



Institutional-Quality Asset Delivers Long-Term Cash Flow

Opportunity

RAF Pacifica Group acquired this institutional-quality, four-building industrial business park in an off-market transaction for an extremely competitive price.

At 97 percent occupancy, the property was well-positioned to generate stable cash flow, while also providing a tremendous opportunity to add value.

Execution

RAF Pacifica Group implemented strategic capital improvements to optimize the asset, update vacancies, and drive rents, including:

- new exterior paint
- asphalt repairs with new slurry
- installation of new monument and suite signage
- new spec suite, including:
 - conference room with glass doors
 - new kitchenette
 - polished concrete flooring
- new HVAC units and TPO roofs for multi-tenant buildings
- landscape renovations, including tree removals and integration of drought-resistant plants

Results

The property is now fully stabilized and enhanced with modern improvements, resulting in strong cash flow and consistent, risk-adjusted returns to investors over a long-term hold period.

**1930 & 1960 Watson Way and
2025 & 2055 Thibodo Road,
Vista, CA**

**91,485 SF, Four-Building
Industrial Business Park**

Purchase Price: \$10,100,000

Purchase Date: July 8, 2015



RAF PACIFICA GROUP
CREATIVE INDUSTRIAL™