

PACIFIC LAND ENTERPRISES

WHAT'S UP?

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March 2011

International Expectations

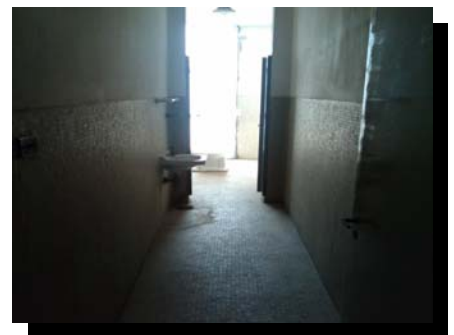
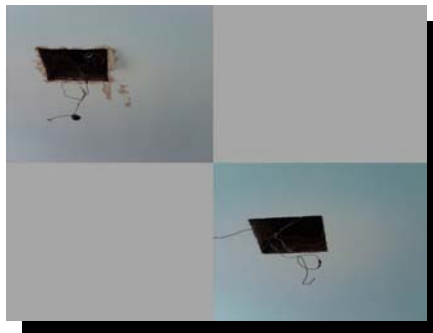


I have been visiting family in Sao Paulo Brazil for a few weeks and had a unique opportunity to participate in lease negotiations for a professional office in old downtown Sao Paulo. I found it interesting how expectations differ between here and Grass Valley. The building in question is 18 stories located very close to the Cathedral SE, a beautiful edifice. The view from the building is breathtaking if you can ignore the favella (slums) located very close to this neighborhood. The office is in poor shape and in fact has no amenities at all. I am not talking about new carpet and paint but lack of light fixtures, air conditioners, sinks, toilets, and the like. These things are always removed by the prior tenant as their separate property. The new tenant must provide all of these things as well as rewiring (only 40

amps to the suite) and providing data access (which may have to be brought in from the ground level 18 stories below). The landlord does not provide any funds for improvements to the space. Additionally, the building can only be accessed by motor vehicle after 8 pm by special police permit. This makes moving in a little problematic! The rent is \$1,100.00 US per month NNN "as is" for about 1,100 square feet. When I update this in my next letter I will be able to pass along information on costs to move in. This is a far cry from what we offer in the Grass Valley market with custom designed suites in our new buildings and fresh, up-to-date suites in our inventory.


I have included a few pictures that I hope you find interesting. When the lease is completed and the tenant moves in I will give a report about how things went.


From Sao Paulo
Rey





FREE Gas!


Remember we will give a **\$500 gas card** for any referrals that become tenants in any of our buildings. It's easy to pass a lead to us, just e-mail Jeff Johnson at Jeff@PacificLandEnterprises.com or give him a call at 530-273-9262.


900 Golden Gate Terrace

 Light Industrial
 Unit C
 Sq.Ft. 2,400
 Rent \$0.79
 NNN


128 East Main Street

 Retail/Office
 Unit
 Sq.Ft. 2,240
 Rent \$1.30
 NNN
 Divisible


443 Crown Point Circle

 Office/Warehouse
 Unit
 Sq.Ft. 15,000
 Rent \$1.20
 NNN
 Divisible

1415 Whispering Pines Ln.

 Office/Warehouse
 Unit #150
 Sq.Ft. 8,000
 Rent \$1.30
 NNN
 Divisible

280 Sierra College Dr.

 Medical Office
 Unit
 Sq.Ft. 6,800
 Rent \$1.75
 NNN
 Divisible
 \$45/SF Allowance
 Suites for Sale or Lease

300 Sierra College Dr.

 Medical Office
 Unit #265
 Sq.Ft. 2,560
 Rent \$1.75
 NNN
 Sales Price
~~Unit #270 \$2,616~~
~~Rent \$1.75~~
~~\$800,000~~
 #250 1,740 \$1.65 \$485,000

350 Crown Point Circle

 Office
 Unit #150
 Sq.Ft. 1,458
 Rent \$1.20
 NNN
 Unit #125 1,167 \$1.25
 Unit #135 1,612 \$1.25
 Unit #215 378 \$1.25
 Unit #225 1,198 \$1.25

333 Crown Point Circle

 Office
 Unit #220
 Sq.Ft. 936
 Rent \$1.20
 NNN
 Unit #110 4,400 \$1.35
 Unit #225 1,019 \$1.32

AVAILABLE PROPERTIES



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 Grass Valley, California 95945

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We're on the Web!

www.Pacifilandenterprises.com