

MERIDIAN PACIFIC, LTD.

meridianpacificltd.com

HAWAII

94-050 Farrington Hwy., Suite E1-3
Waipahu, HI 96797
Ph (808) 677-6700

15-2714 Pahoa Village Rd., Suite J4
Pahoa, HI 96778
Ph (808) 731-6679

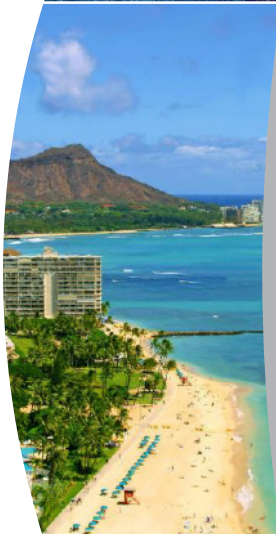
68-1820 Waikoloa Road
Waikoloa, HI 96738
Ph (808) 339-8851

CALIFORNIA

1801 Tiburon Blvd., Suite 800
Tiburon, CA 94920
Ph (415) 789-5530

NEVADA

2755 Mountain City Hwy
Elko, NV 89801
Ph (208) 490-0345



MERIDIAN PACIFIC, LTD.

San Francisco Office

1801 Tiburon Blvd, Suite 800
Tiburon, CA 94920
Office: (415) 789-5530

Oahu Office

94-050 Farrington Highway, Suite E1-3
Waipahu, HI 96797
Office: (808) 677-6700

Hawaii Offices

68-1820 Waikoloa Road
Waikoloa Village, HI 96738
Office: (808) 339-8851

15-2714 Pahoa Village Road
Pahoa, HI 96778
Office: (808) 731-6679

Kauai Office

P.O. Box 459
Koloa, HI 96756

Nevada Office

2755 Mountain City Hwy
Elko, NV 89801
Office: (208) 490-0345

www.meridianpacificltd.com

TABLE OF CONTENTS

COMPANY PROFILE & CLOSED TRANSACTIONS	4
Company Profile	5
Closed Transactions List	6
Closed Transactions List	7
PROPERTIES CURRENTLY OWNED / MANAGED	8
Puna Kai Shopping Center, Pahoa, HI	9
Waikoloa Plaza, Waikoloa Village, HI	11
Lofts West at Waikoloa, Waikoloa Village, HI	13
Lofts North at Waikoloa, Waikoloa Village, HI	15
Holiday Inn Express, Waikoloa Village, HI	16
Candlewood Suites, Waikoloa Village, HI	17
Waipahu Town Center, Waipahu, HI	18
Kauanoe o Kōloa, Koloa, Kauai, HI	20
Kaupili at Kukui'ula, Koloa, Kauai, HI	22
Kilolani at Kukui'ula, Koloa, Kauai, HI	24
Koloa Apartments, Koloa, Kauai, HI	26
Elko Junction Shopping Center, Elko, NV	28
Aspen Way, Elko, NV	30
Triangle Point, Elk Grove, CA	32
EXECUTIVE BIOGRAPHY	34
Gary L. Pinkston, President	35
BUSINESS & CLIENT REFERENCES	36
OTHER PROPERTIES FINANCED / DEVELOPED / FORMALLY OWNED AND MANAGED	37
Turlock Town Center, Turlock, CA	38
Elko Station – CAL Ranch	40
Elko Station – Kohl's, Elko, NV	41
Lowe's Annex, Clovis, CA	42
Hanford Towne Center, Hanford, CA (550 N. 11 th)	44

Willow Plaza Shopping Center, Clovis, CA.....	42
Lowe's Plaza, Clovis, CA.....	44
Shops at Lincoln School, Modesto, CA	46
Hawaiki Tower, Honolulu, HI	48
El Camino Shopping Center, Sacramento, CA	49
Snowmass Village Mall, Snowmass Village, CO	51
Koko Marina, Hawaii Kai, Oahu, HI.....	53
Kona Village Resort, Kona, HI	54
One Kalakaua, Honolulu, HI.....	55
The Shops at Wailea, Wailea, Maui, Hawaii.....	56
Mission Village, Fresno, CA	57
Ritz Carlton, Kapalua, Maui, Hawaii.....	59
1818 Gessner Drive, Houston, Harris County, Texas	61
400 Second Street, San Francisco, CA.....	63
Windward Mall, Kaneohe, Oahu, Hawaii.....	65
Francisco Bay Office Park, San Francisco, CA.....	67
Kulanui Hale Condominiums, Honolulu, HI.....	68
Summary of Properties.....	69

COMPANY PROFILE & CLOSED TRANSACTIONS

Company Profile

Meridian Pacific has been involved in all aspects of real estate development in Hawaii and the mainland for the past 35 years. Over the years, we have financed, designed, developed, constructed, leased, managed, and owned an aggregate total of over 20,000,000 square feet of hospitality, industrial, retail, office, and residential income properties for a total value of over \$2 billion.

Meridian Pacific is a family of privately held LLC's with offices in California, Nevada, and Hawaii. Our expertise and experience as a developer and builder of over 100 projects in California, Nevada, Texas, and Hawaii contributes to our success in every new project. Meridian Pacific is vertically integrated in the financing, design, construction, and management of the properties that we develop. This provides direct control of financial risk by performing feasibility studies, land acquisition, pre-leasing and pre-sales and all loan negotiations. Meridian Pacific does not bind any third-party general contractor work to save on overhead and increase profit. In addition to having an extensive knowledge of all aspects of real estate financing, our firm has the breadth of knowledge and experience to manage the entire development process from conception through completion.

In recent years, Meridian Pacific has successfully acquired and financed for its own account 1,500,000 square feet of existing retail properties in California, Nevada, and Hawaii. These properties have been repositioned and re-tenanted in each of their respective markets. The current occupancy of this portfolio is 98% and the NOI of many of the properties has been increased by 100%. The company continues to look for well positioned retail properties in second tier markets that offer significant redevelopment potential with hands-on asset and property management.

In early 2020, Meridian Pacific recognized the opportunity to purchase land at reduced values in key residential markets. Armed with a team of developers, contractors, and localized labor, Meridian Pacific has become a major residential developer on the island of Kauai in Hawaii.

As a lender, Meridian Pacific provides a full spectrum of real estate financing services. From 1993 to 2009, Meridian Pacific provided real estate advisory services to the Hawaii Carpenters Pension Fund for the State of Hawaii. In recent years, we've specialized in providing construction and permanent financing for projects in the islands which includes serving as a major lender providing permanent loans and future loan commitments. We have closed transactions in excess of \$1 billion in direct loans. Our lending program enables our firm to provide the underwriting, legal services, appraisals, environmental, engineering and site inspections together with all other required loan closing services through our in-house staff. This provides our borrowers with single-source responsibility for all loan requirements. Meridian Pacific's loan portfolio has not experienced a single default in the loans it has placed totaling nearly \$3 billion.

Our exceptional service and breadth of real estate experience places us in the forefront of our competition. For property development, advisory services, or real estate financing, Meridian Pacific is an expert in success.

