognized leader in global freight forwarding. Tenants span logistics, furniture & home goods, metal distribution, and automotive — providing meaningful sector diversification that insulates performance across market cycles.

Rent growth in SoCal's shallow bay segment has been, and is expected to remain, among the strongest of any industrial product type, fueled by acute supply scarcity — shallow bay inventory has grown just 6.7% since 2010, compared to 28.4% for multi-tenant and 41.7% for single-tenant product. This scarcity has driven a 5.88% rent CAGR in Los Angeles from 2010–2019. The Inland Empire is similarly compelling, having just posted its strongest leasing month on record — 6.7M SF signed across new leases of 100K+ SF in June alone — reinforcing tightening supply and continued rent growth across the region.

The SoCal Infill 8-Pack offers compelling pricing and durable income across supply-constrained SoCal corridors that are increasingly difficult to find at this scale. The Portfolio is priced ±40% below replacement cost and ±50% off peak market pricing, with near-market rents from a credit-diverse, recession-resilient tenant base.

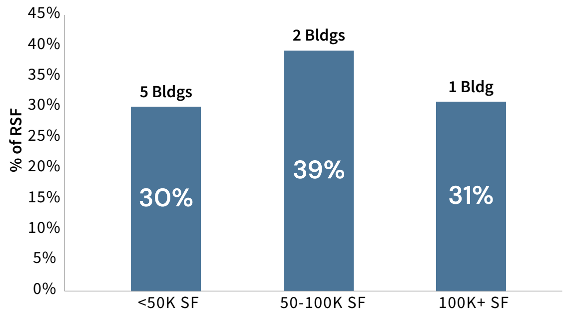

1290 Elm St


LA Business Center

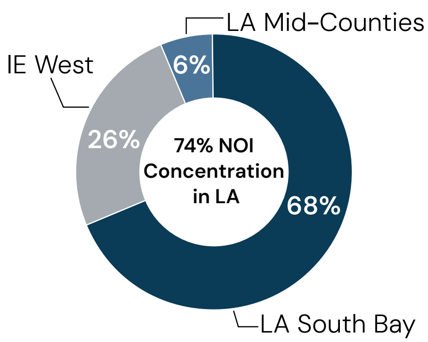

13615 Excelsior Dr


19306-19426 S Normandie

PORTFOLIO ALLOCATION BY BUILDING SIZE



SUBMARKET PORTFOLIO CONCENTRATION OF YR-1 NOI



454,078 SF
TOTAL PORTFOLIO SIZE

8
BUILDINGS

56,760 SF
AVG BUILDING SIZE

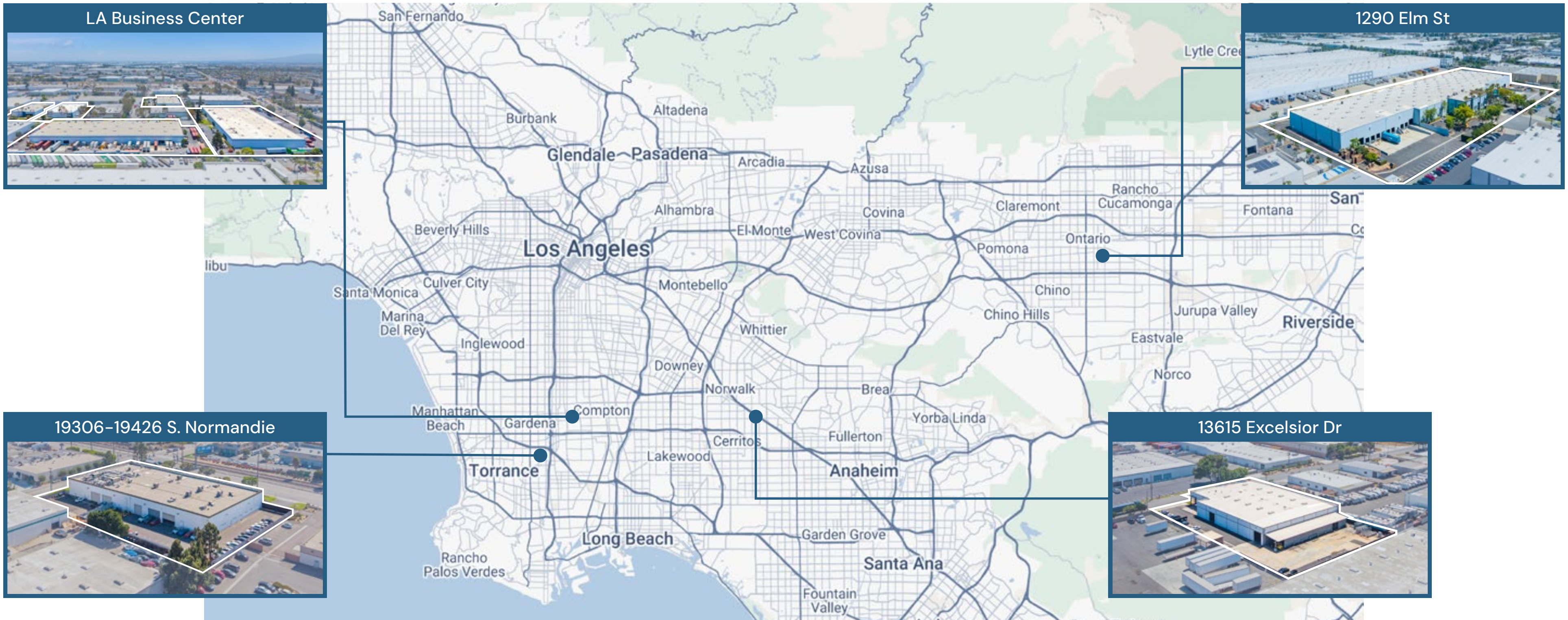
