



CHASE PARTNERS

REAL ESTATE INVESTMENT AND DEVELOPMENT



CHASE
PARTNERS
LOGISTICS
FUND I

CHASE PARTNERS \$100M FUND I THE WHAT, WHY AND HOW

Chase Partners, Ltd., a team of long-time Southern California Veterans, is raising **\$100 million from investors for Chase Partners Logistics Fund I** to purchase industrial real estate, primarily in the Southern California market.

Fund investors stand to benefit from the strong momentum enjoyed by industrial real estate, along with the certainty afforded by the **over 50 years of management experience in the space**.

We will be purchasing well-located industrial real estate as a stable opportunity for cash flow and to hedge against uncertainty.

FUND STRATEGY:

OPPORTUNISTIC,
LOCATION-SPECIFIC
ACQUISITIONS

CASH FLOW YIELD WITH
UPSIDE POTENTIAL

ASSET FOCUS:

SUPPLY
CHAIN CENTRIC
AREAS

HIGH BARRIER TO
ENTRY LOCATIONS

FUND TARGETS:

\$100M FUNDRAISE
6% PREFERRED RETURN
10%-14%+
PROJECTED IRR



SECURITY, INCOME, AND VALUE CREATION

Existing industrial products in Southern California are priced at **discounts of 10-20%** compared to the cost of developing new properties. With a focus on proven locations, market demand, and sustainability, Chase Partners will acquire and diligently manage **core-plus and value-add** industrial properties.



INVESTMENT SECURITY

- High demand for industrial real estate driven by growth in e-commerce

INCOME

- Modernizing supply chain ecosystems enhance yield and efficiency

VALUE CREATION

- Desirable geographic locations, high occupancy & strong rental rates increase value

ALIGNED INTERESTS

- Chase Partners co-invests alongside its partners
- **Incentive-based compensation** presented upon surpassing return thresholds
- Actively managed investor portal with monthly, quarterly, and annual reports

SPECIALIZED ACQUISITION CRITERIA

The Fund is focused on and will target acquisitions with average purchase prices of approximately **\$8 million**. This range is under the radar of most institutional investors, but above what individuals or pooled groups can generally pursue. It's the sweet spot for opportunity!