Closed Transactions List

Fresno, CA Retail \$5,500,000 July 1997	Honolulu, HI Retail \$5,500,000 July 1997	Modesto, CA Retail \$18,500,000 August 1997	Honolulu, HI Residential \$13,000,000 August 1997	Honolulu, HI Residential \$12,000,000 August 1997	Honolulu, HI Industrial \$9,000,000 August 1997	Honolulu, HI Industrial \$8,000,000 August 1997	Various, IL & IN Industrial \$25,650,000 September 1997
Midwest Portfolio Retail \$67,200,000 October 1997	Honolulu, HI Residential \$8,000,000 October 1997	Brea, CA Retail \$20,000,000 December 1997	Portland, OR Office/Wh \$3,525,000 January 1998	Brea, CA Retail \$10,000,000 February 1998	Orange, CA Retail \$9,500,000 February 1998	Santa Monica, CA Hotel \$16,500,000 April 1998	Santa Ana, CA Retail \$11,500,000 April 1998
Phoenix, AZ Retail \$36,000,000 June 1998	Kona, HI Retail \$11,500,000 July 1998	Kona, HI Retail \$5,250,000 July 1998	Various, NY, NJ Retail \$20,500,000 September 1998	Secaucus, NJ Retail \$14,000,000 September 1998	New Haven, CT Retail \$12,500,000 September 1998	Pearl City, HI Retail \$50,000,000 October 1998	Pismo Beach, CA Retail \$7,100,000 January 1999
Honolulu, HI Retail \$20,000,000 January 1999	Ewa, HI Apartments \$6,300,000 March 1999	Kapalua, HI Hotel \$53,000,000 April 1999	Honolulu, HI Office \$8,000,000 May 1999	Florissant, MO Residential \$3,000,000 June 1999	Roswell, GA Retail \$2,050,000 August 1999	Wailea, Maui, HI Retail \$53,500,000 November 1999	Kailua-Kona, HI Hotel \$20,000,000 March 2000
Honolulu, HI Industrial \$25,000,000 April 2000	Fresno, CA Retail \$8,870,000 April 2000	Honolulu, HI Retail \$12,000,000 May 2000	Pearl City, HI Retail \$50,000,000 May 2000	Kauai, HI Retail \$18,100,000 May 2000	Pearl City, HI Retail \$50,000,000 October 2000	Waimalu, HI Retail \$8,380,000 November 2000	Fresno, CA Retail \$9,300,000 January 2001
Fresno, CA Retail \$6,500,000 February 2001	San Francisco, CA Retail \$3,900,000 February 2001	Kahului, HI Medical Facility \$10,200,000 February 2001	San Jose, CA Retail \$10,600,000 March 2001	Phoenix, AZ Retail \$36,500,000 March 2001	Maui, HI Condominiums \$10,000,000 November 2001	Honolulu, HI Retail \$15,000,000 April 2002	Fresno, CA Retail \$4,000,000 May 2002
Honolulu, HI Condominiums \$25,000,000 June 2002	Maui, HI Residential \$6,000,000 August 2002	Sacramento, CA Retail \$1,630,000 September 2002	Corona, CA Retail \$5,000,000 October 2002	Kona, HI Hotel \$23,000,000 October 2002	Fresno, CA Office \$5,000,000 December 2002	Fresno, CA Office \$425,000 July 1997	Maui, HI Residential \$10,000,000 February 2003
Clovis, CA Retail \$5,000,000 February 2003	Reno, NV Retail \$4,000,000 April 2003	Houston, TX Retail \$1,500,000 April 2003	Waipahu, HI Retail \$3,500,000 July 2003	Sacramento, CA Retail \$1,625,000 August 2003	Clovis, CA Retail \$550,000 August 2003	HI & CA Residential \$3,000,000 September 2003	Honolulu, HI Industrial \$18,000,000 September 2003
Waipahu, HI Retail \$19,000,000 October 2003	Honolulu, HI Residential \$12,000,000 November 2003	Maui, HI Residential \$12,000,000 November 2003	Honolulu, HI Residential \$5,000,000 December 2003	Clovis, CA Retail \$5,000,000 December 2003	Clovis, CA Retail \$5,000,000 February 2004	Kauai, HI Retail \$27,250,000 May 2004	Clovis, CA Retail \$4,500,000 June 2004
Aspen, CO Retail \$24,800,000 May 2005	Chicago, IL Industrial \$11,200,000 February 2006	Waipahu, HI Residential \$12,000,000 March 2008	Kapolei, HI Retail \$20,000,000 May 2008	Elko, NV Retail \$16,500,000 January 2010	Elko, NV Retail \$13,000,000 June 2012	Clovis, CA Retail \$6,000,000 June 2012	Watford City, ND Residential \$6,000,000 June 2013
Fairview, MT Residential \$5,000,000 June 2013	Honolulu, HI Retail \$20,000,000 September 2013	Waipahu, HI Retail \$25,000,000 October 2013	New Town, ND Residential \$10,560,000 August 2014	Watford City, ND Residential \$3,150,000 October 2014	Watford City, ND Residential \$17,500,000 November 2014	Bairville, MT Industrial \$6,000,000 July 2016	Modesto, CA Retail \$17,000,000 November 2016
Pahoa, HI Retail \$15,000,000 February 2017	Pahoa, HI Retail \$15,400,000 July 2017	Waikoloa Village, HI Retail \$10,000,000 February 2018	Clovis, CA Retail \$12,400,000 October 2018	Turlock, CA Retail \$12,625,000 October 2018	Hanford, CA Retail \$10,650,000 March 2020	Elko, NV Retail \$6,130,000 May 2020	Koloa, HI Residential \$3,600,000 Feb 2021

Closed Transactions List

Elko, NV Retail \$5,270,000 April 2021	Koloa, HI Residential \$17,000,000 June 2021	Koloa, HI Residential \$6,400,000 August 2021	Koloa, HI Residential \$5,000,000 August 2021	Turlock, CA Commercial \$37,450,000 December 2021	Clovis, CA Commercial \$1,400,000 July 2022
--	--	---	---	---	---

Mainland Properties \$639,960,000

Hawaii Properties \$779,480,000

100 Transactions = \$1,419,440,000

PROPERTIES CURRENTLY OWNED / MANAGED

Puna Kai Shopping Center, Pahoa, HI



MP Financial Group, Ltd., dba
Meridian Pacific, Ltd. (RB-16590) Active



PUNA KAI SHOPPING CENTER

15-2714 Pahoa Village Rd. Pahoa, HI 96778

www.punakaishoppingcenter.com

114,839 SF OF GROSS LEASABLE AREA

**NEW 9.93 Acre
Grocery Anchored
Shopping Center Development**



Leasing Team Contacts

GARY L. PINKSTON
(415) 264-3621
mpfinancial@abcglobol.net
(B-15989) Active

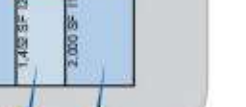
PHIL ANDREWS
(559) 999-1857
Phafinancial@gmail.com

JON McELVANEY
(808) 938-2033
jonmcelvaney11@gmail.com

TIM MOODY
(415) 789-5530 x2
tmfinancial@abcglobol.net



• L-2 | 1,199 SF



Fax (808) 671-2427

Fax (415) 789-5564

Waikoloa Plaza, Waikoloa Village, HI



OVER 135,086 SF OF GROSS LEASABLE SPACE



Property Highlights

Waikoloa Plaza is a Foodland-anchored shopping center that is part of a new \$600 million mixed-use development in Waikoloa Village on the Big Island of Hawaii. Located within the South Kohala District, it is just east of Queen Kaahumanu Highway, and minutes from the coast. Waikoloa Plaza will have a distinctive blend of tenants to provide visitors needed daily services, specialty shopping, entertainment and eateries in the continuously growing Waikoloa Village community.

- 20 minutes from the Kona International Airport
- 30,000 tourists each week driving rental cars
- Nearly 10,000 hotel rooms, condos and time shares are just minutes away
- Waikoloa Village Golf Club with its 18-hole course sits directly across from Waikoloa Plaza
- Over \$2.5 billion in annual visitor spending



Hawaii Tourism Authority reports 1.5 million foreign and domestic visitors to the Kona Coast areas annually.

The Kohala Coast is home to some of Hawaii's most luxurious resorts:



Waikoloa Plaza
68-1820 Waikoloa Rd. Waikoloa, HI 96738
www.waikoloaplaza.com

MERIDIAN PACIFIC, LTD.