96%
LEASED

12
SUITES

3.1 YRS
OF WALT

12%
ABOVE MARKET RENTS

PORTFOLIO OVERVIEW



Park / Asset Name	Market	Submarket	RBA	Loading Configuration	Dock High / Grade Level Doors	Occupancy	Single / Multitenant Bldg	WALT (Yrs)	% Above / (Below Market)
LA Business Center (5 Bldgs Below)	Los Angeles	South Bay	250,008	See Below	60 / 5	92%	See Below	1.7	26.5%
Bldg 1 / 1515 W. Walnut St, Compton	Los Angeles	South Bay	28,530	Side-Load	4 / 0	100%	Single	0.6	53.1%
Bldg 2 / 1700-1800 S. Central Ave, Compton	Los Angeles	South Bay	96,016	Rear-Load	28 / 1	100%	Multi-tenant (3)	0.9	70.5%*
Bldg 3 / 1360 W. Walnut Pkwy, Compton	Los Angeles	South Bay	24,000	Side-Load	2 / 1	100%	Single	0.6	(23.1%)
Bldg 4 / 1330 W. Walnut Pkwy, Compton	Los Angeles	South Bay	20,000	Front-Load	2 / 1	0%	Single	0.0	0.0%
Bldg 5 / 1505-1595 W. Walnut Pkwy, Compton	Los Angeles	South Bay	81,462	Rear-Load	24 / 2	100%	Single	3.5	(20.0%)
1290 Elm St, Ontario	Inland Empire	West	140,341	Front-Load	15 / 4	100%	Multi-tenant (2)	4.5	(5.4%)
19306-19426 S. Normandie, Torrance	Los Angeles	South Bay	34,952	Rear-Load	0 / 5	100%	Multi-tenant (2)	2.1	(5.4%)
13615 Excelsior Dr, Santa Fe Springs	Los Angeles	Mid-Counties	28,777	Front-Load	1 / 2	100%	Single	7.8	0.0%
TOTAL / WGHT. AVG			**454,078**		**76 / 16**	**96%**	**12 Suites**	**3.1**	**12%**

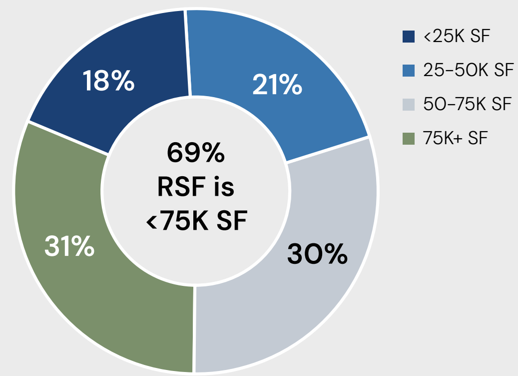
One of the three tenants at 1700-1800 S Central Ave recovers on a gross basis. The in-place rent has been converted to NNN for comparison purposes.

