

GOLDEN SHORE

104,375 SF SIX-STORY OFFICE TOWER

**BUSINESS-FRIENDLY • CONVENIENT TRANSPORTATION & INFRASTRUCTURE • URBAN BEACH LIFESTYLE
4.73 ACRES • COASTAL COMMISSION APPROVED FOR HIGHER DENSITY DEVELOPMENT**



**AVISON
YOUNG**

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WELCOME TO LONG BEACH

ACQUISITION PROCESS

Avison Young exclusively represents the seller in the disposition of 11 Golden Shore a 104,375 SF six-story office tower, and/or the adjacent, fully-entitled, mixed-use development site.

The property will be sold free and clear of debt. Avison Young will be available to assist prospective purchasers and to answer any questions related to information contained with this Property Memorandum. All inquiries should be directed to Avison Young; and prospective purchasers are discouraged from directly contacting the seller.

BID GUIDELINE

The prospective purchaser will be selected by ownership based on the following:

- Purchase Price (Property is Unpriced)
- Earnest Money Deposit
- Due Diligence & Total Escrow Period

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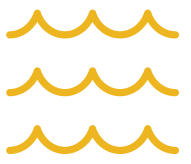
A WATERFRONT CORPORATE HEADQUARTER OPPORTUNITY



Avison Young is pleased to present the exclusive listing of Golden Shore, a high-profile office opportunity in one of the most desirable coastal locations in Southern California. The site is in the heart of vibrant Downtown Long Beach and provides spectacular panoramic views of the Pacific Ocean, Long Beach Harbor and the Downtown skyline.



A GOLDEN SHORE



A WATERFRONT GEM

Golden Shore isn't just a location; it's the epitome of coastal elegance, marrying California's iconic waterfront views with urban sophistication.

THRIVING TALENT HUB

Nestled within Long Beach's bustling job ecosystem, seize the chance to tap into a melting pot of talent, ambition, and innovation.



CONVENIENCE AT ITS FINEST

Stay ahead with unparalleled transit options and relish in the luxury of local amenities that are just a leisurely walk away. Accessibility meets allure.



OPPORTUNITY

ARCHITECTURAL POSSIBILITIES

Golden Shore offers a unique blend of historical charm and modern potential. Whether rejuvenating existing spaces or breaking new ground, let your vision shape the horizon.



AMPLE PARKING

At Golden Shore, practicality complements luxury. Our parking solutions ensure ease and efficiency for your team, while never compromising on space or accessibility.



**104,375 NET
RENTABLE SF**

**6-MONTH TENANT
TERMINATION**

**BEAUTIFUL LIGHTING,
COASTAL VIEWS**

**STEEL REINFORCED
CONCRETE BUILDING**

378 PARKING SPACES

YOUR FUTURE HEADQUARTERS AWAITS



WAITS.



ATTRACT TOP TALENT WITH AN IRREPLACEABLE VIBRANT OCEANFRONT URBAN LOCATION

Golden Shore offers an oceanfront setting in Downtown Long Beach's prestigious Waterfront neighborhood. A vibrant, accessible area rich in attractions, it attracts a wide spectrum of professionals. As Long Beach flourishes with over \$1 billion in projects like the DTLB Civic Center (\$520M), LB Airport (\$80M), DTLB Metro (\$350M), and parks' revitalizations (\$80M), its stature as a top-growing coastal community in Southern California is undeniable.

GOLDEN OPPORTUNITY FOR CORPORATE HEADQUARTERS

Experience the difference with Golden Shore – an unbeatable oceanfront urban setting that encapsulates the vibrant energy of Downtown Long Beach. Situated in the esteemed Waterfront neighborhood, this location offers more than just a prime business address; it immerses your organization in a dynamic mix of art, culture, dining, and a diverse community of professionals.

A FUTURE-READY INVESTMENT

Golden Shore isn't just about the present; it's about the future. Capitalize on the myriad development opportunities this property offers. With Long Beach's ongoing expansion and massive public investments, you'll be positioned at the heart of one of southern California's fastest-growing coastal communities. Your company can grow here, evolve here, and shape its future here.



HIGHLIGHTS

THRIVE IN A STRONG BUSINESS CLIMATE

Long Beach's business-friendly policies and proactive approach to development have cultivated a nurturing environment for businesses of all kinds. Whether you're a startup seeking your next big leap, an established entity planning expansion, or a tech firm looking to harness the Silicon Beach wave, Golden Shore provides the conducive atmosphere you need.