AVAILABLE FOR LEASE

- F105 | 1,000 SF
- F104 | 1,000 SF
- F103 | 1,000 SF
- F102 | 1,000 SF
- K101 | 5,000 SF
- M103 | 2,500 SF
- M104 | 750 SF
- M105 | 500 SF
- M106 | 625 SF
- M107 | 625 SF



Leasing Team Contacts

GARY LEE PINKSTON (8-15989) Active
(415) 264-3621 mpfinancial@sbcglobal.net
MP Financial Group, Ltd. (RB-16590) Active
dba: Meridian Pacific

PHIL ANDREWS
(559) 999-1857
phafinancial@gmail.com

TIM MOODY
(415) 789-5530 x2
ttmfinancial@sbcglobal.net

Lofts West at Waikoloa, Waikoloa Village, HI



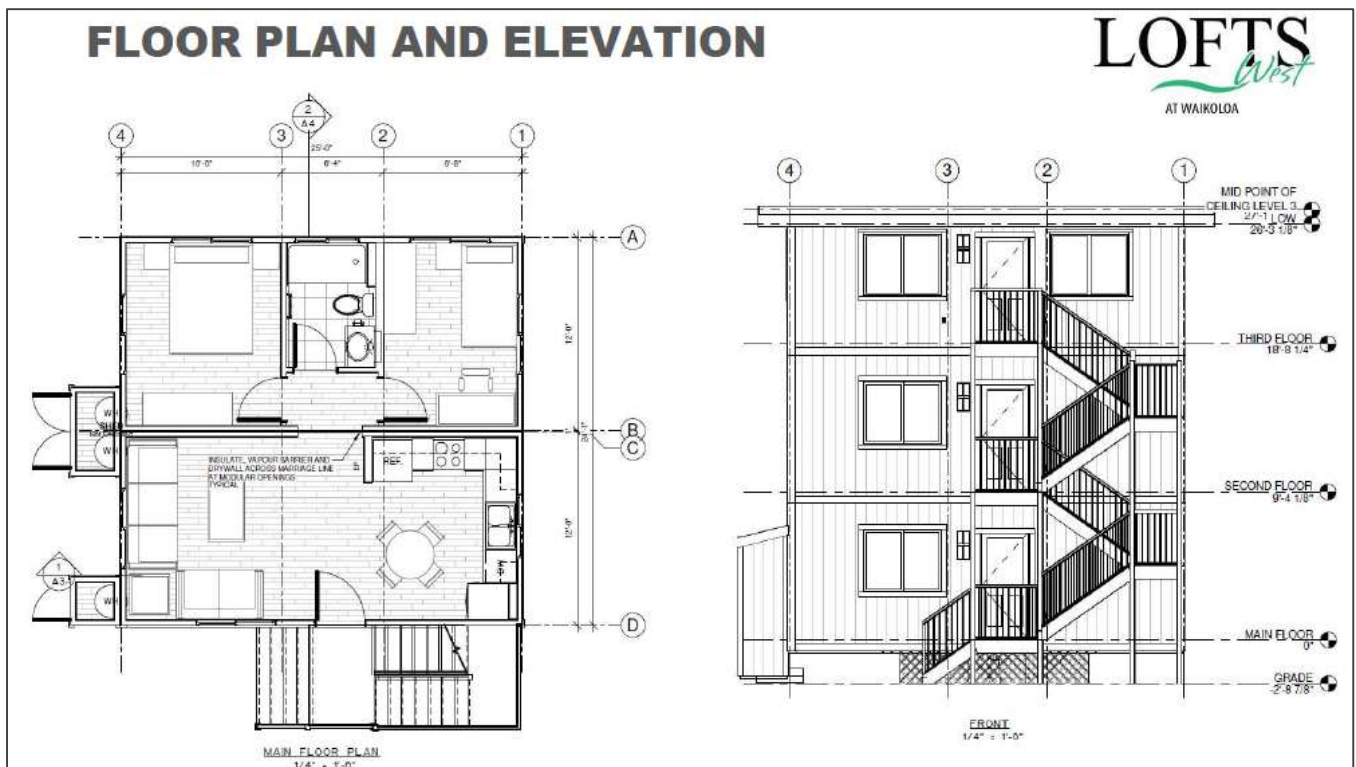
 MERIDIAN PACIFIC, LTD.

Lofts West at Waikoloa
68-4428 Waikoloa Plaza Road
Waikoloa Village, HI 96738

MP Financial Group, Ltd. (RB-16590) Active
94-050 Farrington Hwy, Suite E1-3
Waipahu, HI 96797
(808) 677-6700

Gary Lee Pinkston (B-15989) Active
President
(415) 264-3621
mpfinancial@sbcglobal.net





Lofts North at Waikoloa, Waikoloa Village, HI



Holiday Inn Express, Waikoloa Village, HI



Candlewood Suites, Waikoloa Village, HI



 MERIDIAN PACIFIC, LTD.

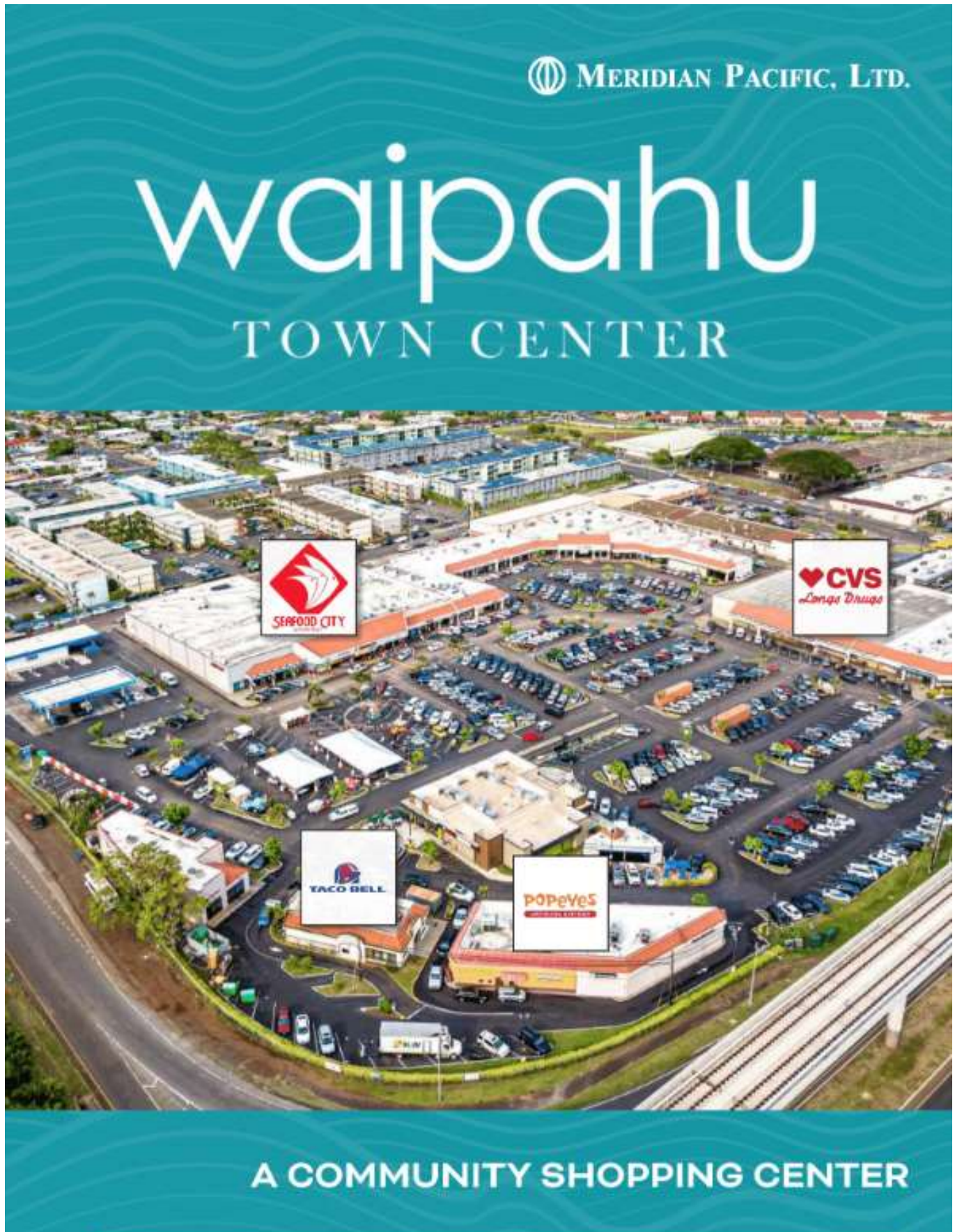
Candlewood Suites
Pua Melia Street
Waikoloa Village, HI 96738

MP Financial Group, Ltd. (RB-16590) Active
94-050 Farrington Hwy, Suite E1-3
Waipahu, HI 96797
(808) 677-6700

Gary Lee Pinkston (B-15989) Active
President
(415) 264-3621
mpfinancial@sbcglobal.net



