



## **HPP CLOSES ACQUISITION OF 3 TRUCK TERMINALS FOR \$20 MILLION**

**October 22, 2009** – Hager Pacific Properties (HPP), one of the largest privately owned real estate investment firms in Southern California, has acquired three cross-docked truck terminals totaling 233 doors on more than 25 acres of land in Southern California.

Located in the cities of Orange, Downey and Sun Valley, the properties all fill key segments in the logistics industry of the southland. Each property will be leased backed for a minimum of 10 years by YRC Worldwide, Inc. SoCal Industrial Partners, LLC provided key acquisition and due diligence assistance to HPP during the transaction.

Utilizing its own capital without financing contingencies, HPP was able to complete **due diligence in two weeks and close just two weeks later.**

The Orange property contains 95 docks on 9 acres and is within view of Anaheim Stadium.

- The Downey terminal has 71 positions on 7 acres and is within 1 mile of both the 605 and 110 freeways.
- The Sun Valley asset is less than a mile from I-5, in the heart of the San Fernando Valley market, with 67 doors on more than 9 acres.

“We see our ability to act quickly and decisively in the current market as a unique strength,” said Hager Pacific Properties’ managing partner Rob Neal. “These assets are mission critical and valuable for YRC and the transportation industry.”

YRC Worldwide Inc., a Fortune 500 company and one of the largest transportation service providers in the world, has the most comprehensive network in North America with local, regional, national and international capabilities. YRC offers industry-leading expertise in heavyweight shipments and flexible supply chain solutions, ensuring customers can ship industrial, commercial and retail goods with confidence.



### **About Hager Pacific**

With several offices in Southern California, Hager Pacific Properties is a real estate investment firm guided by a value-added investment philosophy. HPP self-funds its real estate deals without outside capital and has built a portfolio of almost 100 assets ranging in size from 25,000 to over one million square feet. The portfolio 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/commercial properties and 3,000 apartment units with a combined value of more than \$1 billion. For additional information about HPP, please visit [www.hagerpacific.com](http://www.hagerpacific.com).

### **HPP IS ACTIVELY ACQUIRING INDUSTRIAL PROPERTY IN SOUTHERN CALIFORNIA**

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