



Spirit Finance

14631 N. Scottsdale Rd. Suite 200 Scottsdale, AZ 85254
www.spiritfinance.com

INVESTMENT OFFERING Real estate portfolio consisting of two long term NNN (no landlord obligation) leased light industrial buildings located in California and Tennessee.

Contact Andy Begal – 480-315-6594
abegal@spiritfinance.com

Offering Overview – The Tenant

Malibu Boats, LLC is a recreational and competition ski boat manufacturer, specializing in inboard boats. Malibu Boats was founded in 1982 by Bob Alkema. Since its inception, the Company has expanded the brand from a small regional boat builder into an industry leader. The estimated 2005 domestic market share of Malibu Boats was 27%. The Company has a strong reputation for manufacturing excellence, superior design and quality construction which are key contributors to the success of Malibu Boats. The Company is one of the leading manufacturers of specialty water-ski and wakeboard boats in the world, producing in excess of 3,900 boats annually. The Company has bi-coastal operations, with two owned manufacturing facilities in California and Tennessee. The company is the only boat producer in its market to possess bi-coastal facilities, giving the company a stronger sales network throughout the country.

Offering Overview – Investment Information

- Purchase Price \$19,302,713
- Annual Rent \$1,709,181
- NNN Lease expires March 31, 2028
- Every 5 yrs, Lesser of 10% or 1 x CPI
- 3 Options of 120 Months Each

1 Malibu Court, Merced CA 95340



PROPERTY INFORMATION	
Zoning	Light Industrial
Building Type	Four one story buildings which include two light manufacturing buildings with attached office, a warehouse and a hangar. Improvements are Class S type of good quality and construction.
Construction Highlights	Exposed steel skeleton frame with reinforced concrete foundation. Floors are concrete slab, exterior is prefabricated sheet panel siding and roof is prefabricated.
Land Area	24.4 acres
Bldg. Size	158,274 sf
Year Built:	1998
Years Renovated	2006



5075 Kimberly Way, Loudon TN 37774



PROPERTY INFORMATION	
Zoning	Heavy Industrial
Building Type	The subject consists of two attached one story buildings. Improvements are a combination of Class C and Class S.
Construction Highlights	Exposed steel skeleton frame with reinforced concrete foundation. Floors are concrete slab, exterior is block and metal and roof is pitched metal.
Land Area	9.26 acres
Bldg. Size	143,760 sf
Year Built:	1992
Years Renovated	1997, 2000, 2005

