

For Sale

50,000 SF on 3.4 Acres

# INDUSTRIAL LEASED INVESTMENT

CREDIT TENANT



EXCELLENT MANUFACTURING BUILDING

5867 Jasmine Street, Riverside, CA 92504

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## RENT SCHEDULE

Years	Monthly Rent	Percent Increase
<b>POLARIS</b>		
Year 1 (1/1/2015 – 12/31/2015)	\$30,385	3%
Year 2	\$31,297	3%
Year 3*	\$32,236	3%
Year 4	\$33,203	3%
Year 5	\$34,199	3%
Option Year 1	\$35,225	3%
Option Year 2	\$36,282	
<b>BELSHIRE ENVIRONMENTAL, INC.</b>		
Month-to-Month	\$2,000	N/A

## PROPERTY SUMMARY

Type of Ownership	Fee Simple
Year Built/Renovated	1975 / 2004 & 2015
Rentable Square Feet	50,000 SF
Lot Size	3.4 Acres (148,316 SF Parcel)
Office	8,000 SF
Ground Level Loading	Three (3)
Dock High Loading	Six (6)
Clearance	20'-22' Warehouse Clearance
Fire Sprinklers	Yes
Power	<b>3,000 Amps, 3p4w, 277/480V (verify)</b>
Water & Power Provider	Riverside Public Utilities <ul style="list-style-type: none"> <li>• Award Winning &amp; Consumer Owned</li> <li>• Rates lower on average than surrounding region</li> </ul>
Utilities	Extensive Distributed Power, Gas, Air
Yard	Fully Paved & Fenced
Rail	UP Rail Possible
Zoning	BMP Industrial
Additional Comments	<ul style="list-style-type: none"> <li>• Covered Dock Platform</li> <li>• Dual Street Access (Jasmine &amp; Gage)</li> <li>• Solar Panels</li> </ul>

## PRICING SUMMARY

Asking price	\$5,400,000
Price PSF	\$108
NOI	\$410,832
In-Place Cap Rate	7.6%

## LEASE SUMMARY

Tenant	Polaris Sales Inc.	Belshire Environmental, Inc.
Lease Type	Triple Net (NNN)	Gross
Size	50,000 SF	22,000 SF (Land only)
Building Structural Portions**	Landlord	N/A
Roof Membrane**	Landlord – Replaced 2015	N/A
Building Surfaces & Systems**	Tenant	N/A
Insurances	Tenant pays direct	N/A
Utilities	Tenant pays direct	N/A
Property Taxes	Tenant	N/A
Lease Term	5 years	Month-to-Month
Annual Base Rent (Year 3)	\$386,832	\$24,000
Monthly Rent/SF	\$0.64	\$0.10
Lease Commencement	November 2014	November 2009
Lease Expiration	December 2019	Month-to-Month
Renewal Options	2 - 1 year options	N/A
Increases	3% annually	N/A
ROFR	Tenant does not have a ROFR	N/A

\*Right to Terminate. Tenant has the option to terminate any time on or after November 1, 2017, upon each and all of the following terms and conditions: (i) Tenant shall give, not later than six (6) full months prior to the intended early termination date, written notice of Tenant's unequivocal election to terminate as of the date specified in such notice, and (ii) such notice shall be accompanied by payment to Landlord of the Rent due and owing for the six (6) month period following the Early Termination Date.

\*\*The lease structure is triple net (NNN). Tenant responsibilities are to maintain and repair and replace if needed all interior exposed surfaces of the building including exposed walls, floors, ceilings, sidewalks, windows, doors, glass windows, parking lot surfaces, signs and monuments, HVAC equipment, and all utility lines (plumbing, water, gas, electrical) within the building (from the point of connection) including electrical panels and metering equipment.

## AT A GLANCE

REPORTING SEGMENT*	VEHICLE BRANDS	PG&A BRANDS	2015 SALES (\$ IN MILLIONS)	% CHANGE 2014 TO 2015	
<b>OFF-ROAD VEHICLES/ SNOWMOBILES</b>	<b>Side-by-Side Vehicles (8x8)</b> Polaris GENERAL™ RANGER® RZR®  <b>All-Terrain Vehicles (ATV)</b> Hammerhead™ Sportsman®	<b>Ride-in ATVs</b> Polaris ACE®  <b>Snowmobiles</b> INDY® RMK® RUSH® Switchback® Timbersled™	<b>509®</b> Cycle County® Klim® Kolpin® Polaris® Pro Armor®	<b>\$3,708.9</b> 78% OF TOTAL SALES	<b>-1%</b>
<b>MOTORCYCLES</b>	<b>Midsize and Heavyweight</b> Indian Motorcycle® Victory Motorcycle®  <b>Moto-Roadster</b> Slightshot®	Klim® Polaris®	<b>\$698.3</b> 15% OF TOTAL SALES	<b>+67%</b>	
<b>GLOBAL ADJACENT MARKETS</b>	<b>Work &amp; Transportation</b> Aixam™ Bobcat® BRUTUS® GEM® Goupil® Gravely® Mega™ Multix	<b>Defense</b> DAGOR™ MRZR™	Aixem™ Goupil® Mega™ Polaris®	<b>\$312.1</b> 7% OF TOTAL SALES	<b>-2%</b>
<b>TOTAL</b>			<b>\$4,719.3</b>	<b>+5%</b>	

\*PG&A INCLUDED IN RESPECTIVE SEGMENT  
 BOBCAT® IS A REGISTERED TRADEMARK OF CLARK EQUIPMENT COMPANY INC. GRAVELY® IS A REGISTERED TRADEMARK OF ARIENS COMPANY