TRANSPORTATION HUB

Golden Shore isn't just a location; it's a hub. With swift access to major airports like LAX, LGB, and SNA, and seamless integration with major transport routes like the 710 freeway and Metro A-Line light rail, you're connected not just to the city, but the world. Plus, the impending Shoemaker Bridge Replacement Project promises even greater accessibility. Ensuring seamless connections, Golden Shore is positioned with convenient access to three major airports: Los Angeles (LAX), Long Beach (LGB), and John Wayne (SNA), providing domestic and international travel. The integration of the 710 freeway, Metro A-Line light rail, and extensive bike lanes ensures great connectivity within Downtown Long Beach and across Los Angeles and Orange counties. The Shoemaker Bridge Replacement Project, scheduled to be completed in 2025, will further improve access from the 710 Freeway to Golden Shore and Downtown Long Beach. Heading west from Golden Shore is the new \$1.5 billion Long Beach International Gateway which carries six lanes of the 710 Freeway, a protected bicycle/pedestrian path, and access to the West Harbor development in San Pedro.





UPSIDE POTENTIAL

The future is bright for businesses at Golden Shore. The influx of companies into Long Beach, combined with the city's dedication to fostering a rich entrepreneurial ecosystem, presents a unique value proposition. Your investment today paves the way for unmatched growth and potential returns tomorrow.

TAP INTO LOCAL TALENT

Your workforce is your strength, and Golden Shore puts you right next to the talent pool you need. With renowned institutions like California State University Long Beach and Long Beach City College just around the corner, you have direct access to a reservoir of young, ambitious, and skilled professionals ready to propel your business to new heights.

METEORIC GROWTH COMPANIES ENTERING LONG BEACH

New businesses are flocking to the city, joining an already thriving, diverse employment base including health care, aerospace & defense and the Port of Long Beach. As Silicon Beach expands south, tech powerhouses like Zwiift and iDesign Café establish their presence. Notably, Laserfiche has a sprawling 102,000 sq. ft. headquarters, and a former 34,000 sq. ft. Nordstrom Rack now houses Studio One Eleven and RDC, employing 150+ experts.

READILY AVAILABLE TALENT FROM RENOWNED UNIVERSITIES

Golden Shore's enviable proximity to a myriad of renowned academic institutions ensures businesses access to a vast and diverse talent pool. Its positioning amidst this educational powerhouse landscape ensures a steady flow of innovative, skilled professionals, making it a prime location for forward-thinking businesses.

- **California State University Long Beach (CSULB):** A Division 1 institution with 38,273 students and 2,510 faculty members. In 2022, it received 74,704 applications, marking it as the most sought-after CSU campus.
- **Long Beach City College (LBCC):** Educates 34,549 students, guided by 1,064 faculty. Notably, a \$2 million NASA endowment launched the Commercial Space Industry Pathways Program.
- **University of Southern California (USC):** A global center for arts and technology with over 48,500 students, attracting roughly 60,000 applications annually.
- **University of California, Los Angeles (UCLA):** A premier research university, it serves 44,000 students and received about 139,500 applications for Fall 2022.
- **Loyola Marymount University (LMU):** Located in LA, it offers quality education to 9,695 students, drawing 18,000+ applications yearly.
- **Chapman University:** Situated in Orange, this institution of 10,070 students receives over 14,300 applications, emphasizing its focus on comprehensive learning.



FULLY ENTITLED & COASTAL COMMISSION APPROVED

The entitlement envelope is highly flexible, providing the new owner with a range of development options. Thus, the new owner is provided with an extraordinarily flexible range of development options.

HEIGHT LIMIT 500 feet

RESIDENTIAL Up to 1,070 units (no affordability component)

HOTEL Up to 400 keys

OFFICE Up to 340,000 sf

RETAIL Up to 28,000 sf

PARKING Developer's preference: The City confirmed Golden Shore is protected by Assembly Bill 2097 which prohibits public agencies from imposing minimum parking space requirements if the development is within 1/2 mile of MTA station.
https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220AB2097

FULLY APPROVED:



Entitlements



**Coastal
Commission**

Parcels on the site can be developed in any configuration and in phases.

The City of Long Beach is prepared to 'fast track' architectural design and building permit approvals.

All development rights are protected per the remaining 12 years of the Development Agreement with the City of Long Beach.



COMING SOON

13-acre park slated for **\$60M** beautification project, creating Downtown Long Beach's top greenspace.