Waipahu Town Center, Waipahu, HI



SITE PLAN



Leasing Team Contacts

GARY L. PINKSTON
(415) 264-3621
mpfinancial@sbcglobal.net

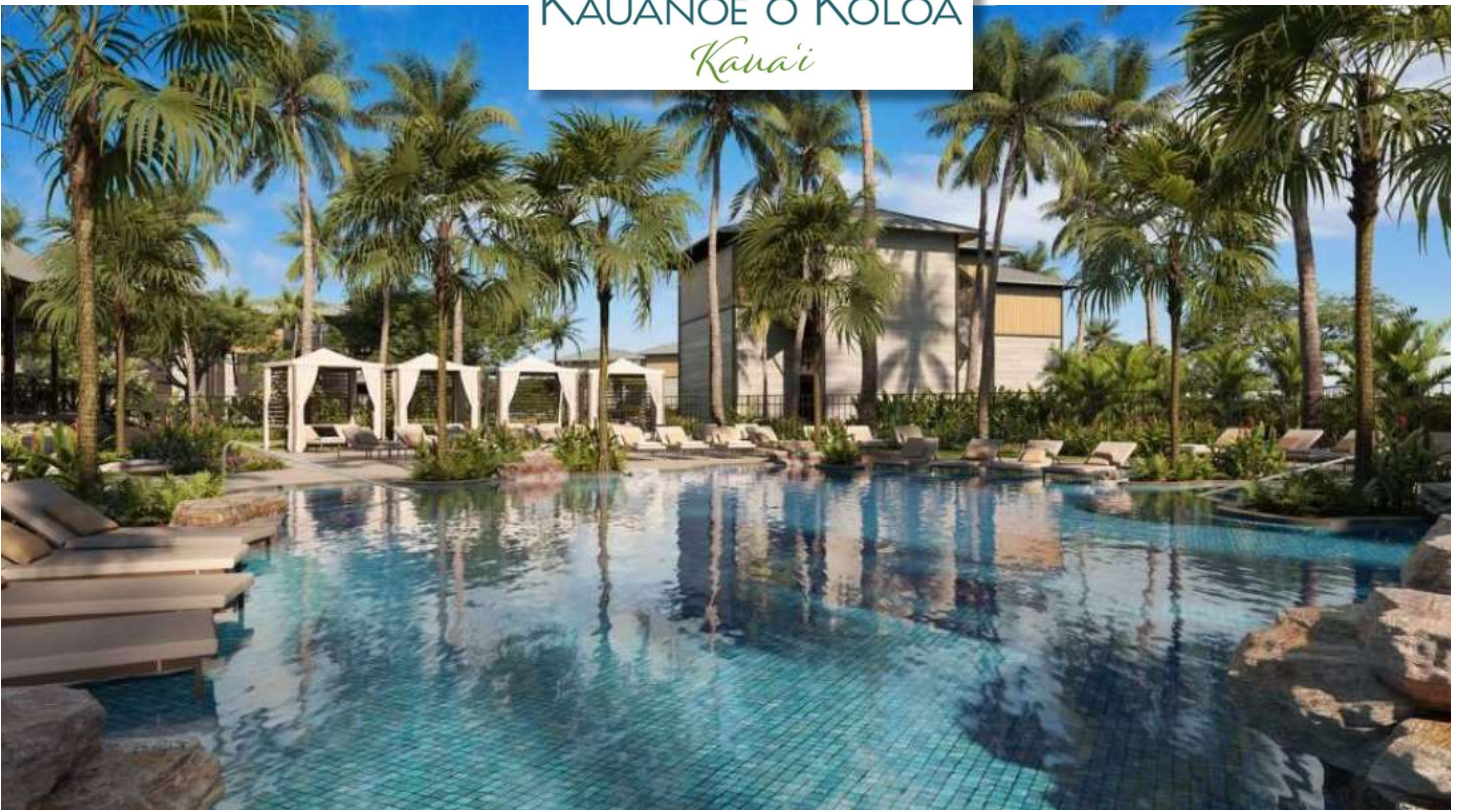
PHIL ANDREWS
(559) 999-1857
phafinancial@gmail.com

TIM MOODY
(415) 789-5530 x2
ttmfinancial@sbcglobal.net

Kauanoe o Kōloa, Koloa, Kauai, HI



KAUANOE O KŌLOA
Kaua'i





KAUANOEO KŌLOA
Kauai

Location 5424 Pau A Laka Street | South Shore
Koloa, Kauai, Hawaii 96756
Website <https://www.kauanoekauai.com/Custom/Home>
Video Link <https://vimeo.com/727897093>

Developer MP Financial Group, Ltd. (Lic. CT-36123)
c/o Club at Kukui'ula, 2700 Ke Ala'ula
Koloa, HI 96756
Tel: (808) 677-6700

Broker Gary L. Pinkston, President (B-15989) Active
MP Financial Group, Ltd. (RB-16590) Active
dba Meridian Pacific
(415) 264-3621 | mpfinancial@sbcglobal.net

Kaupili at Kukui'ula, Koloa, Kauai, HI



PROPERTY VALUATION

Custom Luxury Homes

Location Pua Lehiwa Way | South Shore
Koloa, Kauai, Hawaii 96756
<https://kaupilikauai.com/>

Developer MP Financial Group, Ltd. (Lic CT-36123)
c/o Club at Kukui'ula, 2700 Ke Alaola
Koloa, HI 96756
Tel: (808) 677-6700

Contact Gary L. Pinkston, President (B-15989) Active
MP Financial Group, Ltd. (RB-16590) Active
dba Meridian Pacific, Ltd.
(415) 264-3621 | mpfinancial@sbcglobal.net
<https://www.meridianpacificltd.com>



ASSET OVERVIEW

Asset Value (Sales Approach) \$95,300,400
Asset Value (Income Approach) \$120,000,000

Project Name Kaupili at Kukui'ula
Ala Kukui'ula | South Shore
Koloa, Kauai, Hawaii 96756

Combined Lot Size 5.22 Acres
TMK (4) 2-6-22:54 Lot 18 (2.01 acres-5 homes)
(4) 2-6-22:55 Lot 19 (3.21 acres-7 homes)

Zoning R-10 Residential
Opportunity Zone

No. of Units 12 Custom Luxury Homes

Location Kahala neighborhood
Adjacent to Kukui'ula Golf Course and Club
and the new Ohi'a Resort

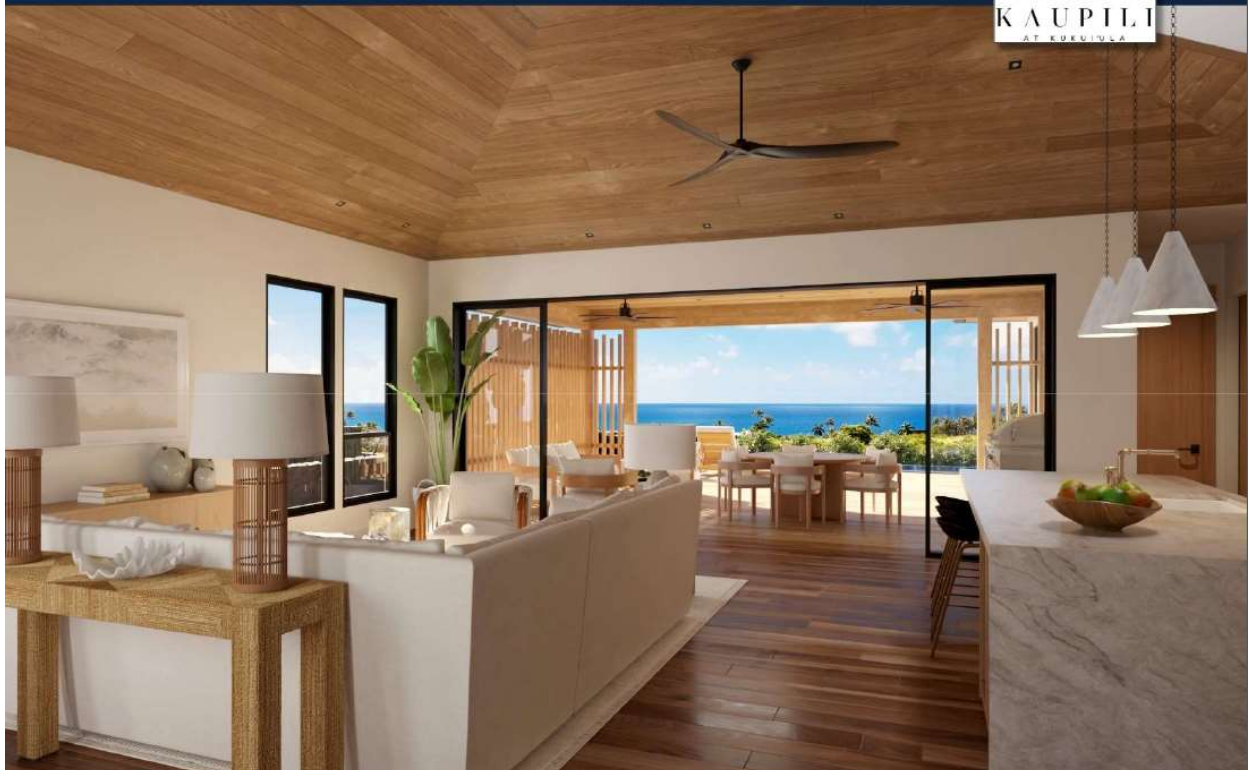
Area Designation VDA
Visitor Destination Area allowing transient vacation rentals

