

INDUSTRIAL

WHAT WE BUY

MATTHEW DOBSON

PRINCIPAL

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(323) 515-8306

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MULTI-TENANT INDUSTRIAL BUILDINGS

Deal Size	\$2- \$25 Million
Geography Target	Southern and Northern California
Holding Period	1 - 4 Years

INDUSTRIAL LAND OR LARGE LOTS WITH SMALLER OBSOLETE BUILDINGS

Deal Size	\$2 - \$15 Million 3+ Acres Preferred
Deal Requirements	Existing improvements are ok- 35% cover or less with outdated properties, vacant or short term leases in place (low clear, ground level only, underpowered, etc)
Geography Target	Southern and Northern California
Holding Period	2 - 5 Years depending on absorption

LARREA
PARTNERS

larreapartners.com

LOW CEILINGS DON'T HURT OUR FEELINGS

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DEBT CONSTANT TABLE

AMORTIZATION IN YEARS	INTEREST RATE															
	3.00%	3.13%	3.25%	3.38%	3.50%	3.63%	3.75%	3.88%	4.00%	4.13%	4.25%	4.38%	4.50%	4.63%	4.75%	4.88%
20	6.66%	6.73%	6.81%	6.88%	6.96%	7.04%	7.12%	7.19%	7.27%	7.35%	7.43%	7.51%	7.59%	7.67%	7.76%	7.84%
25	5.69%	5.77%	5.85%	5.93%	6.01%	6.09%	6.17%	6.25%	6.33%	6.42%	6.50%	6.59%	6.67%	6.76%	6.84%	6.93%
30	5.06%	5.14%	5.22%	5.31%	5.39%	5.47%	5.56%	5.64%	5.73%	5.82%	5.90%	5.99%	6.08%	6.17%	6.26%	6.35%
AMORTIZATION IN YEARS	INTEREST RATE															
	5.00%	5.13%	5.25%	5.38%	5.50%	5.63%	5.75%	5.88%	6.00%	6.13%	6.25%	6.38%	6.50%	6.63%	6.75%	
20	7.92%	8.00%	8.09%	8.17%	8.26%	8.34%	8.43%	8.51%	8.60%	8.68%	8.77%	8.86%	8.95%	9.04%	9.12%	
25	7.02%	7.10%	7.19%	7.28%	7.37%	7.46%	7.55%	7.64%	7.73%	7.82%	7.92%	8.01%	8.10%	8.20%	8.29%	
30	6.44%	6.53%	6.63%	6.72%	6.81%	6.91%	7.00%	7.10%	7.20%	7.29%	7.39%	7.49%	7.59%	7.68%	7.78%	