

ORBIS  
REAL  
ESTATE  
PARTNERS



ORBISREP.COM | 280 NEWPORT CENTER DRIVE . SUITE 240 . NEWPORT BEACH . CALIFORNIA . 92660

# ABOUT ORBIS

*The meaning behind:*

## ORBIS



### LATIN TRANSLATION:

*A circular motion. A rotation. The earth, the world, the globe.  
[Orbis Terrarum] : The whole wide world.*

Orbis Real Estate Partners is a fully integrated owner, operator, developer and management firm of commercial real estate. The firm has become recognized for capitalizing on risk-adjusted investments through the execution of value-creation strategies utilizing its extensive real estate operating expertise. The fundamental values of Orbis have enabled the company to maintain the commitment required to build strong relationships, while creating value for our investors, lending institutions, and tenants.

The Orbis executive management team offers to each project a full spectrum of real estate capabilities including market research, acquisitions, planning, development, finance, construction coordination, leasing, and asset management.

Orbis' extraordinary attention to detail and hand-on approach to real estate management has benefited our investment partners through a proven track record of performance and success.

The quality and functionality of our speculative and build-to-suit projects are a result of the Company's knowledge of the real estate markets and the expertise of our team, which has allowed Orbis to maximize returns to our investment partners.

## RECENT IE DEVELOPMENTS

**136,788**

SQUARE FEET



Orbis Business Center  
Ontario, CA

**104,754**

SQUARE FEET



Orbis Interchange  
Ontario, CA

**229,731**

SQUARE FEET



Orbis Interchange  
Ontario, CA

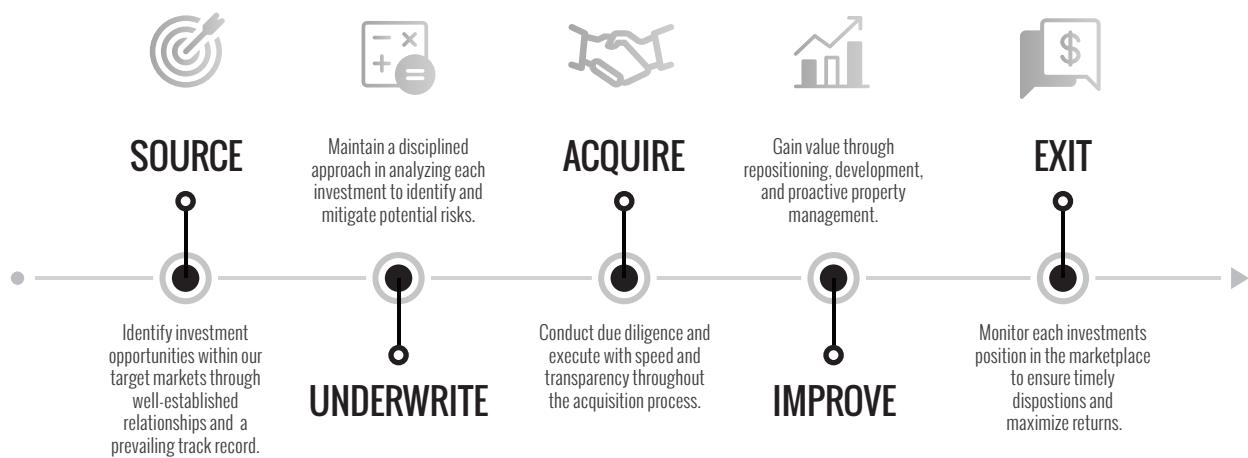
**735,560**

SQUARE FEET



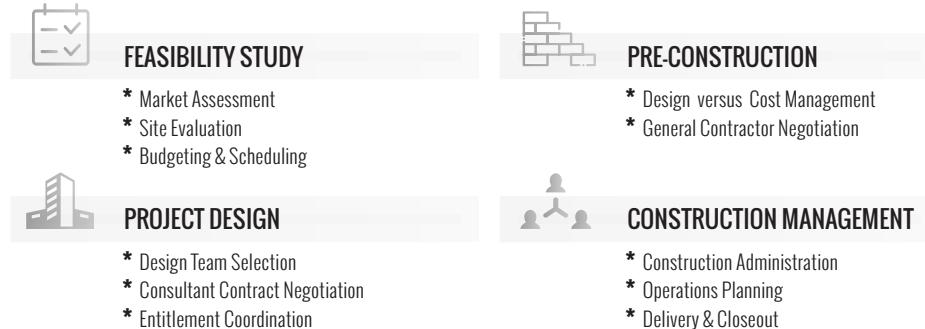
The Campus  
Eastvale, CA

# OUR PROCESS



# CONSTRUCTION & DEVELOPMENT SERVICES

Our success executing development and redevelopment projects is a result of our team's ability to consistently manage every step of the development and construction process, including cost budgeting, value engineering, contract negotiations, general and sub-contractor supervision, and overall project management.



# ACQUISITIONS CRITERIA

## GEOGRAPHIC FOCUS

Major Markets throughout Southern California

## TARGET ASSETS

Industrial, Office, Retail, and Multi-family

## RISK PROFILE

Opportunistic to Core Plus

# LEADERSHIP TEAM

## THOMAS MONEY



Mr. Money is a Co-Founder and Managing Partner at Orbis Real Estate Partners. Prior to Orbis Real Estate Partners, Mr. Money was Vice President of Acquisitions of CT Realty Investors, during which he honed an in depth knowledge of creative deal structuring and analytics while acquiring and/or developing an excess of 8 million square feet of commercial assets throughout the western United States. Mr. Money earned a Bachelor's Degree in Policy, Planning and Development from the University of Southern California.