Developer Meridian Pacific

RENDERING



RENDERING



Kilolani at Kukui'ula, Koloa, Kauai, HI



PROPERTY VALUATION – 2023
Kilolani at Kukui'ula

Location Lawai Road | South Shore
Koloa, Kauai, Hawaii 96756



Developer MP Financial Group, Ltd. (Lic CT-36123)
c/o Club at Kukui'ula, 2700 Ke Ala'ula
Koloa, HI 96756
Tel: (808) 677-8700

Broker Gary L. Pinkston, President (B-15989) Active
MP Financial Group, Ltd. (RB-16590) Active
dba Meridian Pacific
(415) 264-3621 | mpfinancial@sbcglobal.net



ASSET OVERVIEW

Asset Value (Sales Approach) **\$286,000,000**
Asset Value (Income Approach) **\$460,000,000**

Project Name Kilolani at Kukui'ula
Lawai Road | South Shore
Koloa, Kauai, Hawaii 96756

Parcel Size 15.64 Acres

TMK (4) 2-6-019 (Lot 29)
Kukui'ula Master Plan

Zoning / Area Designation R-10 Residential
Opportunity Zone / VDA

No. of Units/Lots (Subdivision) 46 Cottages

Location South shore coastline
Adjacent to future Ohi'a Resort
Adjacent to Kukui'ula Golf Resort

Developer/Broker Meridian Pacific

RENDERING



RENDERING



Koloa Apartments, Koloa, Kauai, HI

EXECUTIVE SUMMARY

MERIDIAN PACIFIC, LTD.

MP Financial Group, Ltd. is seeking to arrange a \$6.4 million loan for the purchase of seven fully occupied apartment buildings ("Properties") consisting of 23 units on a combined parcel of 3.611 acres located in Kauai's historic Old Town Koloa. The Properties are adjacent to one another and include a large open space with zoning to double in size ("Expansion Area"). MP Financial Group, Ltd., is currently an active developer in Hawaii, including Kauai, and will use the existing and additional units in the Expansion Area to provide affordable housing to construction employees for its development projects that will continue for the next 5-7 years.



PROPERTY PROFILE

Address	3450 Waikomo Rd, Koloa, HI 96756
County	Kauai
APN	2-8-03-27
Use	Residential
Year Built	1964 / Renovations 1992
Lot Size	1.534 Acres / 66,821 SF
Units	17
Bldg Type	(2) Two-Story (1) Single-Story



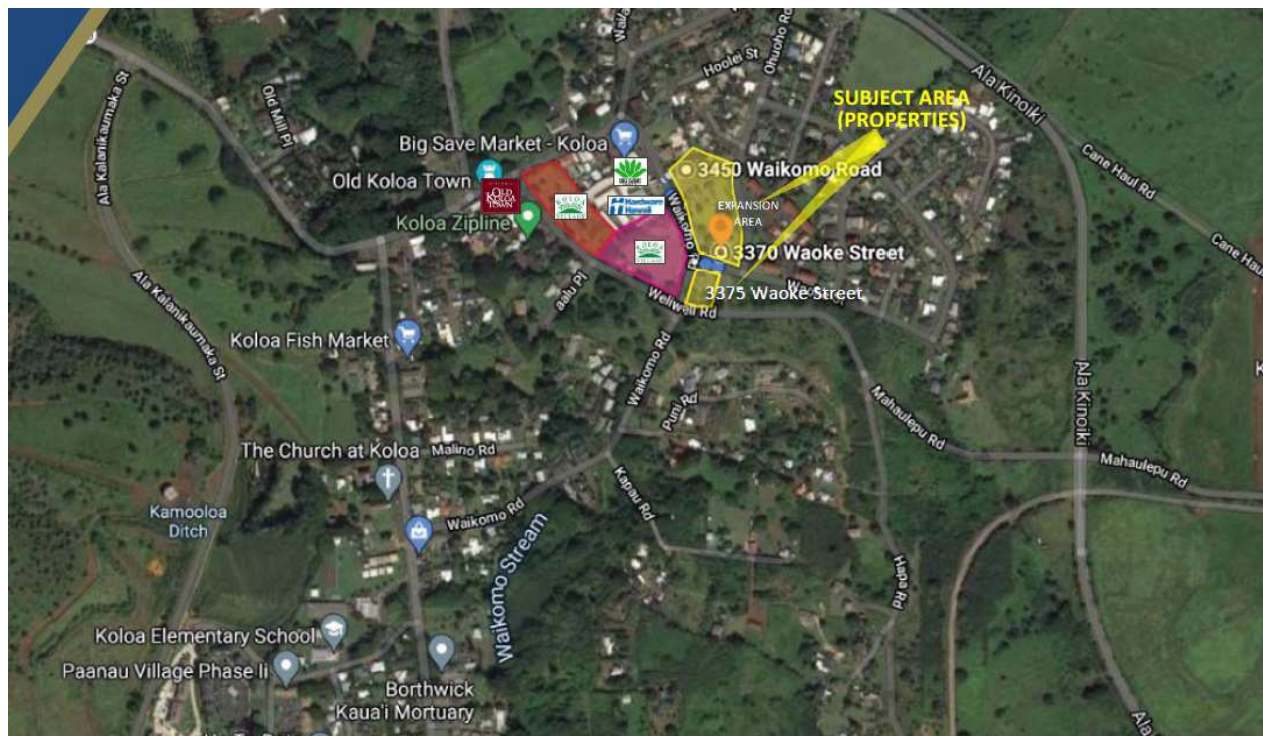
PROPERTY PROFILE

Address	3370 Waoke St, Koloa, HI 96756
County	Kauai
APN	2-8-03-25
Use	Residential
Year Built	1964 / Renovations 1992
Lot Size	1.512 Acres / 65,863 SF
Units	3
Bldg Type	(1) Single-Story



PROPERTY PROFILE

Address	3375 Waoke St, Koloa, HI 96756
County	Kauai
APN	2-8-03-26
Use	Residential
Year Built	1964 / Renovations 1992
Lot Size	0.565 Acres / 24,611 SF
Units	3
Bldg Type	(1) Single-Story



PHOTOS - BUILDINGS

Ⓜ MERIDIAN PACIFIC, LTD.



Ⓜ MERIDIAN PACIFIC, LTD.