LIMITED
FINANCIAL RISK



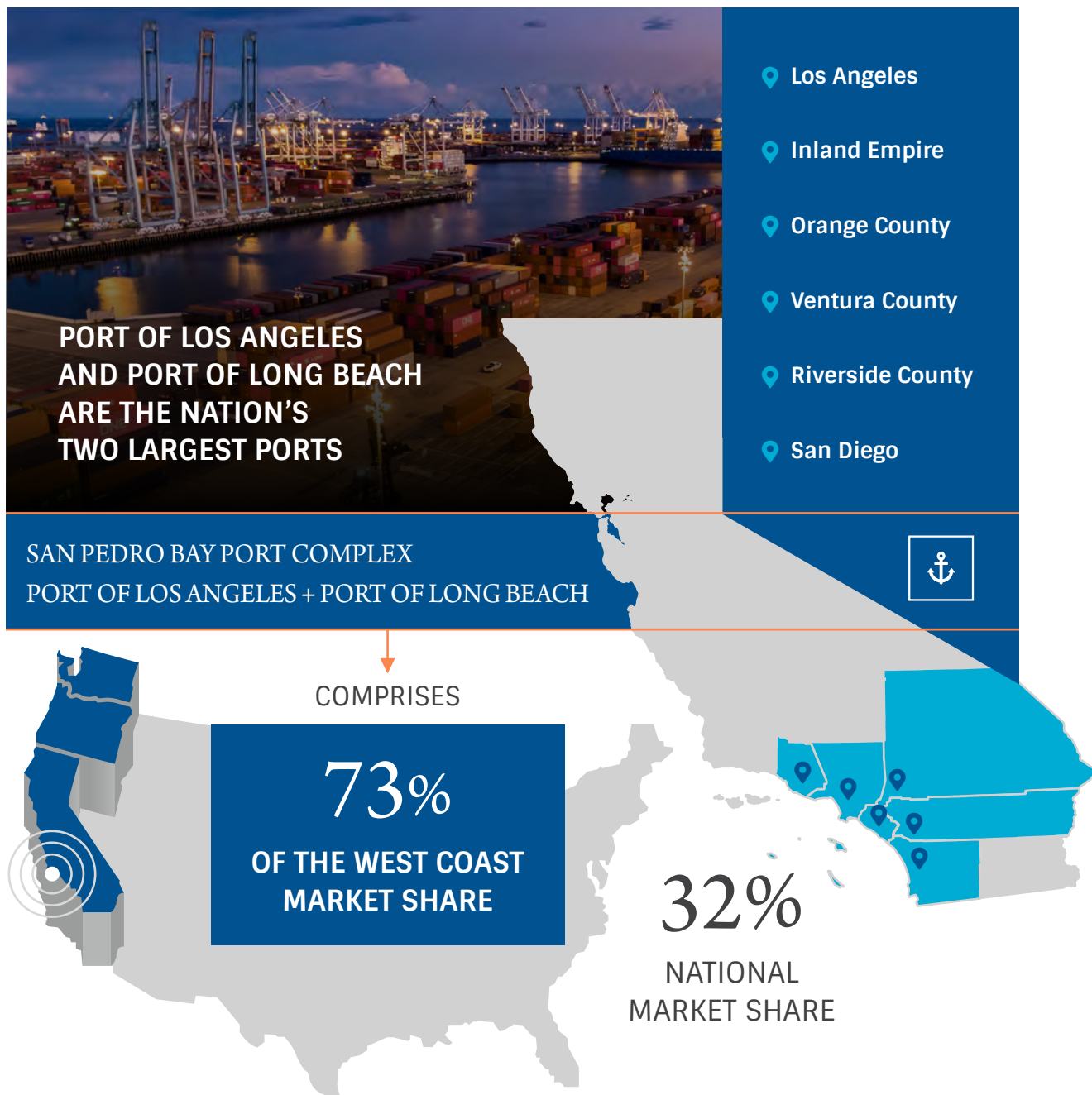
60% LOAN-TO-VALUE



Chase Partners' deep expertise in industrial real estate allows the Fund to consider a wide variety of opportunities, including those with complex tenancy or lease situations, minor renovation or repositioning scenarios, and distressed assets.

GREAT ASSETS IN GREAT LOCATIONS

MACRO DRIVERS IN SOUTHERN CALIFORNIA



E-COMMERCE AND COVID-19

COVID-19 has accelerated the growth of E-Commerce due to need for online retail. General health concerns for traditional brick & mortar retail stores have forced consumers and retailers to seek online solutions. Accordingly, the demand is higher than ever for logistics and fulfillment spaces to support the manufacturing, management, and delivery of online orders.



**U.S. RETAIL E-COMMERCE
PROJECTED TO REACH
\$1.5 TRILLION BY 2025¹**

\$660B

2020E

\$1.5T

2025E

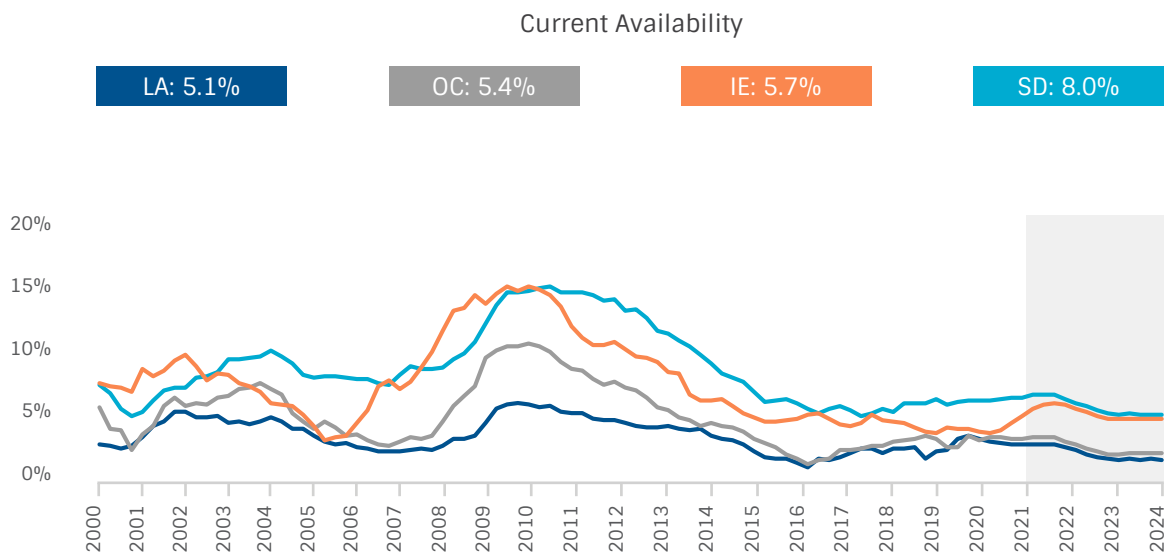
Proximity to numerous airports and shipping ports is a substantial factor in making Los Angeles a top target for retailers with online platforms. In turn, this pressure for expansion paired with scarce available space results in record-breaking leasing and purchasing prices.