W OCEAN BOULEVARD

1 GOLDEN SHORE

2.48 acres / 108,012 SF

11 GOLDEN SHORE

1.80 acres / 78,480 SF

COMING SOON

400 Oceangate: a **300-unit** adaptive reuse project

GOLDEN SHORE

**SEASIDE WAY
(LAND/AIR RIGHTS)**

0.45 acres / 19,691 SF

W SEASIDE WAY

ACCESS ROAD TO
PARCEL 2 PARKING

2

W SHORELINE DRIVE

PROPERTY OVERVIEW

EXPANSION POTENTIAL

NAME	1 GOLDEN SHORE	11 GOLDEN SHORE	SEASIDE WAY (LAND/AIR RIGHTS)*
ADDRESS	1 Golden Shore Long Beach, CA 90802	11 Golden Shore Long Beach, CA 90802	Long Beach, CA 90802
APN	7278-002-009	7278-002-010	7278-003-037
LAND AREA	2.48 acres 108,012 SF	1.80 acres 78,480 SF	0.45 acres 19,691 SF
ZONING	LBPD6	LBPD6	LBPD1
EXISTING BUILDING	2-story 32,000 net rentable sf built in 1977 (ready for demolition)	6-story 104,375 net rentable sf built in 1982	n/a
EXISTING PARKING	178 spaces	378 spaces	n/a

* Seaside Lane vertical clearance, per the City, will be set to the current Public Works requirement of 24-28ft.

Note: The Golden Shore master plan includes the above parcels together with the 400 Oceangate parcel. 400 Oceangate is a 157,663 net rentable office building that sold June 2023 for \$35M and will be repositioned to a 300-unit residential property.