SAN FRANCISCO
1801 Tiburon Blvd., Suite 800
Tiburon, CA 94920
(415) 789-5530

HAWAII
94-050 Farrington Hwy, Suite E1-3
Waipahu, HI 96797
(808) 677-6700

GARY L. PINKSTON
(415) 264-3621
mpfinancial@sbcglobal.net
www.meridianpacificld.com



Elko Junction Shopping Center, Elko, NV



 MERIDIAN PACIFIC, LTD.
www.meridianpacificltd.com

OWNER MANAGED | NOW LEASING



Leasing Team Contacts

GARY L. PINKSTON
(415) 264-3621
mpfinancial@sbcglobal.net

DAVID FONUA
(775) 318-0011
dffinancial@sbcglobal.net

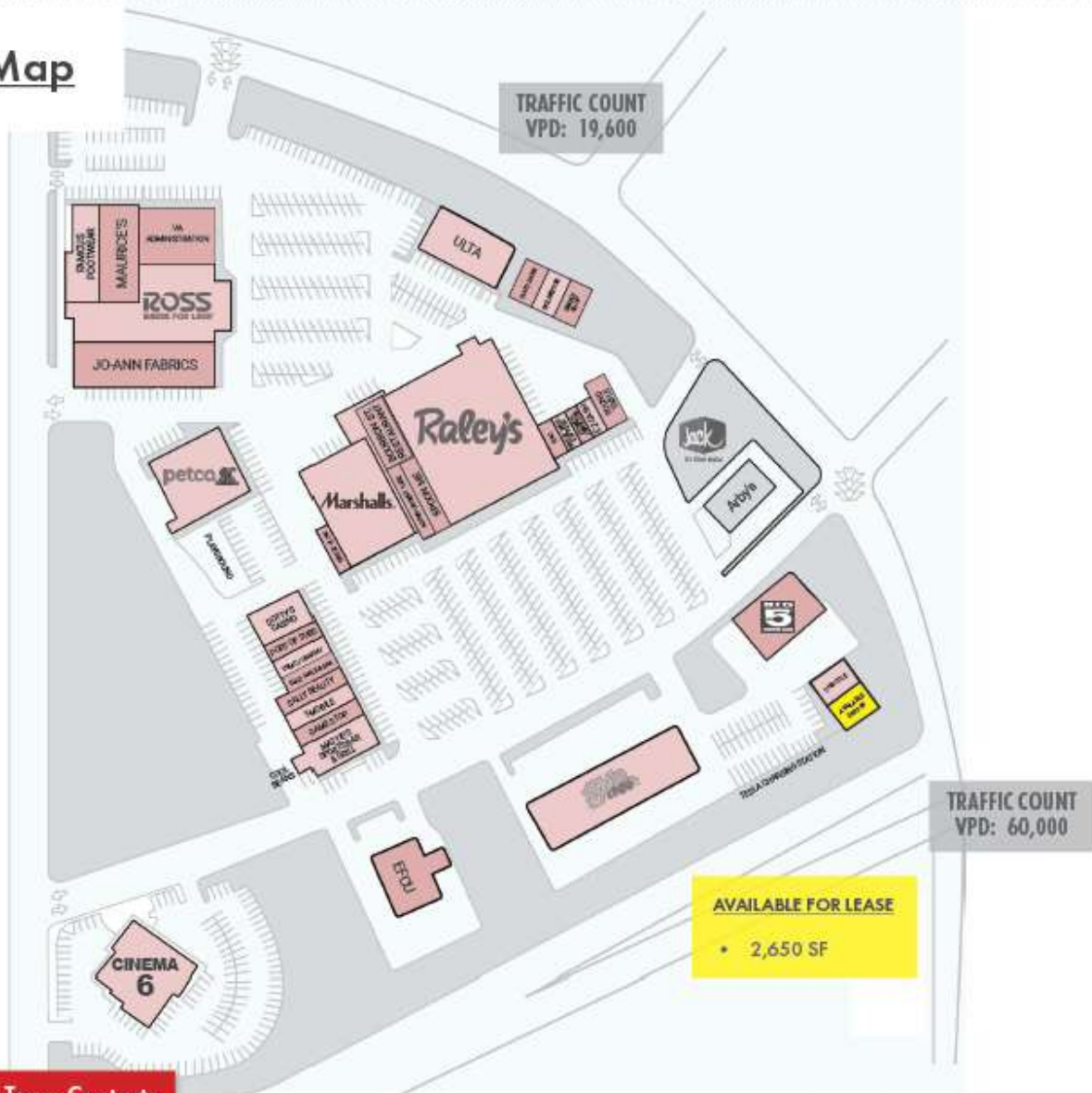
TIM MOODY
(415) 710-9250
ttmfinancial@sbcglobal.net



Elko | Nevada
www.elkojunction.com

MERIDIAN PACIFIC, LTD.

Site Map



Leasing Team Contacts

GARY L. PINKSTON
(415) 264-3621
mpfinancial@sbcglobal.net

DAVID FONUA
(775) 318-0011
dffinancial@sbcglobal.net

TIM MOODY
(415) 710-9250
tmfinancial@sbcglobal.net

MERIDIAN PACIFIC, LTD.
www.meridianpacificltd.com

94-050 Farrington Hwy., Suite E1-3
Waipahu, HI 96797
Ph (808) 677-6700
Fax (808) 671-2427

1801 Tiburon Blvd., Suite 800
Tiburon, CA 94920
Ph (415) 789-5530
Fax (415) 789-5564

Aspen Way, Elko, NV

**NEW RETAIL CENTER
NOW LEASING!**

ASPEN WAY PLAZA

700 Aspen Way, Elko, Nevada 89801

Owner Managed



Available For Lease: 1,380 sf - 30,000 sf

- Brand new retail development (Ground floor opportunity)
- Zoning: PC- Planned Commercial
- Located at the main intersection of I-80 & Mountain City Hwy (State Rd 225)
- High visibility from both I-80 and Mountain City Hwy
- Within City Limits
- Elko County has significant growth potential
- Site is suitable for retail, hospitality, entertainment, and restaurant use
- Trade Area Population: 80,250
- Traffic Count: 60,000/day at Mountain City Hwy and I-80



Adjacent Businesses

WAL-MART
SUPERCENTER



MERIDIAN PACIFIC, LTD.

San Francisco 415-789-5530
1801 Tiburon Boulevard
Suite 800
Tiburon, CA 94920

Honolulu 808-677-6700
94-050 Farrington Highway
Suite E1-3
Waipahu, HI 96797

Gary L. Pinkston



415-264-3621
mpfinancial@sbcglobal.net

Tim Moody



415-789-5530 ext. 2
ttmfinancial@sbcglobal.net



Triangle Point, Elk Grove, CA

Triangle Point

Elk Grove, CA 96738

Ⓜ MERIDIAN PACIFIC, LTD.
www.meridianpacificltd.com

UNIQUE RETAIL OPPORTUNITY

CITY OF
ELK GROVE

VEHICLE STORAGE

MINI STORAGE

VEHICLE STORAGE

157-LOT SUBDIVISION

AVAILABLE FOR RETAIL

SOLD

Leasing Team Contacts

GARY L. PINKSTON
(415) 264-3621
mpfinancial@sbcglobal.net

LOU LEBEAU
(916) 519-7019
lou.lebeau@icloud.com

TIM MOODY
(415) 710-9250
ttmfinancial@sbcglobal.net

Triangle Point

Elk Grove, CA 96738

MERIDIAN PACIFIC, LTD.

Retail Area



MERIDIAN PACIFIC, LTD.
www.meridianpacificltd.com

94-050 Farrington Hwy., Suite E1-3
Waipahu, HI 96797
Ph (808) 677-6700
Fax (808) 671-2427

1801 Tiburon Blvd., Suite 800
Tiburon, CA 94920
Ph (415) 789-5530
Fax (415) 789-5564

EXECUTIVE BIOGRAPHY

Gary L. Pinkston, President

Mr. Gary Pinkston founded Meridian Pacific, Ltd. in 1988 as Principal Owner/President. Meridian Pacific is a privately owned vertically integrated corporation primarily involved in the investment and development of real estate in California, Nevada, Hawaii, and Kansas. The development activities of the company include over 150 projects including hospitality, retail, residential and industrial projects.

Meridian Pacific has offices in San Francisco, California, Elko, Nevada, and offices on Oahu, the Big Island, and Kauai, Hawaii, and is actively involved in the development, design, engineering, construction, and financing of projects in those respective areas. In addition, the company provides property management, leasing, and asset management for the 800,000 sq. ft. of retail space currently owned by Mr. Pinkston. Prior to the formation of Meridian Pacific, Mr. Pinkston was co-owner of The Walker Pinkston Companies, a major design and building contractor that eventually evolved into one of the premier developers of neighborhood shopping centers throughout California. The firm developed 55 shopping centers over a ten-year period.