INVESTMENT HIGHLIGHTS

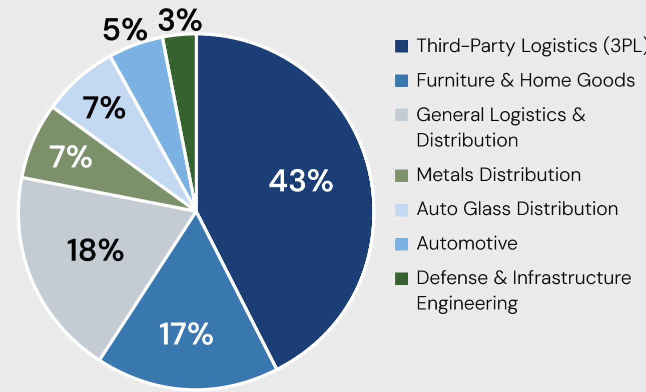
DIVERSE TENANCY WITH CREDIT & A STRATEGIC, VARIED ROLLOVER SCHEDULE

- 96% leased to 11 tenants across seven distinct industries, providing sector diversification within a single, scalable infill acquisition.
- 3.1 years of WALT remaining with 3.35% wght. avg. rent escalations.
- In-place rents are ±12% above market, with a 20K SF vacancy providing additional value-add upside to the in-place cash flow.
- Nearly 20% of GLA is leased to Fortune 1000-credited tenants:
    - **Toyota Motor Sales USA (NYSE: TM | Fortune 500 #15)** — a tenured occupant since 2000, using the space as a regional hub for its vehicle storage, media, and marketing.
    - **Parsons Corporation (NYSE: PSN)** — a defense and infrastructure engineering firm boasting ±$6.4B in 2025 revenues.
    - **Maersk (Nasdaq Copenhagen: MAERSK)** — one of the world's leading freight forwarding and logistics operators.
- Suite sizes and buildings ranging from ±12K SF to ±140K SF position the Portfolio to attract a broad spectrum of infill LA / IE tenants at rollover — from small-bay users to larger distribution operators — with limited internal competition between spaces.
- Ideal owner/user size buildings should the business plan pivot to "for-lease, for-sale" upon lease roll.

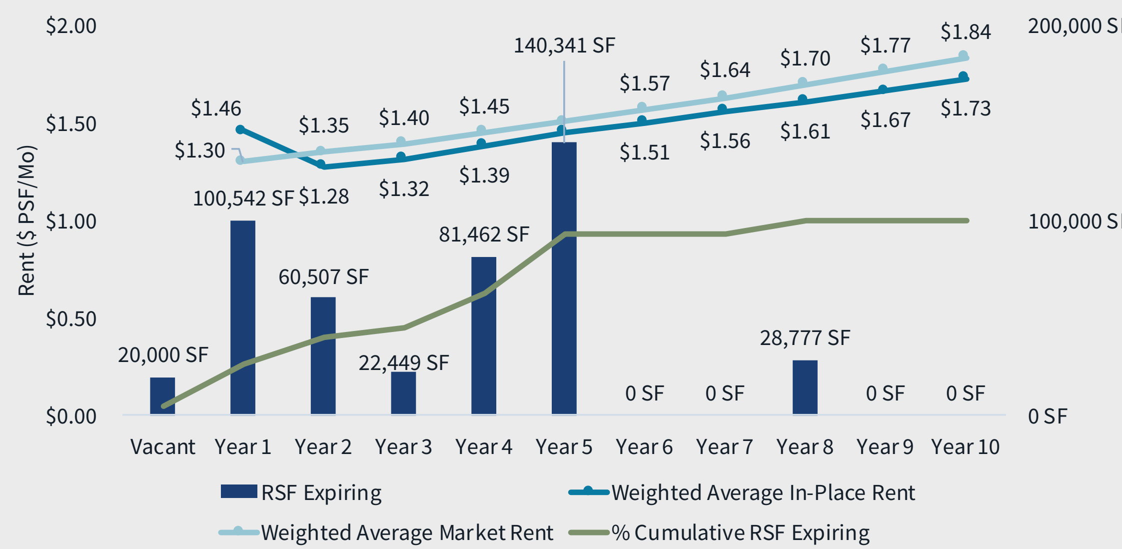
ALLOCATION BY TENANT SIZE
(% OF PORTFOLIO SF)



ALLOCATION BY INDUSTRY
(% OF PORTFOLIO SF)



LEASE EXPIRATION SCHEDULE



INVESTMENT HIGHLIGHTS CONT.