A GATEWAY TO THE FUTURE



LONG BEACH AIRPORT

SPACE BEACH



SHORELINE DRIVE
LA RIVER BIKEWAY

CESAR CHAVEZ PARK

LINCOLN PARK

METRO A LINE
DOWNTOWN
LONG BEACH
STATION

CIVIC CENTER

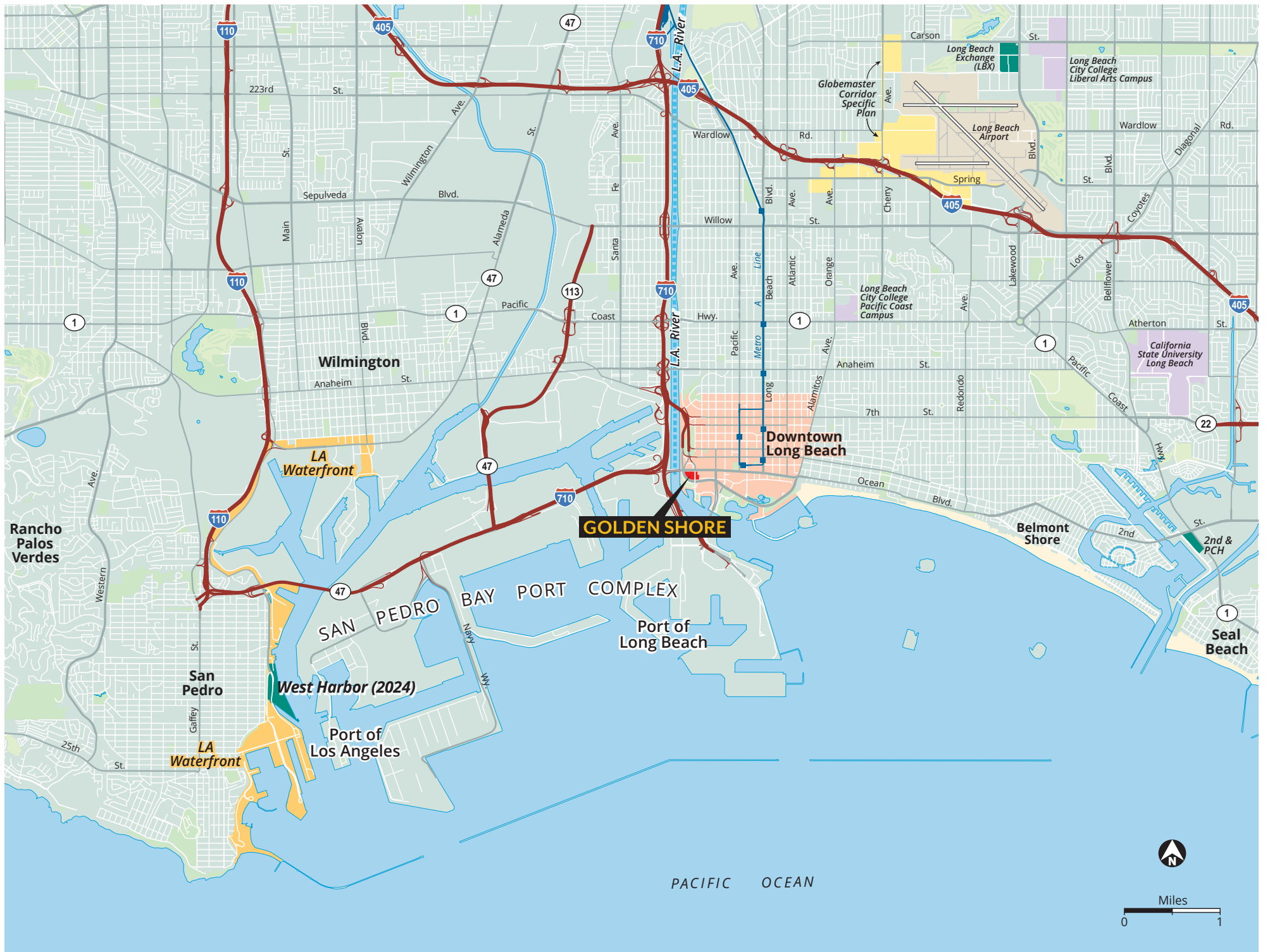
SANTA CRUZ PARK

GOLDEN SHORE

CATALINA LANDING

LA RIVER

GOLDEN SHORE MARINE
BIOLOGICAL RESERVE



GOLDEN SHORE

Globemaster Corridor Specific Plan



DOWNTOWN

A nighttime photograph of a city street with light trails from cars and a large Ferris wheel illuminated in purple on the right. The street is lined with palm trees and modern buildings in the background.

HIGH GROWTH SUBMARKET

**BUSINESS FRIENDLY • AMENITY RICH • SURGING AFFLUENT POPULATION •
DESTINATION FOR TOURISM & HOSPITALITY**

LONG BEACH

An aerial photograph of Long Beach, California, showing a dense urban landscape. In the foreground, a multi-lane highway curves through the scene. The city center is dominated by several prominent skyscrapers, including a tall, slender tower with a blue and brown facade, a large white building with arched windows, and a modern glass skyscraper with a unique, textured facade. The surrounding area is filled with a mix of commercial and residential buildings, interspersed with green spaces and trees. The sky is clear and blue.

320+

NEW BUSINESSES
OPENED IN LB
2021-2022

8,000+

NEW AFFLUENT HOUSEHOLDS
COMING TO DLB OVER
NEXT FIVE YEARS

5.7M

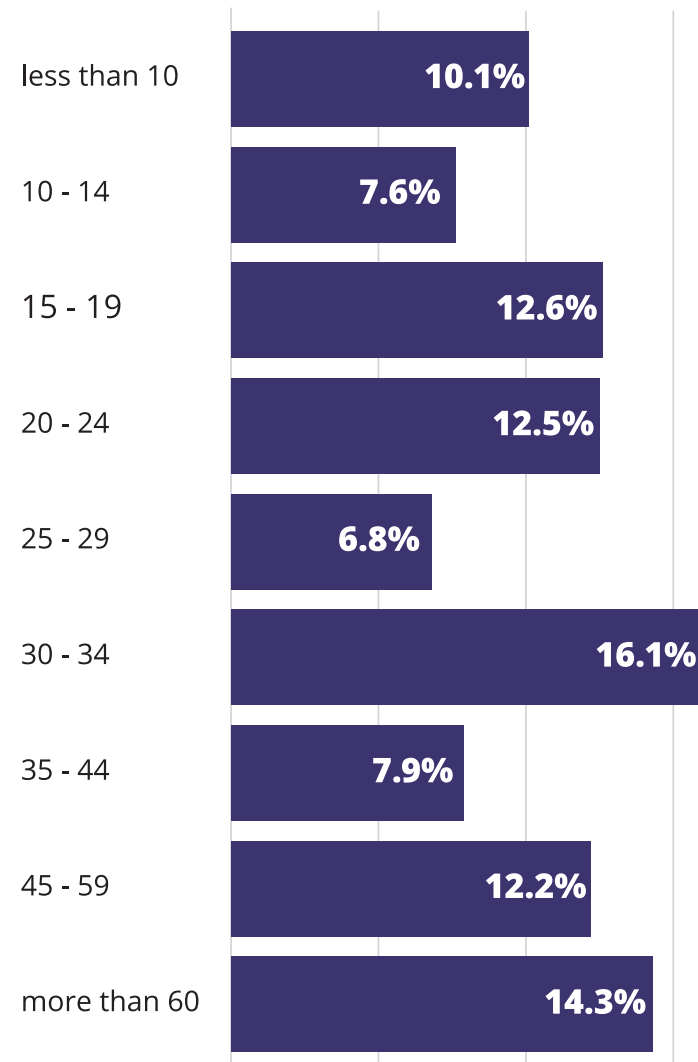
VISITORS TO
DLB IN 2022

BUSINESS CLIMATE



THERE ARE **15K+** DOWNTOWN RESIDENTS PARTICIPATING IN THE LABOR MARKET

TRAVEL TIME (MIN) TO WORK (DOWNTOWN WORKERS AGE 16+ WHO DID NOT WORK AT HOME)



