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**Hager Pacific Properties Leases 112,500 Square Feet
to the King of Big Screen**

Lease is valued at approximately \$3 million and is the Largest Deal Completed in 2010

Newport Beach, Calif. and Dearborn, Mich. – March 2, 2010 – Newport Beach-based [Hager Pacific Properties](http://www.ideahall.com), one of the largest privately owned real estate investment firms in Southern California, has leased a 112,500-square-foot warehouse, office and distribution center in Dearborn, Mich. to [Paul's TV](http://www.paulstv.com), a Southern California-based electronics retailer. The five-year lease is valued at approximately \$3 million and is Dearborn's largest 2010 lease to date.

"The facility's warehouse and distribution space will serve as an asset to Paul's TV as it continues its national expansion," said Rob Neal, a managing partner with Hager Pacific.

Known as the King of Big Screen, Paul's TV is located within Living Spaces and Jordan's Furniture retailers throughout Southern California, Massachusetts and New Hampshire.

Located at 15080 – 15090 North Commerce Drive in Fairlane Commerce Park North, Paul's TV will benefit from the facility's central Dearborn location. Fairlane Commerce Center provides immediate access to the Detroit Industrial Expressway, the Southfield Freeway and U.S. Route 12.

Randall Allman of CB Richard Ellis represented Hager Pacific and Marty Seltzer of Core Real Estate Services, LLC represented Paul's TV.

About Hager Pacific

As a real estate investment firm, [Hager Pacific Properties](http://www.hagerpacific.com) (HPP) is guided by a value-added investment philosophy implemented through the acquisition of under-performing, aged or environmentally impacted real estate. Its investments have become more valuable through repositioning, renovation or reuse of the property. The preferred buyer of challenging properties, HPP self-funds its real estate deals without outside capital. The company's portfolio consists of more than 100 assets ranging in size from 25,000 to over one million square feet and features a wide variety of product types including office buildings, research and development complexes, apartment buildings, community shopping centers, warehouses and industrial facilities. The total portfolio consists of 10 million square feet of industrial properties and 3,000 apartment units valued at \$1 billion. For more information about Hager Pacific, please visit www.hagerpacific.com.

About Paul's TV

[Paul's TV](http://www.paulstv.com) is a retailer of big screen TVs, home theater systems, furniture and accessories and a distributor of major brands including Mitsubishi, Panasonic, Samsung, LG, Bose, Yamaha and Panasonic. The retailer's first Los Angeles location was founded 45 years ago. Since the 1978 introduction of the big screen TV, Paul's TV has expanded to locations throughout Southern California, Massachusetts and New Hampshire. For additional information, please visit <http://www.paulstv.com/index.php>.

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