## GRANT ROSS



Mr. Ross is a Co-Founder and Managing Partner at Orbis Real Estate Partners. Prior to Orbis Real Estate Partners, Mr. Ross was a top broker at CBRE, during which he executed in \$1.5 Billion of cumulative transaction value. Mr. Ross played an integral role in an excess of 30 million square feet of commercial asset transactions and 1,500 acres of land acquisitions and gained an extensive background in building design functionality and recognizing immediate market trends. Mr. Ross earned a Bachelor's Degree in Economics at the University of Arizona.



## BRYCE BURNHAM

Mr. Burnham is a Partner of Orbis Real Estate Partners, with the responsibility for sourcing, evaluating, and managing of all Industrial and Office opportunities. Mr. Burnham gained experience acquiring and repositioning commercial and residential assets throughout Southern California. Bryce earned a Bachelor's Degree in Business Administration from the University of San Diego.



## RAYMOND POLVERINI

Mr. Polverini is Director of Development for Orbis Real Estate Partners with day-to-day responsibility for development of The Campus in Eastvale, CA. Mr. Polverini is a master at processes and attention to detail after holding senior development management positions at CT Realty Corporation (18 years) and the Santa Margarita Company (10 years). Mr. Polverini earned a Bachelor's Degree in Economics from Santa Clara University.

# CONTACT



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FOR MORE INFORMATION, PLEASE VISIT:  
[orbisrep.com](http://orbisrep.com)

ADDRESS:

280 NEWPORT CENTER DRIVE  
SUITE #240  
NEWPORT BEACH  
CALIFORNIA  
92660

# ORBIS LANDING



----- ORBIS -----

## LANDING

PROPERTY NAME	ORBIS LANDING
ADDRESS	1455, 1495, 1555 SOUTH ARCHIBALD AVE
CITY	ONTARIO
STATE	CALIFORNIA
TYPE	INDUSTRIAL
SQUARE FEET	104,754 SF
# OF BLDG'S	3
DATE ACQUIRED	SEPTEMBER 2015
DATE SOLD	JANUARY 2017
HOLD PERIOD	16.2 MONTHS
EQUITY	\$3,073,901
PROJECT LEVEL CFM	2.28 x

### OVERVIEW

In September 2015, Orbis acquired 5.11 acres of unimproved land in Ontario, California. The property is adjacent to the Ontario International Airport with direct proximity to fortune 500 tenants. The investment provided a unique opportunity for Orbis to capitalize on its opportunistic industrial development strategy, which consisted of infill / highly desirable locations for the development of Class A distribution facilities.