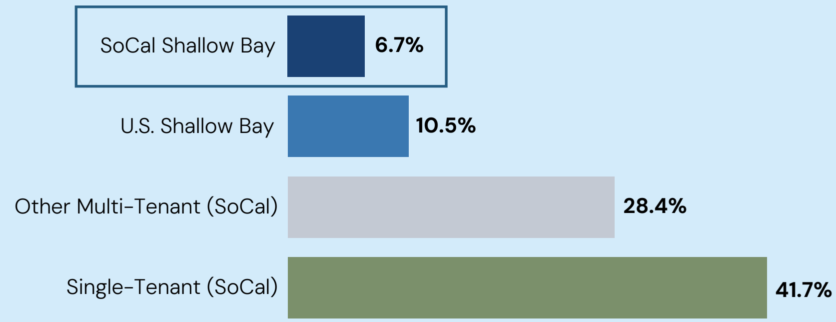
ACCELERATED LEASING MOMENTUM ACROSS THE PORTFOLIO'S SUBMARKETS

- 63% of the Portfolio is concentrated in Los Angeles' South Bay — the top-performing LA submarket by leasing volume and net absorption in Q2 2026.
    - The South Bay is experiencing a generational aerospace and defense (A&D) demand surge, with advanced manufacturing rents up 50% over the trailing 12 months. Major defense companies within 10 miles of the South Bay assets include Northrop Grumman, SpaceX, Raytheon Technologies, Lockheed Martin, and Boeing.
    - The Portfolio's existing tenant base directly reflects this demand profile: Parsons, a leading defense and infrastructure engineering firm, occupies 19306–19426 S. Normandie.
- The Inland Empire market is experiencing a historic surge in leasing momentum, positioning the submarket for continued rent and occupancy recovery heading into the second half of 2026.
    - June 2026 marked the single largest leasing month in Inland Empire history for new deals 100K+ SF, with 7.5M SF of new leases executed — surpassing the prior record of ±5.0M SF set in December 2021.
    - IE West vacancy across 100K+ SF compressed to 7.0% (Q2 2026).
    - Gross absorption in the first half of 2026 totaled 22.6M SF.

BEST-IN-CLASS LOCATION & MULTI-MODAL ACCESS

- The Los Angeles assets benefit from direct access to the Ports of Los Angeles and Long Beach — the #1 and #2 container ports in the U.S. for 26 consecutive years while the Inland Empire asset still reaches the ports within an hour's drive time.
- The Portfolio benefits from premier multi-modal infrastructure, including proximity to four international airports (LAX, SNA, ONT, SBD) and eight BNSF and Union Pacific intermodal rail yards spanning Los Angeles and the Inland Empire.

INVENTORY GROWTH SINCE 2010



Shallow bay buildings are classified as 20,000–150,000 SF; multi-tenant buildings are 150,000+ SF.

While single-tenant and other industrial product types in SoCal have expanded by 28–42% since 2010, shallow bay supply has grown by just 6.7%—a stark under supply that underscores the scarcity value of this asset class.

1505-1595 W Walnut Pkwy

INVESTMENT HIGHLIGHTS CONT.

COMPELLING BASIS FOR INFILL SOCAL PRODUCT

- Portfolio pricing guidance reflects a ±50% discount to peak values.
- Significantly below the blended replacement cost. Infill land scarcity, AB 98 restrictions, and restrictive zoning create significant barriers to new development, supporting long-term asset values and income durability for well-located existing product.
- Multi-submarket diversification across Los Angeles' South Bay, Mid-Counties, and the Inland Empire West in a single transaction offers a breadth of exposure that is exceptionally difficult to replicate through individual asset acquisitions, particularly as new supply remains constrained.