ACS 5-Year Estimates Detailed Tables

MODES OF TRANSPORTATION | HOW WORKERS COMMUTE

(AGE 16+ RESIDING IN DOWNTOWN LONG BEACH)

◆ **Office-based** professionals comprised the **largest share of Downtown workers**, followed by service-based employment.

◆ **Over 50%** of Downtown residents spend **more than 30 minutes** commuting to work, with 14% spending more than an hour.

CAR, TRUCK, OR VAN:	10,927	70.2%
DROVE ALONE	9,786	62.9%
CARPOOLED:	1,141	7.3%
PUBLIC TRANSPORTATION:	862	5.5%
BUS	519	3.3%
SUBWAY OR ELEVATED RAIL	236	1.5%
LONG-DISTANCE TRAIN	59	0.4%
LIGHT RAIL	48	0.3%
FERRYBOAT	-	0.0%
TAXICAB	33	0.2%
MOTORCYCLE	66	0.4%
BICYCLE	118	0.8%
WALKED	984	6.3%
OTHER MEANS	284	1.8%
WORKED FROM HOME	2,293	14.7%
TOTAL:	15,567	100.0%

ACS 5-Year Estimates Detailed Tables

PLACEMAKING

- ◆ DLBA placemaking supports functioning pedestrian access and stronger connectivity between key nodes.
- ◆ Streetscape projects include holiday decor, tree planting, and open space activation.
- ◆ DLBA aided in temporary parklet installation and takedown during the COVID-19 pandemic.
- ◆ In 2022, DLBA...
 - removed **13,782** instances of stickers and graffiti.
 - provided directions to visitors **7,374** times.
 - collected **654,928** lbs of trash.
 - logged **6,240** hours of pressure washing.

WORKFORCE TRENDS



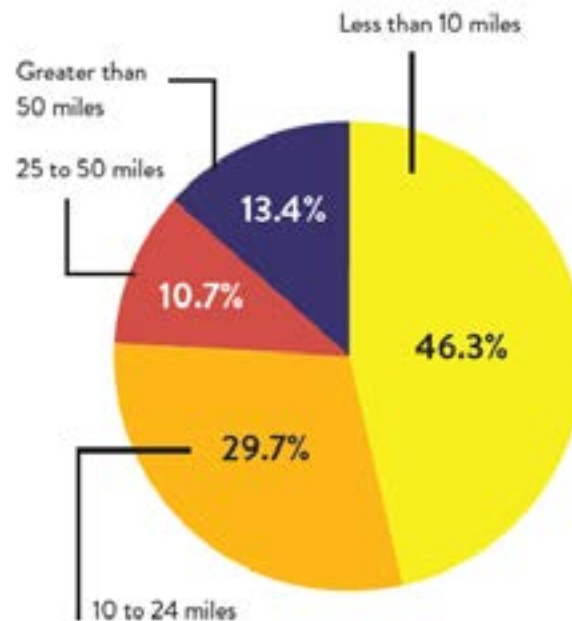
DTLB JOBS BY INDUSTRY SECTOR

(PERCENTAGE / AVG. WAGE IN 2022)



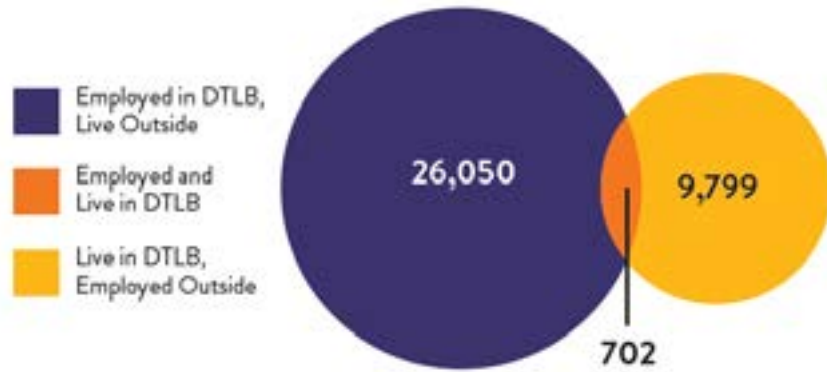
Source: US Census (2014-2019), BLS OES (2022)

