GPS SOLEDAD IOS LLC

NORTH LOS ANGELES

INDUSTRIAL OUTDOOR STORAGE OPPORTUNITY

Sponsored By:

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Deal Highlights

Location	Unincorporated LA County, adjacent to Santa Clarita with SR-14 frontage
Size	45 acres total (~38 acres M1, ~7 acres A2 pending rezoning)
Current Yield	7.5% in-place cash-on-cash
Tenancy	100% leased to two credit tenants incl. RB Global ($15B mkt cap)
Upside	+20% rezoning, +25% DST exit repackaging, >60% ROE potential
Tenant Commitment	RB Global lease includes mandatory take-on rights for ~7 acres pending rezoning, ensuring future absorption and value protection

Executive Summary

◂ GPS Soledad IOS LLC is acquiring approximately 45 acres of industrially zoned land adjacent to Santa Clarita with direct SR-14 access.

◂ The project is fully entitled for industrial outdoor storage (IOS) and 100% leased to two strong-credit tenants, generating $6M annual NNN income.

◂ Upside value creation opportunities include rezoning, DST repackaging, and ongoing rent escalations.

Investment Highlights

◂ Strong in-place 7.5% yield with $6M annual NNN income

◂ 100% occupancy with institutional tenant RB Global (NYSE: RBA, $15B market cap)

◂ Largest entitled IOS site in SCV submarket, 62 miles from Port of LA

◂ Below 3% vacancy in North LA IOS market, with no new supply >5 acres

◂ Flexibility to subdivide into 5–7 tenant sites if needed

Market Opportunity

- IOS rents have increased >500% since 2015, averaging $6.00–$6.50 psf in SFV, $3.00–$3.75 in SCV, and $2.40–$3.00 in AV
- 170+ acres permanently removed from supply since 2015, further tightening market
- Demand driven by overflow from San Fernando Valley and proximity to blue-collar workforce along SR-14
- Scarcity amplified by Santa Clarita's ban on IOS within city limits

Current Situation

- Escrow closing anticipated January 2026, acceleratable
- Existing improvements: perimeter block wall, power, lighting, well water, septic
- Two strong leases in place with escalations and $6M annual NOI
- Targeted 50% leverage through CMBS or LifeCo debt

Value Creation Pathways

- **1. Cap Rate Arbitrage:** Acquire at 7.5% cap, sell as DST at 6% cap: +$20M value (+25%, ~40% ROE)
- **2. Rezoning Upside:** Convert 7 acres A2 to M1: +20% value (~35% ROE)
- **3. Ongoing Cash Flow:** Stable distributions from credit tenants with escalations

Next Steps

We invite select investors to join GPS Soledad IOS LLC. Capital raised will support acquisition, rezoning, and DST structuring, positioning the project for both steady cash flow and significant value creation.

For further information and detailed financials, please contact:

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