



THE SAYWITZ COMPANY

Specialist in Tenant Representation, Investment & Real Estate Consulting

Press Release

SAYWITZ COMPANY NEGOTIATES US HEADQUARTERS ACQUISITION FOR CHENBRO MICOM IN ONTARIO, CA

Newport Beach, CA, February 5, 2014



The Saywitz Company has recently represented Chenbro Micom, an international chassis manufacturer of computer equipment and products headquartered in Taiwan in the acquisition and expansion of its new North American headquarters in Ontario. Chenbro Micom which relocated from 40,000 square feet will occupy a new 89,000 square foot building located at 2800 Jurupa St. in Ontario, CA.

“The creative lease with an option to purchase transaction which was structured on behalf of Chenbro Micom gave them the ability to expand and have the flexibility to acquire the property which was their ultimate goal” noted Andrew Herron, Senior Vice President of The Saywitz Company who negotiated the transaction on behalf of Chenbro Micom. Herron also noted, “the fact that the Inland Empire industrial market continues to tighten gave our client the ability to fix a purchase price and then acquire the property several months later once their internal financing and construction was complete. During this timeframe the market continued to increase which created immediate equity for our client in the building.”

The new state of the art headquarters, manufacturing and distribution facility was built in 2013 by Hillwood Development and sold to IDI Investments who in turn sold the property to Chenbro Micom. The acquisition transaction valued at approximately \$7.9 million accomplished the goals and objectives of buyer, seller and builder. IDI was represented by Jim Koenig of CBRE.

The Saywitz Company is one of the largest privately held commercial real estate brokerage companies in Southern California and specifically provides commercial real estate brokerage, consulting and investment services to users of commercial real estate.

Additional information on The Saywitz Company can be found at www.saywitz.com

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