JOB BY DISTANCE 2020 DTLB WORK CENSUS BLOCK TO HOME CENSUS BLOCK

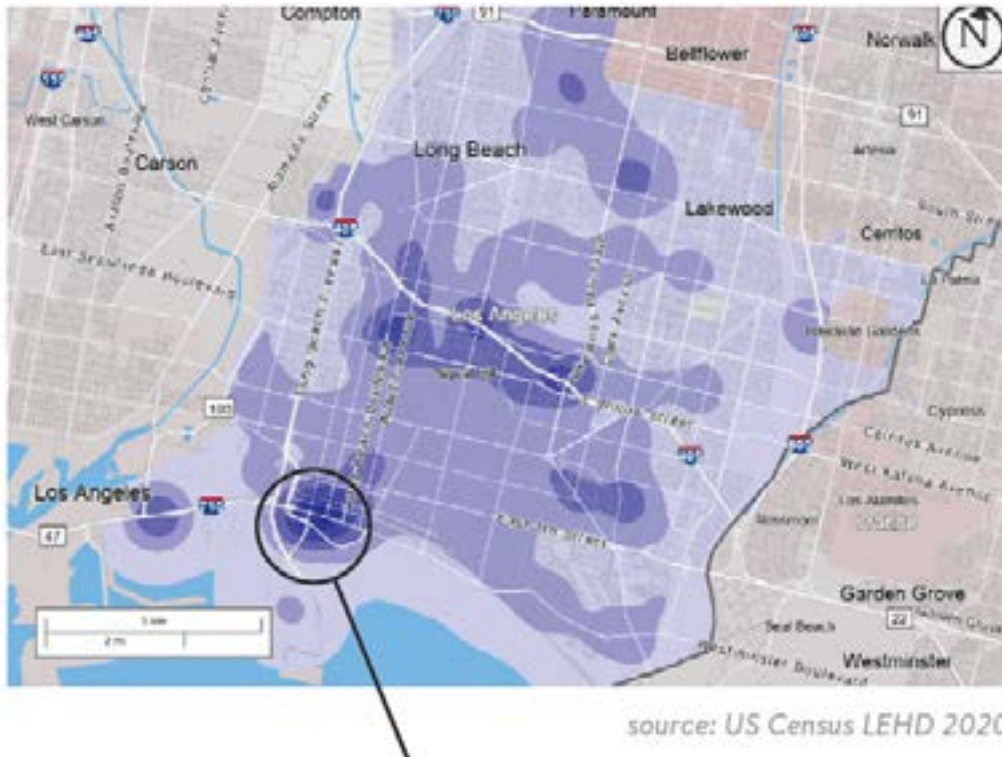


THERE ARE APPROXIMATELY **27K+** JOBS IN THE 1.38 MILES OF DTLB.

INFLOW/OUTFLOW JOB COUNTS IN 2020



Source: US Census LEHD 2020



source: US Census LEHD 2020

One of Downtown's Census Blocks contains 9.5% of all jobs in the Long Beach/Lakewood/Signal Hill area (approximately 18,000 jobs)



SPACE BEACH IS SKYROCKETING

Long Beach is Space Beach – “The past and the future are coming together in space for the city.”
– Former Long Beach Mayor Robert Garcia, who coined the ‘Space Beach’ moner.

“Innovators, engineers and designers are here in Long Beach right now building the next generation of launch vehicles, 3D printed propulsion systems, satellites and spacecraft destined to send technology to low earth orbit and beyond to deep space.”
– Current Long Beach Mayor Rex Richardson.

Space Beach is currently 700 acres adjacent to Long Beach Airport: 473 rezoned acres within the Globemaster Corridor Specific Plan adopted by the Long Beach City Council in May 2021, and the 261-acre Douglas Park developed by Sares-Regis over seven years on land purchased from Boeing. Space Beach is currently home to 6,500 local high-paying aerospace jobs, a 48% increase since 2018.

