



# Major Rehab Drives Long-Term Cash Flow

## Opportunity

RAF Pacifica Group identified a unique opportunity to acquire a low-risk industrial business park in Escondido for a long-term hold period. At \$109 per-square-foot, the property was acquired at a significant discount to replacement cost.

## Execution

With an improvement budget of approximately \$500,000, RAF Pacifica Group completed:

- new HVAC units
- new exterior paint
- sustainable landscaping including installation of new drought-resistant plants
- elastomeric roof coating on three of the four buildings
- installation of new directory, monument, and suite signage

RAF Pacifica Group enhanced the look and feel of the property through strategic renovations, delivering additional value to the property.

## Results

Within 11 months, RAF Pacifica Group successfully repositioned the property.

The business park currently boasts a high-quality tenant roster and is generating strong, stable cash flow.

**298-304 Enterprise Street,  
Escondido, CA**

**76,495 SF, Four-Building  
Industrial Business Park**

**Purchase Price:** \$8,337,995

**Purchase Date:** May 5, 2015



**RAF PACIFICA GROUP**  
CREATIVE INDUSTRIAL™