Mr. Pinkston was the Real Estate Advisor for the Hawaii Carpenters Union Local 745 for all real estate investment matters from 1990 - 2010. Currently, he is a member of the Urban Land Institute, the International Council of Shopping Centers, and the Mortgage Bankers Association of America. He is a licensed Real Estate Broker in the states of Hawaii and California and is a licensed building contractor in Nevada, Hawaii, and North Dakota. He earned a Bachelor of Science Degree in Engineering from Kansas State University.

BUSINESS & CLIENT REFERENCES

Business References

Nancy Lundeen, Esq.
ALLEN MATKINS, Et al, LLP
San Francisco, CA
(415) 273-7477

Deepak Bhakoo, Sr. Vice President
BANK OF MARIN
Regional Business Development Manager
(916) 594-6419

Ryan Engle
FRONTIER FARM CREDIT
Emporia, KS
(620) 342-0138

Carole Lau
FIRST HAWAIIAN BANK
Honolulu, HI
(808) 341-7326

Larry Kirby, EVP, Commercial Lending
CENTRAL BANK
O'Fallon, MO
(636) 736-3051

Michael Kim
BANK OF HAWAII
Honolulu, HI
(808) 694-8781

Client References

Patrick Barber
GROCERY OUTLET
Emeryville, CA
(626) 826-4946

Norman Gentry
THE GENTRY COMPANIES
Honolulu, HI
(808) 599-8399

Debbie Holmsen
TJX COMPANIES
Costa Mesa, CA
(714) 241-8881

Carlos Go, CEO
FORTUNE FOODS HAWAII INC.
c/o Seafood City
(909) 525-9500

R. Scott Bell
ICI DEVELOPMENT
Santa Ana, CA
(714) 541-1200

Peter Alevizos
KAUAI VILLAGE ASSOCIATES
Tequesta, FL
(561) 743-3721

Ray Payne, GVP Real Estate
THRIFTY PAYLESS, INC. (RITE AID)
27261 Las Ramblas, Suite 100
Mission Viejo, CA 92691
(949) 367-0381 x200

**OTHER PROPERTIES FINANCED / DEVELOPED /
FORMALLY OWNED AND MANAGED**

Turlock Town Center, Turlock, CA



Turlock | California
turlocktowncenter.com

MERIDIAN PACIFIC, LTD.
www.meridianpacificltd.com

OWNER MANAGED | NOW LEASING

QSR PAD SITE | DRIVE THRU

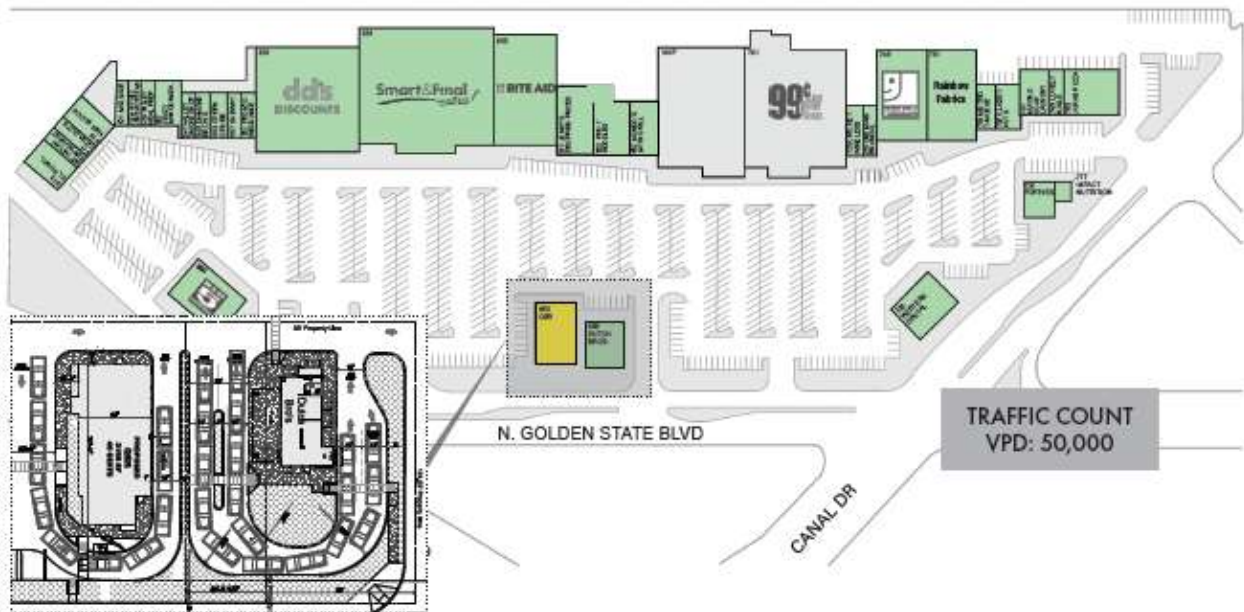


Leasing Team Contacts

GARY L. PINKSTON
(415) 264-3621
mpfinancial@sbcglobal.net

LOU LEBEAU
(916) 519-7019
lou.lebeau@icloud.com

TIM MOODY
(415) 789-5530 x2
ttmfinancial@sbcglobal.net



TRAFFIC COUNT
VPD: 50,000

TURLOCK TOWN CENTER TENANTS

503 El Rosal	561 Pronto Insurance	729 One Main Financial
507 Indian Restaurant	599 Big 5 Sporting Goods	749 Goodwill
511 Pizza Guys	601 dd's Discounts	751 Rainbow Fabrics
519 H&R Block	651 Smart & Final Extra!	753 Metro by T-Mobile
521 Massage	653 Rite Aid	757 Klassy Kuts
525 Martinez Jewelry Repair	677 Jenny's Dropping Prices	761 Maytag Soaps Laundry
529 Valley Meal Prep	683 Pho 7 Noodles	769 Lovely Nails
537 Crazy Mangonada	687 Mundo's Latin Grill	777 Impact Nutrition
541 Valley Smoke Shop	699 Dutch Bros.	775 Popeyes
549 Diamond Brows	701 99 Cents Only	783 Juras Pizza
553 Green Grubb	703 Western Dental	
557 Subway	725 Cricket Wireless	

AVAILABLE

- Lease
- Ground Lease
- Build to Suit

• Pad 693 2,198 SF
QSR Drive-Thru

Leasing Team Contacts

GARY L. PINKSTON
(415) 264-3621
mpfinancial@sbcglobal.net

LOU LEBEAU
(916) 519-7019
lou.lebeau@icloud.com

TIM MOODY
(415) 789-5530 x2
ttmfinancial@sbcglobal.net

MERIDIAN PACIFIC, LTD.
www.meridianpacificltd.com

94-050 Farrington Hwy., Suite E1-3
Waipahu, HI 96797
Ph (808) 677-6700
Fax (808) 671-2427

1801 Tiburon Blvd., Suite 800
Tiburon, CA 94920
Ph (415) 789-5530
Fax (415) 789-5564

Elko Station – CAL Ranch



Elko Station
2450 Mountain City Hwy.
Elko, NV 89801

Ⓜ MERIDIAN PACIFIC, LTD.

FOR SALE | SINGLE TENANT



C-A-L RANCH STORES AT ELKO STATION

PRICE: \$7,150,000

NOI: \$430,000

CAP RATE: 6.0%



Elko Highlights

- 4th largest gold-producing area in the world
- 19.8% area growth in the past 10 years
- 2.9% unemployment level - the lowest in Nevada
- Highest average wages in the state
- Projected 25% population surge in the next 2 years



Leasing Team Contacts

GARY L. PINKSTON
(415) 264-3621
mpfinancial@sbcglobal.net

TIM MOODY
(415) 789-5530 x2
ttmfinancial@sbcglobal.net

LOU LEBEAU
(916) 519-7019
lou.lebeau@icloud.com

Ⓜ MERIDIAN PACIFIC, LTD.
www.meridianpacificltd.com

94-050 Farrington Hwy., Suite E1-3
Waipahu, HI 96797
Ph (808) 677-6700
Fax (808) 671-2427

1801 Tiburon Blvd., Suite 800
Tiburon, CA 94920
Ph (415) 789-5530
Fax (415) 789-5564

Elko Station – Kohl's, Elko, NV



Elko Station
2450 Mountain City Hwy.
Elko, NV 89801

Ⓜ MERIDIAN PACIFIC, LTD.