SPACE BEACH EMPLOYERS THAT HAVE RECENTLY RELOCATED OR EXPANDED TO LONG BEACH



EMPLOYER	YEAR	NOTES
Vast Space	2023	Relocated headquarters from El Segundo
Morf3d	2022	Relocated 90,000 sq ft headquarters from El Segundo
SpaceX	2021	Relocated 6.5-acre marine terminal Port of Long Beach
Relativity Space	2020	Relocated 1,000,000 sq ft headquarters from Inglewood
Rocket Lab	2020	Relocated Headquarters from Huntington Beach
SpinLaunch	2019	Relocated 140,000 sq ft headquarters from Sunnyvale



73 ACRES OF PARKS AND OPEN SPACES

- Golden Shore is walking distance to Santa Cruz Park, Golden Shore Marine Biological Reserve, and Lincoln Park (Long Beach's "Times Square")
- Across the street from Golden Shore, the City has budgeted \$60 million to the beautification of Cesar Chavez Park which will realign Shoreline Drive and turn the entire park into the largest continuous greenspace in Downtown Long Beach
- Golden Shore is a biker's paradise, positioned at the entry point to the 30-mile LA River Bikeway which traverses Los Angeles, the 4.5-mile Long Beach Bike Path which hugs the coastline, and the newly inaugurated Mark Bixby Memorial Bicycle-Pedestrian Path flanking the \$1.57 billion Long Beach International Gateway Bridge recently opened in May 2023



GOLDEN ACCESS TO PARKS & BIKE PATHS, MAJOR EVENTS & ENTERTAINMENT DESTINATIONS



5.7 MILLION ANNUAL VISITORS AND ATTENDEES

MAJOR EVENT	EST. ATTENDANCE
AMGEN Tour of California	225,000
Long Beach Grand Prix	185,000
Long Beach Pride Festival	80,000
JetBlue Long Beach Marathon	65,000
The DEW Tour	25,000
Agenda Festival	25,000
Formula Drift	23,000
Scottish Festival	15,000
Long Beach Blues Festival	10,000
POW!WOW! Long Beach	8,000
Long Beach Jazz Festival	8,000
Long Beach Bike Fest & Beach Street Events	5,000
Congressional Cup Yacht Race	3,000
Tour of Long Beach Bicycle Events	3,000
World Championship of Performing Arts	2,000

LA WATERFRONT

SIX MILES WEST
OF GOLDEN SHORE

\$1 BILLION ON NEW OPEN SPACE AND COMMUNITY AMENITIES BY 2025

EASY ACCESS FROM GOLDEN SHORE TO THE LA WATERFRONT WHICH SPANS 460 ACRES AND INCLUDES ROUGHLY EIGHT MILES OF WATERFRONT





WEST HARBOR



Further amenitizing LA Waterfront, West Harbor is approved for more than 330,000 square feet of retail, restaurants, and a 6,200-seat amphitheatre. Top notch tenants have already been confirmed including the first satellite location of Hollywood's Yamashiro restaurant, King & Cantina, Bark Social, an off-leash dog park bar and café, Hopscotch, Poppy + Rose, Pitfire Pizza, Olala Crepes, Mario's Neighborhood Butcher Shop and Delicatessan, The Baked Bear, Marufuku Ramen and a market hall.



LA RIVER

ADJACENT TO GOLDEN SHORE

51 miles

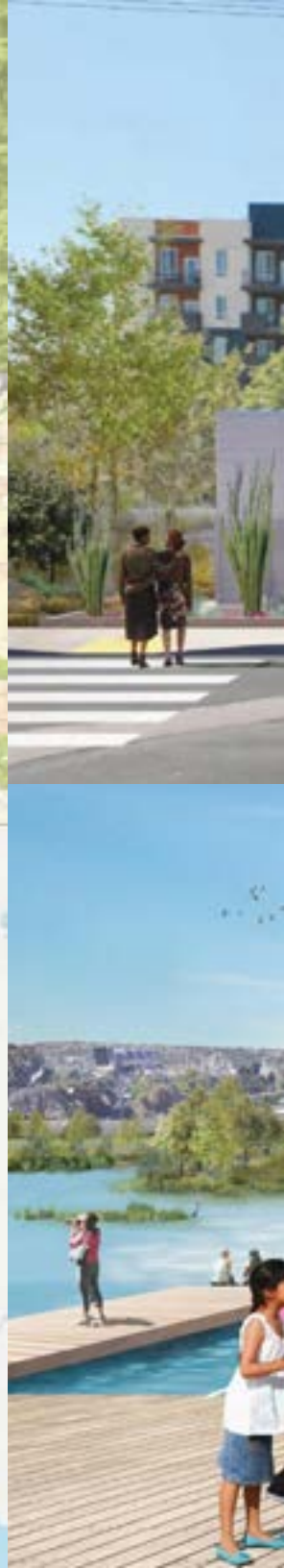
The LA River is 51 miles in length, running from Canoga Park to Long Beach.

