

PRG Acquires 3 Industrial Buildings in Pico Rivera (Los Angeles County)

LOS ANGELES, July 15, 2014--PRG Investment and Management, Inc. announced that it has acquired three industrial buildings totaling 29,000 square foot located at 4506-4510 Manning Rd., Pico Rivera.

The project includes two buildings of 7,000 square feet each and one building of 15,000 square feet. Each building features a private yard, heavy power, functional warehouse space and a small office component. The land parcel is 60,548 square feet, which represents approximately 48% building to land coverage with expansive yard and parking areas.

The transaction involved a partial sale-leaseback with the seller, Dodge-Wasmund, a company that has successfully operated since 1962 and is a supplier to GE Aviation and Honeywell. The deal structure allowed Dodge-Wasmund to expand its operation into over 50% of the project. In addition, one of the two 7,000 square foot buildings was leased to an expanding equipment leasing company during escrow. The property was 76% leased at the close of escrow.

"We are pleased with our investment basis at \$67.50 per square foot. Our successful acquisition of these buildings is consistent with our strategy of identifying value-add opportunities within Southern California. As a highly entrepreneurial group, we were able to create a flexible deal structure that resulted in a successful outcome for the seller and allowed us to reach 100% occupancy within one month of closing escrow," said Britten Shuford, President of PRG. "These functional industrial facilities offer quality space at an attractive rental discount to neighboring areas."

Pico Rivera is located in southeast Los Angeles County on the southern edge of the San Gabriel Valley and approximately 11 miles southeast of Downtown Los Angeles.

Elliot Harkness, Philip Dray and Stephen Ktorza of Heger Industrial were involved in the transaction and handle the leasing for the property.