¹ Source: JLL

STRONG TRENDS IN SOUTHERN CALIFORNIA INDUSTRIAL REAL ESTATE

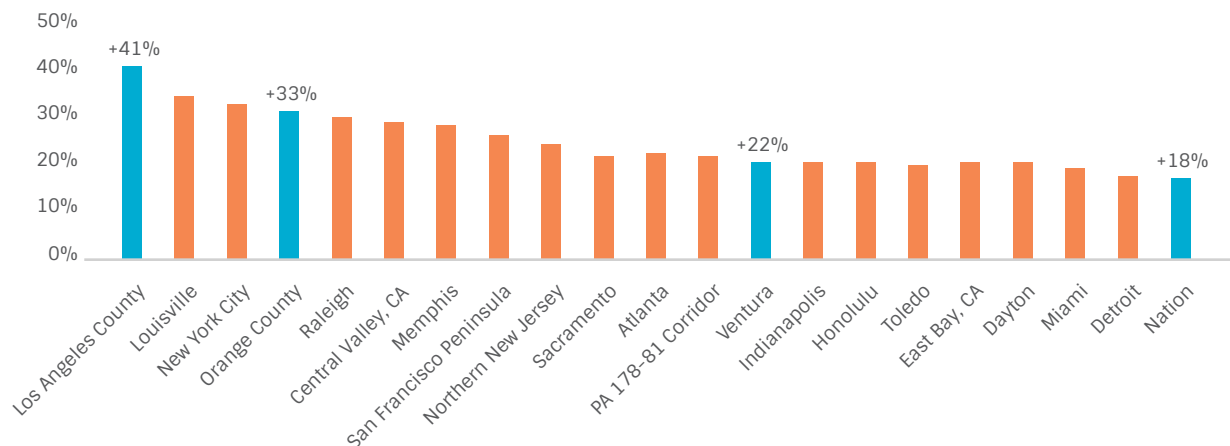
In 2021, Chase Partners looks forward to a continued trend of increasing rental rates, and consistent strong demand for industrial products. COVID-19 has forced many retailers to take an omnichannel approach to distribution. In Southern California, the need for new and modern industrial space will continue to outpace current supply.

INDUSTRIAL AVAILABILITY



Source: CBRE Econometric Advisors, Q3 2020

LOS ANGELES COUNTY HAS THE HIGHEST INDUSTRIAL RENT GROWTH PROJECTION FOR 2020-2025 AT AN ESTIMATED 41%.



A FUND MANAGER WITH SPECIFICALLY RELEVANT EXPERIENCE

Chase Partners, Ltd. is a Southern California-based real estate investment and development company specializing in new construction and redevelopment of industrial complexes, business parks, and commercial properties. Solutions-oriented and focused, the firm believes in analyzing the full potential in each asset to maximize both revenue and value.



FOUNDED IN
1993

50+
YEARS OF
COMBINED
EXPERIENCE

500+
REAL ESTATE
PROJECTS
VALUED AT
\$1.5B+

Chase Partners has 5 decades of combined experience and a key competitive advantage: sustained interaction with brokers and sellers provided by a legacy portfolio. Since inception, Chase Partners and its principals have executed **over 500 real estate projects valued at over \$1.5 billion.**

PROJECTS INCLUDE
INDUSTRIAL COMPLEXES,
BUSINESS PARKS,
COMMERCIAL PROPERTIES

EXPERTISE
IN REDEVELOPMENT,
NEW CONSTRUCTION AND
SUSTAINED VALUE CREATION

A COHESIVE MANAGEMENT TEAM



DAVID A. PARKER / PRESIDENT

As the President of Chase Partners, Ltd., David Parker has developed and repositioned several million square feet of commercial property in his career. Prior to joining Chase Partners, Mr. Parker served as Director of the Investment Properties Group of The Charles Dunn Company in Los Angeles. Mr. Parker graduated from USC with a degree in Finance and Real Estate.



MARK PANATTONI / MANAGING DIRECTOR

As Managing Director for Chase Partners and with over 20 years of real estate experience Mr. Panattoni oversees all fund related activity. Prior to joining Chase Partners Mr. Panattoni was an Executive at LCP Equity Partners, a boutique real estate development company, where he was responsible for the acquisition and management of the company's portfolio. Mr. Panattoni earned his Bachelor of Science degree from Regents College in New York and his Juris Doctorate from Lorenzo Patino School of Law.



DAWN ELLIS / DIRECTOR

Dawn Ellis is the glue that holds the company together and has been with Chase Partners since its inception. Her 30 years of development and property operations experience is a tremendous asset as she over sees all facets of the operations and customer relations. Her intricate involvement in over 100 different projects gives her an innate ability to guide transactions, financing, and operations requirements to obtain company objectives and to make each project a success.