### INVESTMENT DETAILS

The Property obtained an Industrial zoning within the City of Ontario's General Plan Amendment. However, the initial entitlement consisted of buildings ranging from 5,000 sf - 10,000 sf. Orbis redesigned the project for the approval to develop Three (3) free-standing industrial distribution facilities totaling 104,754 square feet. During construction, Orbis pre-sold the entire project at the commencement of construction. The Buyer closed in an all-cash purchase upon receiving Certificates of Occupancy on January 2017. The project was completed ahead of schedule and on budget.



# THE CAMPUS



PROPERTY NAME	THE CAMPUS	BUILDING #	BUYER/TENANT	SQUARE FEET	COMMENTS
ADDRESS	6245-6340 PROVIDENCE WAY	BUILDING 1	PARKER HOUSE	271,140 SF	PRE-SOLD
CITY	EASTVALE	BUILDING 2	HIPACK TRAVELWARE	73,674 SF	PRE-SOLD
STATE	CALIFORNIA	BUILDING 3	INVESLEAD, LLC	29,400 SF	SHORT LEASE W/ OPTION
PRODUCT TYPE	INDUSTRIAL	BUILDING 4	INVESLEAD, LLC	40,813 SF	PRE-SOLD
SQUARE FEET	735,560 SF	BUILDING 5	YIXIN ZHOU	42,059 SF	PRE-SOLD
# OF BLDG'S	10	BUILDING 6	SMITHFIELD FOODS, INC. (SARATOGA)	90,446 SF	PRE-SOLD
DATE ACQUIRED	AUGUST 2016	BUILDING 7	TURN KEY LOGISTICS, INC.	50,637 SF	PRE-SOLD
DATE SOLD	JULY 2018	BUILDING 8	RUGBY ADP	51,938 SF	PRE-SOLD
HOLD PERIOD	23.0 MONTHS	BUILDING 9	GREAT LAKES TECHNOLOGIES, LLC	85,453 SF	PRE-SOLD
EQUITY	\$13,876,222	RETAIL PAD 1	7-ELEVEN (GAS & C-STORE)	1.75 ACRES	GROUND LEASE
PROJECT LEVEL CFM	3.11 x	RETAIL PAD 2	SELF STORAGE DEVELOPER	1.79 ACRES	LAND SALE

## OVERVIEW

In July 2016, Orbis acquired 54 acres of unimproved land in Eastvale, California. The property is part of the Chino Airport Submarket with immediate access to three major freeways. The investment provided a unique opportunity for Orbis to continue to capitalize on its opportunistic industrial development strategy, which consisted of infill / highly desirable locations for the development of Class A distribution facilities.

## INVESTMENT DETAILS

The Property offered Orbis the opportunity to be first to break ground on industrial buildings below 300,000 square feet in the highly desirable Chino Airport Submarket. The development was designed with a heightened focus on product segmentation in order to mitigate risk and increase the overall speed of absorption. The Ten (10) building development included buildings ranging between 20,000 square feet and 275,000 square feet. Prior to construction, Orbis pre-sold approximately 40% of the overall project and 96% was pre-sold and/or pre-leased prior to completion.

# ORBIS INTERCHANGE



ORBIS  
INTERCHANGE

PROPERTY NAME	ORBIS INTERCHANGE
ADDRESS	5001, 5003, 5005, 5007 ONTARIO MILLS PWY
CITY	ONTARIO
STATE	CALIFORNIA
TYPE	INDUSTRIAL
SQUARE FEET	229,731 SF
# OF BLDG'S	4
DATE ACQUIRED	MAY 2016
DATE SOLD	FEBRUARY 2018
HOLD PERIOD	21.3 MONTHS
EQUITY	\$7,006,000
PROJECT LEVEL CFM	2.54 x

## OVERVIEW

In May 2016, Orbis acquired 10.5 acres of unimproved land in Ontario, California. The property has freeway frontage with immediate access to Interstates 10 and 15. The investment provided a unique opportunity for Orbis to continue to execute on its opportunistic industrial development strategy. The opportunity offered Orbis speed to market in delivering state-of-the-art facilities in underserved size segments.

