

BOESE COMMERCIAL BIO

The Boese Commercial team is comprised of seasoned experts dedicated to achieving property success. Our approach begins with a comprehensive analysis of each property's unique needs, followed by meticulous consideration of various factors impacting its specific investment goals. Through this process, we forge enduring relationships based on mutual trust and prosperity.

Known for our attention to detail and genuine concern for the properties under our care, we ensure even the most intricate transactions proceed seamlessly while maintaining positive relationships with all parties. Our commitment extends beyond meeting expectations; we strive to surpass them.

Established in 2013 as a boutique full-service real estate firm, Boese Commercial has evolved into a leading authority in light industrial real estate within California's Central Valley. We adeptly monitor and adapt to the evolving needs of tenants and property owners alike. Leveraging our extensive experience in property operations, leasing, analysis, acquisition, and repositioning, we harness our ground-level insights to deliver unparalleled value.

Boese Commercial has excelled in the operation, leasing, and sale of light industrial properties throughout the Central Valley for the past decade. Demonstrating this prowess is the **Madera Industrial WHSE** development which commenced at 30% pre-leased and achieved 80% occupancy within twelve months.

Among many successful property and portfolio revitalization projects, both within and outside the light industrial asset class, one standout example of Boese Commercial's operational proficiency is the **Fresno Industrial Portfolio**. This portfolio encompassed more than 400,000 SF, comprising 256 units of multi-tenant light industrial warehouses. Serving in a management and leasing capacity for a Family Office, the Boese Commercial team markedly enhanced the portfolio's value by more than 70% over a five-year period. Their tenure from a strategic decision to disengage from the project following a generational ownership transition.

FRESNO INDUSTRIAL PORTFOLIO	EFFECTIVE GROSS REVENUE	↑ 46%
	NET OPERATING INCOME	↑ 72%
	OCCUPANCY	↑ 20%
	VALUE	↑ 72%
	LEVERED IRR (<i>Proforma</i>)	23.09%
	EQUITY MULTIPLE (<i>Proforma</i>)	2.81X

INDUSTRIAL PORTFOLIO METRICS FROM DECEMBER 2013 THROUGH DECEMBER 2017

Established	2013
Under Management	Up to 500 Units Under Management from 2013 - 2019
Transactions	1,500+ Leases/Renewals since 2016 4.5M+ SF, Primarily Industrial