KENNETH QUACH / ASSOCIATE

Kenneth Quach provides Chase Partners with a wide breadth of support. His current responsibilities include acquisitions underwriting, due diligence support, asset management, development and investor relations. Prior to joining Chase Partners, Mr. Quach was a senior analyst at Walker & Dunlop, and an analyst at CBRE, where he underwrote land, multifamily, and senior housing assets for institutional clients. Mr. Quach graduated from the University of California, San Diego with a Bachelor of Arts in International Studies International Business.



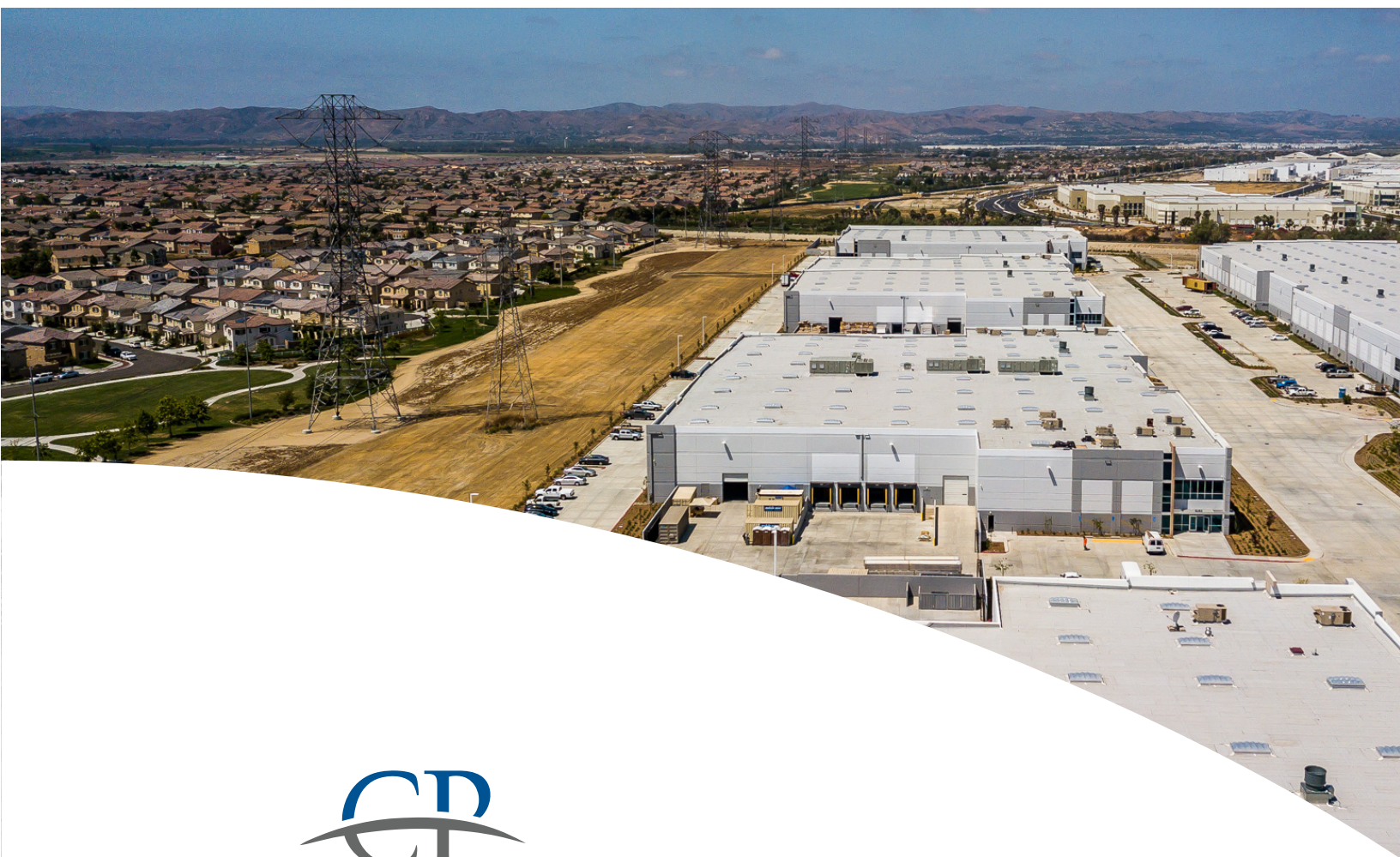
MICHAEL CARTER / PROJECT COORDINATOR

Michael Carter provides Chase Partners with support for their retail, multifamily, and industrial development projects. His current responsibilities include coordinating and managing the construction process, underwriting, preparing loan documents, and due diligence support. Before working at Chase Partners, Mr. Carter started his career at Dial Companies in Dallas, Texas. He was responsible for coordinating their multifamily senior housing developments. During his time there, he managed over 300 units and 300,000 + square feet of multifamily development projects with a total value over \$60 million dollars. Mr. Carter graduated from Texas Christian University with a Bachelor of Science in Economics.

CONTACT

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