## INVESTMENT DETAILS

The Property obtained an industrial land use designation within a previously adopted Specific Plan. The industrial designation was not defined and required Orbis to process a Specific Plan Amendment. In an effort to expedite the overall entitlement timeline, Orbis processed the development plans concurrently with the Specific Plan Amendment. Orbis entitled and developed Four (4) free-standing industrial distribution facilities totaling 229,731 square feet. During construction, Orbis sold all Four buildings to buyers that went non-refundable with substantial deposits quickly upon opening of escrow. Each of the buildings closed escrow within days of receiving its respective Certificate of Occupancy.

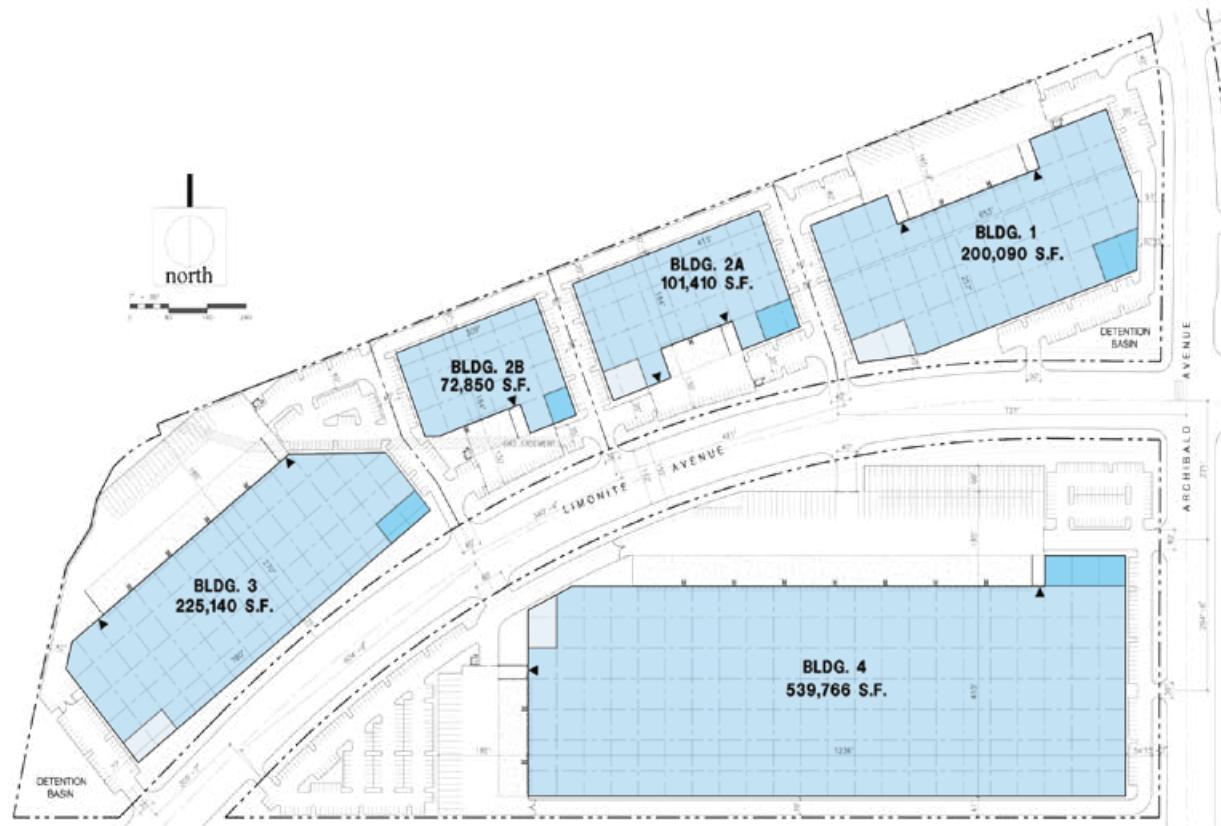
## OVERVIEW



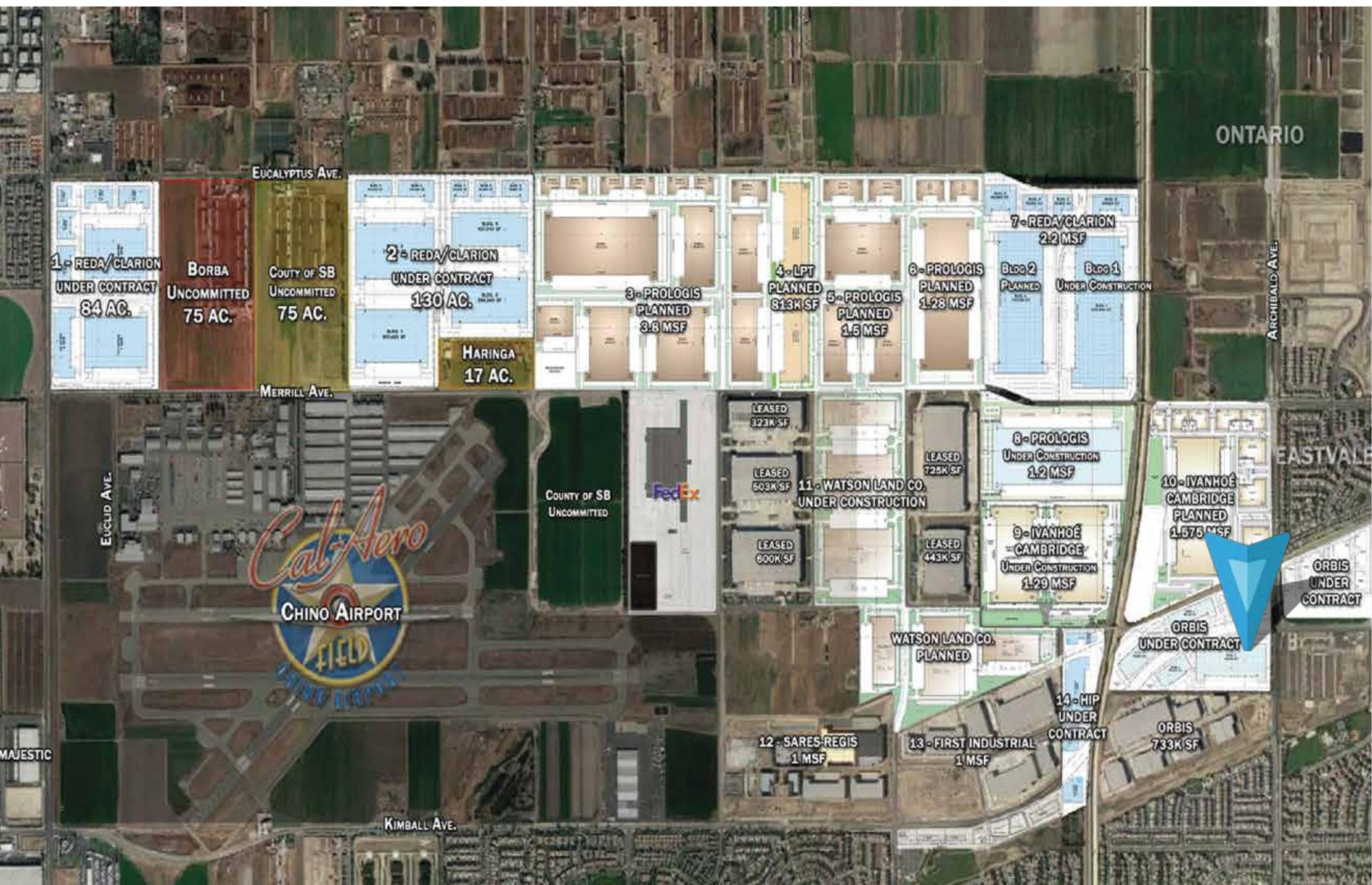
The Homestead is a unique 54.19-acre development to build five state-of-the-art industrial buildings totaling approximately 1.14 MSF. The irreplaceable Ontario/Chino/Eastvale location in the Inland Empire West (1.8% Vacancy - 4Q2018) offers strategic proximity to Orange County, Los Angeles County and the Ports, as well as access to 10 million people within a 60-minute drive. Orbis Homestead is ideally positioned to capitalize on the market's strong user demand and rising rental rates.

