



Class A Corporate HQ Facility with Long-Term Tenant

Opportunity

RAF Pacifica Group (RPG) acquired this Class A, corporate headquarters facility in the Carlsbad Research Center and simultaneously secured a 12-year lease for 100 percent of the property - all in one weekend.

RPG views the property as a long-term investment opportunity based on its prime location, corporate headquarters aesthetic, and high-end industrial features.

Execution

The tenant, Ostendo Technologies, originally intended to acquire the building. During its escrow, the company opted to lease it instead under an experienced owner.

RAF Pacifica Group funded a non-refundable deposit, secured the long-term lease, and completed due diligence, all within a two-day period.

Ostendo Technologies plans to invest more than \$5 million in the building, including upgraded laboratory space, office and amenity areas.

Results

At full occupancy for the next 12 years, the asset is well-positioned to drive stable long-term cash flow and generate strong risk-adjusted returns to investors.

**1812 Aston Avenue
Carlsbad, CA**

**64,500 SF R&D Corporate
Headquarters Facility**

Purchase Price: \$10,276,238

Purchase Date: September 9, 2016



RAF PACIFICA GROUP
CREATIVE INDUSTRIAL™