## SALES BY GEOGRAPHY

	UNITED STATES	CANADA	INTERNATIONAL
<b>REGIONAL SALES (\$ IN MILLIONS)</b>	<b>\$3,689.0</b> 78% OF TOTAL SALES	<b>\$378.7</b> 8% OF TOTAL SALES	<b>\$651.6</b> 14% OF TOTAL SALES
<b>% CHANGE 2014 TO 2015</b>	<b>+10%</b>	<b>-17%</b>	<b>-5%</b>

## POLARIS INDUSTRIES FINANCIAL OVERVIEW

<b>Total Sales:</b>	\$4.7 Billion (2015), up 5% from 2014
<b>Net Income:</b>	\$455 Million (2015)
<b>Publicly Traded NYSE Symbol:</b>	PII
<b>Counties Served:</b>	100+
<b>Employees:</b>	8,100
<b>2015 Earnings/Diluted Shares:</b>	Up 2%
<b>Off-Road Vehicles (ORV) Sales:</b>	\$3.7 Billion; 78% of total sales

• **\$4.72 BILLION IN ANNUAL SALES**

• **ORV SALES GREW BY +100% FROM 2010-2015**

• **FASTEST GROWING GLOBAL BRAND (MARKET SHARE) AMONGST COMPETITION FROM 2010-2015**





Polaris Industries is an American manufacturer of snowmobiles, ATV, and neighborhood electric vehicles. Polaris is based in Minnesota, USA. The company also manufactures motorcycles through its Victory Motorcycles subsidiary and through the Indian Motorcycle subsidiary which it purchased in April 2011. Polaris no longer produces watercraft.



Robin (a subsidiary of Fuji Heavy Industries, which is the owner of Subaru) previously developed and supplied all-terrain vehicle (ATV) and snowmobile engines for Polaris Industries Inc. Starting in 1995 with the Polaris Magnum 425 4-stroke atv and in 1997, with the introduction of the "twin 700" snowmobile engine Polaris started the development and production of in-house produced power plants, known as the "Liberty" line of engines, now found in many models across their current production lines. Since that time Polaris has continued to develop their in-house engine production capacity, now designing and manufacturing all of their own power plants.



In 2010 Polaris relocated a portion of its utility and sport vehicle assembly to Mexico. Components manufactured in Osceola, Wisconsin and the vehicle assembly in Roseau, Minnesota. The vast majority of powertrain and vehicles for the off-road line are manufactured in the Osceola and Roseau facilities, respectively. Both the Victory and Indian motorcycle brands are American made with complete powertrains and vehicle assembly located in Osceola, Wisconsin and Spirit Lake, Iowa, respectively.



For millions of people around the world, Polaris has become synonymous with adventure and passion, in both work and play. For more than 60 years, Polaris has been making high-quality, breakthrough products—whether it's launching the snowmobile industry, reinventing ATV categories year after year, developing the first purpose-built military vehicles or introducing a radical 3-wheel moto-roadster.

From their entrepreneurial roots as a mechanical shop, they have grown into one of the world's largest Powersports companies. And in recent years, they have expanded beyond Powersports into adjacent markets, like commercial and military vehicles, where they can add value. Today, Polaris offers a diverse portfolio of best-in-class brands.





## RIVERSIDE, CALIFORNIA

The property is ideally located in Riverside County which has a population of over 2.3 million making it the 4<sup>th</sup> most populous county California and the 11<sup>th</sup> most in the U.S. The average median The population grew by 7.8% from April 1, 2010 to July 1, 2015 according to the Census. Riverside County has a high concentration of sprawling tract housing communities along Interstate 10, 15, 91, 60 and 215 freeways. The City of Riverside is the county seat and home to over 300,000 residents making it the 12<sup>th</sup> most populated city in the state and 56<sup>th</sup> nationwide. Riverside was founded in 1870's.



With rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert.

The county is working to diversify beyond the housing industry that has driven the region's economy for years. Transportation corridors – highways, airports and rail lines – support Southern California's shipping connection to Asia, a vital link for California and the rest of the nation.

California's fourth largest county by population is expanding its economy, working to make Riverside County as business-friendly as possible and using health and recreations strategies to make the county a healthier place for residents. Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, combined with a rich cultural heritage and frontier history, make Riverside County a great place live, work or visit.

## COUNTY OF RIVERSIDE, CALIFORNIA

Riverside is a city in Riverside County, located in the Inland Empire metropolitan area. Riverside is the county seat of the eponymous county and named for its location beside the Santa Ana River. It is the most populous city in the Inland Empire as well as Riverside County, and is located approximately 60 miles (97 km) east of Los Angeles. It is also part of the Greater Los Angeles area. Riverside is the 59<sup>th</sup> most populous city in the United States and 12<sup>th</sup> most populous city in California. As of the 2010 Census, Riverside had a population of 303,871.

Riverside was founded in the early 1870s and is the birthplace of the California citrus industry as well as home of the Mission Inn, the largest Mission Revival Style building in the United States. The University of California, Riverside, is located in the northeastern part of the city. The university also hosts the Riverside Sports Complex. Other attractions in Riverside include the Fox Performing Arts Center, Riverside Metropolitan Museum, which houses exhibits and artifacts of local history, the California Museum of Photography, the California Citrus State Historic Park, and the Parent Washington Navel Orange Tree, the last of the two original navel orange trees in California.