The underlying general plan approved by the City of Eastvale is "I-P Industrial Park". Orbis is currently processing an Environmental Impact Report and zone change to I-P Industrial Park to make it consistent with the general plan. Orbis expects to be in receipt of entitlements in November 2019 and is in active discussions with several potential tenants.

PROPERTY NAME	THE HOMESTEAD
LOCATION	NWC & SWC ARCHIBALD & LIMONITE
CITY	EASTVALE
APN	144-010-015, 018, 020, 023, 024, 032
CURRENT ZONING	A-2 (HEAVY AGRICULTURE)
PROPOSED ZONING	I-P (INDUSTRIAL PARK)
GENERAL PLAN	I-P (INDUSTRIAL PARK)
PROPOSED BUILDINGS SF	1,139,256 SF
LAND SIZE	54.19 ACRES (2,360,516 SF)
# OF BUILDINGS	5 BUILDINGS
CLEAR HEIGHT	36' - 40'
ENTITLEMENT STATUS	NOVEMBER 2019



# THE HOMESTEAD AERIAL

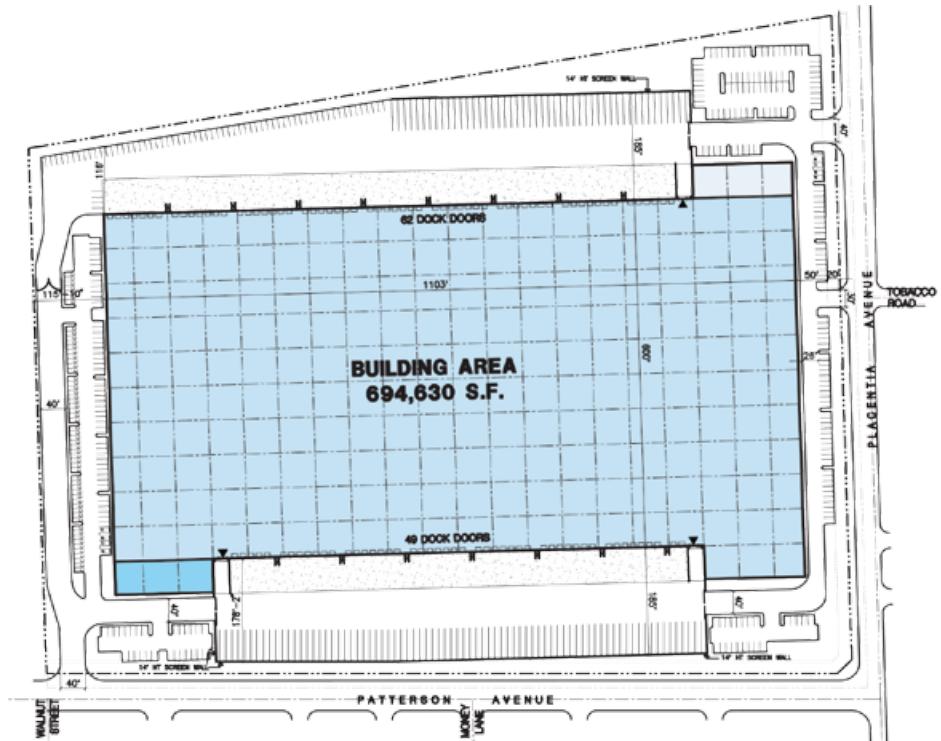


## OVERVIEW



Barker Logistics is a land site totaling 31.55 net acres located in Riverside County, California. The property will be entitled to consist of one Class A industrial distribution building totaling 694,630 square feet. Barker Logistics is located within the I-215 Corridor submarket, which has grown over the past several years to become the premier, "corporate America", Big Box market in the Inland Empire. Many large occupiers such as Amazon, UPS, Ross Dress for Less, and Home Depot have not only located their distribution facilities in the I-215 South Corridor, but have continued to grow organically as new Southern California requirements have been implemented. All of these companies have more than one facility in the submarket, and occupied each in a progressive manner given the submarket's access, availability of labor, and state of the art facilities. The property is zoned both "I-P Industrial Park" and "M-SC Manufacturing - Service Commercial". The underlying general plan approved by the County of Riverside is consistent with this zoning. The proposed development is consistent with the requirements for each zone including building height, density, parking, and setbacks. Orbis is currently processing an Environmental Impact Report and expects to be in receipt of entitlements in December 2019.