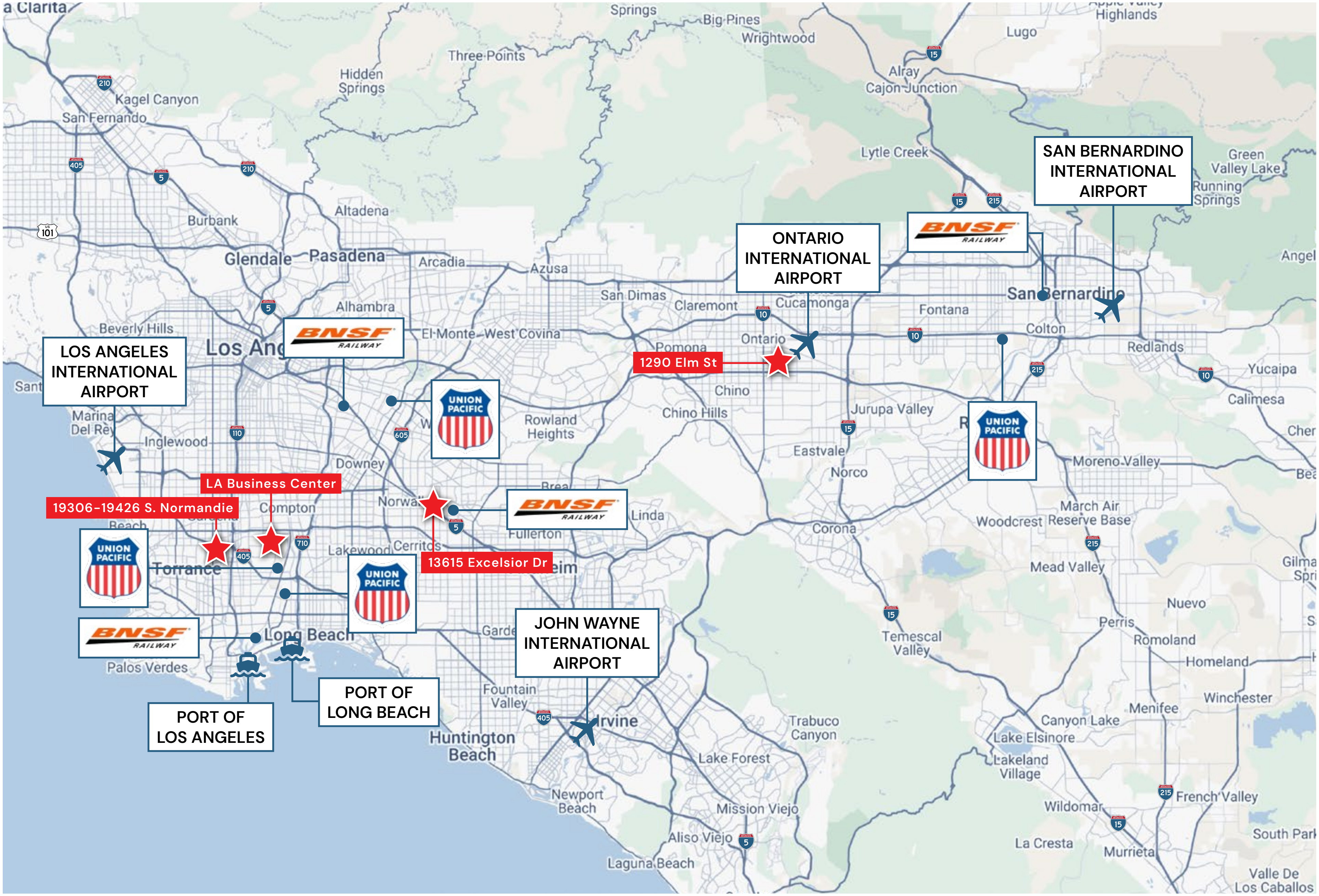
INSTITUTIONALLY OWNED, WELL-MAINTAINED ASSETS WITH PROVEN OPERATIONAL STABILITY

- Ownership has committed ±$812K in 2026 YTD to exterior painting across the Los Angeles assets, signaling ongoing institutional stewardship of the Portfolio.
- 96% average occupancy over the past decade, reflecting a proven track record of consistent leasing demand.
- The Portfolio demonstrates a history of sticky, long-term tenancy — including Toyota (since 2000), Mygrant Glass (since 2001), and Fajardo Trucking (since 2016, recently expanding to full-building occupancy).

1700-1800 S Central Ave

1290 Elm St

WELL-CONNECTED MULTI-MODAL HUB



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