

**Background****General Location:** Perris, CA**Category:** Wholesale/Distribution**Years in Business:** TBD**Under Present Owner:** TBD**Hours of Operation:** TBD**Owner Hours:** TBD**Training:** None**Organization Type:** LLC**Lease Expiration:****Lease Options:****Building Size:****Employees:** 0**Reason for Sale:** The company is looking for a strategic partner who can bring both capital and industry insight to support the successful execution of the project.**Financials****Asking Price:** \$28,500,000**Down Payment:** Negotiable**Gross Sales:** Call**Discretionary Cash Flow:** \$51,500,000**FF&E:****Inventory Included?****Inventory:****Min. Operating Capital:****Real Estate Available?** Yes**Rent:****Broker Info****Betty Jong***Business Broker / M&A Advisor*

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LIC# 01916702

Summary**Strategic Investment Opportunity: 107 Acres of Unimproved Land for Future Logistics/Warehouse Development**

We are currently presenting a unique investment opportunity in a large-scale development project ideally suited for logistics and warehouse use. The site spans **107 acres of prime land**, with an existing offer from a major buyer at **\$350 million USD**, contingent upon successful **entitlement within two years**.

At this stage, the company is offering a **23% equity stake** (valued at approximately **\$80 million USD**) with an asking price of **\$28 million USD**.

We are specifically seeking a **strategic non-control capital investment**, allowing partners to participate in the upside while maintaining the current management structure.

Reason for Sale: The company is looking for a **strategic partner** who can bring both capital and industry insight to support the successful execution of the project.

For further discussion, please provide a **Letter of Intent (LOI)** and **Proof of Funds (POF)**.