PROPERTY NAME	BARKER LOGISTICS
LOCATION	NEC PLACENTIA AVE & PATTERSON AVE
COUNTY	RIVERSIDE COUNTY
APN	317-240-001
ZONING	I-P (INDUSTRIAL PARK) M-SC (MANUFACTURING-SERVICE COMMERCIAL)
PROPOSED BUILDING SF	694,630 SF
LAND SIZE	30.19 ACRES (1,315,102 SF)
CLEAR HEIGHT	40'
ENTITLEMENT STATUS	OCTOBER 2019



# BARKER LOGISTICS AERIAL



## OVERVIEW

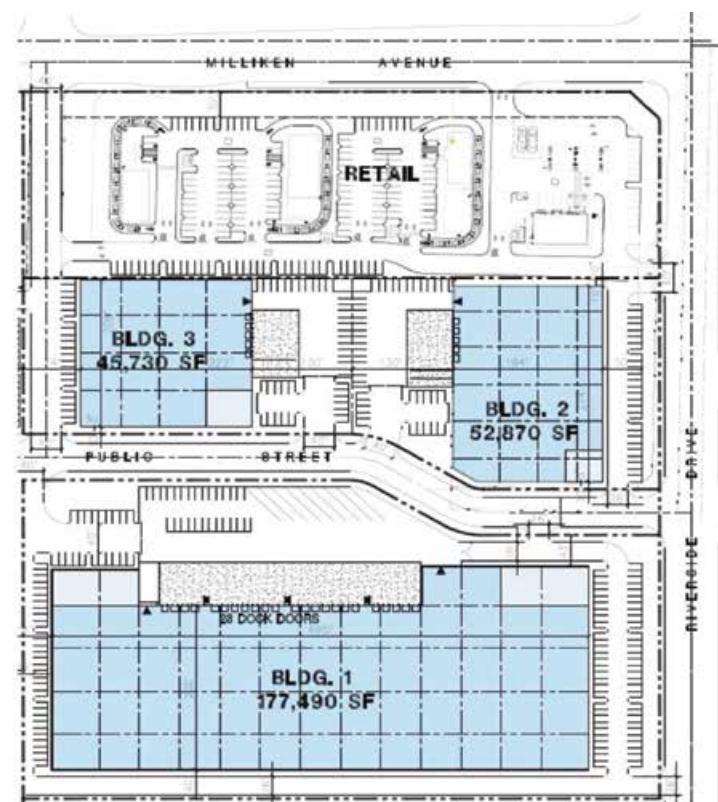


Orbis Tuscana is a unique 20-acre development, which is ideally located along the Highway 60 and Interstate 15 in Ontario. The Property offers immediate access to Highway 60 from the Milliken on/off ramp. Orbis is currently processing a specific plan amendment, which would modify the land use designation(s) to allow industrial and retail (already approved use). The Environmental Impact Report and all technical studies have been completed. The development includes Three (3) industrial totaling 283,000 SF and approximately Five (5) acres of retail. Orbis is in lease negotiations on a ground lease for the gas/c-store pad with a corporate guarantee from one of the world's largest operators (AA- credit rating). Additionally, Orbis is in active discussions on ground leases for the remaining retail pads. Orbis Tuscana is ideally positioned to capitalize on its irreplaceable location.

**PROPERTY NAME** ORBIS TUSCANA  
**LOCATION** NWC MILIKEN AVE. & RIVERSIDE DR,  
**CITY** ONTARIO  
**APN** 1083-361-01

**APPROVED SPECIFIC PLAN**

TUSCANA VILLAGE SPECIFIC PLAN

**CURRENT LAND USE** MULTI-FAMILY & COMMERCIAL**PROPOSED LAND USE** INDUSTRIAL & COMMERCIAL**LAND SIZE** 20 ACRES (871,200 SF)**# OF BUILDINGS** 3 INDUSTRIAL / 4 RETAIL PADS**CLEAR HEIGHT** 32' - 36'**ENTITLEMENT STATUS** NOVEMBER 2019

# ORBIS TUSCAN AERIAL