2,300 acres

There are 2,300 acres of primarily publicly owned land within the right-of-way, including the river channel.

1,000,000 people

There are one million people that live within one mile of the LA River.





FRANK GEHRY'S HEADWATERS PAVILION



FRANK GEHRY'S SELA COMMUNITY CENTER



STUDIO MLA'S WRIGLEY HEIGHTS PARK

The LA River Master Plan, adopted in June 2022 with design led by Frank Gehry, will create open park space, trails, and water quality projects along the length of the meandering 51-mile waterway.

Golden Shore is Mile 0 where the LA River meets the Pacific Ocean and part of the additional LA River Revitalization Plan that focuses specifically on the 19-mile stretch from Golden Shore to Downtown Los Angeles.

INTENSE DEMAND FOR LUXURY APARTMENTS & HOTELS







LONG BEACH LAND SALE COMPS

Unlike the below land sale comps, Golden Shore is unique in its allowable FAR, full entitlements and approvals, and zero affordability requirement.

DATE	NAME ADDRESS NEIGHBORHOOD	ACRES SF	PRICE PRICE/SF	BUYER SELLER
Jun 2022	501 W Ocean	4.14	\$60.6M	Safehold Inc.
	501 W Ocean Blvd SEADIP	180,338	\$336	Walton Street Capital, LLC
Mar 2022	6700 East PCH	2.50	\$41M	Holland
	6700 E Pacific Coast Hwy SEADIP	108,900	\$377	ValueRock Realty
Dec 2021	3rd + Pacific	1.17	\$22.5M	Holland
	131 W 3rd St Pine Avenue & The Promenade	51,150	\$440	Ensemble
Dec 2021	Marina Shores	6.20	\$69.7M	Onni
	6500-6670 Pacific Coast Hwy SEADIP	270,000	\$258	Regency Centers

HOTEL POTENTIAL

NEW BEGINNINGS INSPIRED BY RICH HISTORY

The Mayor of Long Beach wants 1,000 luxury hotel keys delivered before the Olympics in 2028.

Golden Shore is fully entitled for up to 400 hotel keys. The Waterfront site presents an excellent opportunity for either a new ground up development or adaptive re-use of the existing six story, 104,375 SF office building at 11 Golden Shore, or a combination of both. It is the only fully entitled and Coastal Commission approved hotel site in Southern California. The property enjoys outstanding views of the Long Beach Harbor and Downtown skyline, is convenient to Downtown Long Beach amenities, and is well positioned to match the demand for higher end luxury accommodations.

The City is highly supportive of hotel development at Golden Shore. More upscale hotel development will raise the City's profile and help to generate not only more transient occupancy taxes, but also increased retail sales and restaurant spending that now goes to other nearby coastal cities.

Long Beach is a major tourist and convention business destination, but currently lacks any luxury lifestyle hotels to meet growing demand from more affluent corporate users and leisure guests. Visitors to Downtown Long Beach who desire a luxury accommodation must look outside of Downtown Long Beach, miles away, to Terranea Resort in Palos Verdes, Hyatt Regency Huntington Beach, Pasea Hotel & Spa in Huntington Beach or the Ritz Carlton in Marina del Rey. There are only two upper-upscale/luxury projects in Downtown Long Beach. Both are in the development pipeline, totalling only 225 keys:



The Fairmont Breakers Hotel | 210 E Ocean Blvd

15-stories | Historic renovation | Originally built in 1926
Converted to 185-key luxury hotel with robust amenities including spa, restaurants, rooftop lounge
Managed by Fairmont, a leading, premier brand
Opening late 2023 with substantial pre-bookings

Silver Sands | 2010 E Ocean Blvd

Silver Sands | 2010 E Ocean Blvd
Under construction
4-stories | 40 keys (+56 condos)
Independently managed boutique hotel
Anticipated to open in late 2024

CONFIDENTIALITY + DISCLOSURE

This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement personally signed by you (the “Confidentiality Agreement”) and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The information contained herein (or in any other “Evaluation Material”, including any files distributed to you via email from Broker) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing, a prospective investor must make its own independent investigations, projections and conclusions regarding the Property without reliance on this Memorandum or any other information or materials provided including the Evaluation Material. Although additional Evaluation Material may be provided to qualified parties as the marketing progresses, prospective investors should not rely on its accuracy or completeness without seeking advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective investor unless and until a written partnership agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations therein have been satisfied or waived. Broker is not authorized to make any representation or agreement on behalf of Owner. The investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Property if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Owner and may be used only by parties approved by Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.



THANK YOU