

3RD PARTY SERVICES:

Asset Management

Pacifica Capital Group's asset management experience includes industrial, office, retail, residential and hospitality assets totaling in excess of 15 million square feet. The firm's real estate executives focus on adding value through the implementation of disciplined financial controls and efficient operating systems. Furthermore, Pacifica's deep relationships within the brokerage community provide a distinct marketing advantage for the assets it oversees.

Development Project Management

Much of the success or failure of a construction project depends on the level of focus of the development team and a proper staffing model. Combined with its partner, CBM Limited, Pacifica Capital Group's skilled professionals provide a strong track record overseeing the completion of high quality construction projects on time and on budget for demanding end users and have extensive experience working with clients to achieve creatively designed, state-of-the-art engineered and efficient solutions for new developments and building refurbishments.

Skills and experience include:

- Project Feasibility
- Budgeting, Cost Management and Reporting
- Value Management
- Time Scheduling and Management
- Design Management
- Green Design Solutions
- Procurement
- Construction Management
- Leasing and Marketing
- Tenant Fit-out Management
- Property Management Implementation
- Third Party Development Management

Property Management

Pacifica's in-house team of property management professionals has the capability necessary to oversee all aspects of a building's operations. Managing a property is much like managing a business; Pacifica is careful to focus on making sure that each tenant's needs are taken care of and that each of its properties is maintained to the company's exacting standards.

Pacifica Capital Group believes and its track record shows that the creation of long-term relationships with tenants can ultimately lead to the creation of significant value in real estate investments.

Strategic Advisory & Brokerage

SCO Strategic Advisory & Brokerage (formerly known as Leonard & Ohren), an affiliated company with Pacifica Capital Group, is one of the premier boutique commercial brokerage organizations in Southern California.

Founded in 1982, the company specializes in industrial and office leasing, investment sales and tenant representation. As a third party strategic advisory and brokerage firm, SCO represents third party tenants and landlords in addition to representing Pacifica Capital Group on the majority of PCG's portfolio.

The firm has taken on various institutional clients and boasts an impressive client list, including AMB (NYSE: AMB), First Industrial (NYSE: FR), RREEF, Travelers, PS Business Parks (AMEX: PSB), Cornerstone Realty Funds and Brentwood Capital.

For more information, please visit www.SCOadvisors.com