FOR SALE | SINGLE TENANT

KOHL'S

KOHL'S AT ELKO STATION

PRICE: \$6,100,000

NOI: \$365,000

CAP RATE: 6.0%

KOHL'S

Elko Highlights

- 4th largest gold-producing area in the world
- 19.8% area growth in the past 10 years
- 2.9% unemployment level - lowest in Nevada
- Highest average wages in the state
- Projected 25% population surge in the next 2 years



Leasing Team Contacts

GARY L. PINKSTON
(415) 264-3621
mpfinancial@sbcglobal.net

TIM MOODY
(415) 789-5530 x2
ttmfinancial@sbcglobal.net

LOU LEBEAU
(916) 519-7019
lou.lebeau@icloud.com



MERIDIAN PACIFIC, LTD.
www.meridianpacificltd.com

94-050 Farrington Hwy., Suite E1-3
Waipahu, HI 96797
Ph (808) 677-6700
Fax (808) 671-2427

1801 Tiburon Blvd., Suite 800
Tiburon, CA 94920
Ph (415) 789-5530
Fax (415) 789-5564

Lowe's Annex, Clovis, CA

LOWE'S ANNEX

CLOVIS, FRESNO COUNTY, CALIFORNIA



Prime Central Valley Location

- 10,710 SF (On 31,190 SF lot with fenced yard)
- Shaw and Clovis intersection includes 100,000 cars/day
- Adjacent to Lowe's Plaza
- Fenced Yard
- Retail/Warehouse



MERIDIAN PACIFIC, LTD.

San Francisco 415-789-5530
1801 Tiburon Boulevard
Suite 800
Tiburon, California 94920

Honolulu 808-677-6700
94-050 Farrington Highway
Suite E1-3
Waipahu, Hawaii 96797

Gary L. Pinkston



415-264-3621

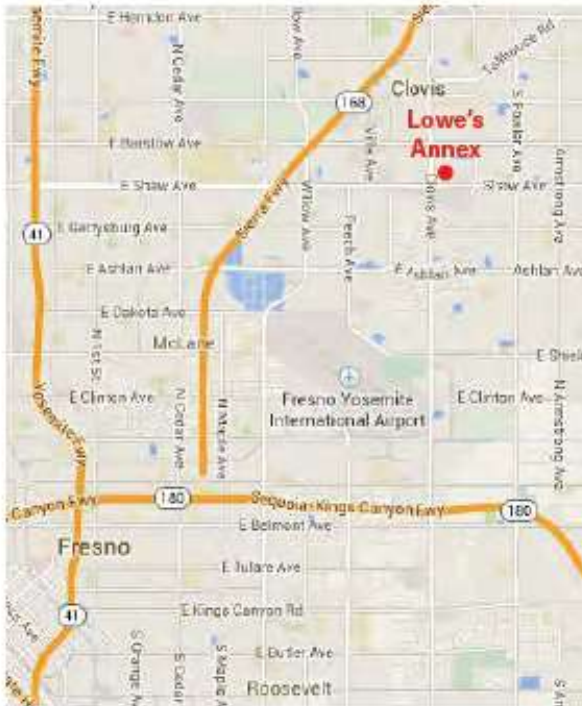
mpfinancial@sbcglobal.net

Tim Moody

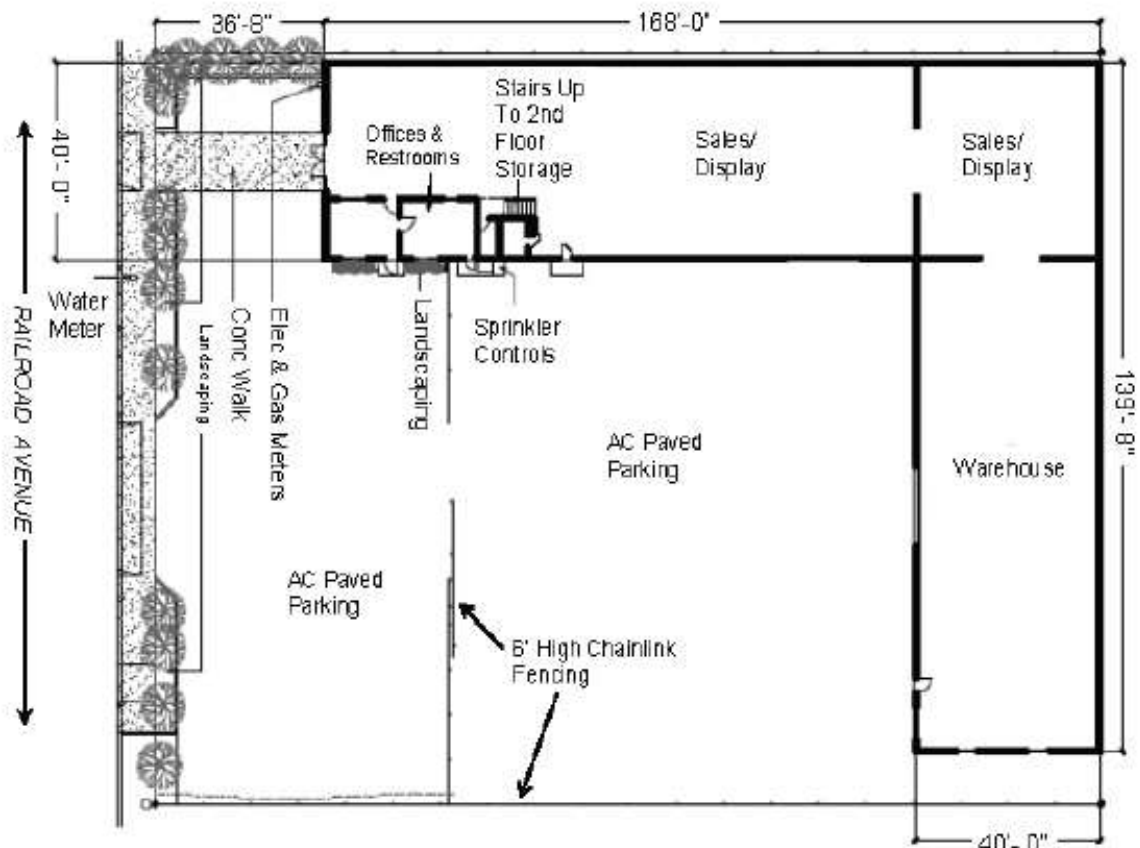


415-789-5530 ext. 2

ttmfinancial@sbcglobal.net



LOWE'S ANNEX
1631 RAILROAD AVE.
CLOVIS, CALIFORNIA 93612



Site Area = 31,190 SF
 Building Area = 10,710 SF

Hanford Towne Center, Hanford, CA (550 N. 11th)



HANFORD TOWNE CENTER

Store #138

550 N. 11TH Avenue, Hanford, CA 93230

PRICE: **\$3,900,000**
NOI: **\$254,694**
CAP RATE: **6.5%**

- Stable Single Tenant Investment Opportunity
- New 10-Year Lease with Options
- Property upgrades in 2019
- Trade area of over 100,000
- 2018 Avg HH Income at \$75,932
- Located at busiest retail intersection in Hanford
- Hanford projects growth patterns for the next 10 years*

*City of Hanford - Economic Development Division

The city of Hanford is located in the south central San Joaquin Valley and is the county seat of Kings County. Hanford is 28 miles south-southeast of Fresno and 18 miles west of Visalia.



MERIDIAN PACIFIC, LTD.

San Francisco
 1801 Tiburon Boulevard, Suite 800
 Tiburon, California 94920
 Office: (415) 789-5530 | MeridianPacificLtd.com

Listing Team

Gary L. Pinkston Ph (415) 264-3621
 mpfinancial@sbcglobal.net
 Tim Moody Ph (415) 789-5530 ext. 2
 ttmfincial@sbcglobal.net
 Lou Lebeau, CPM Ph (916) 519-7019
 Lou.Lebeau@icloud.com



Smart & Final
extra!

HANFORD, CA



HANFORD TOWNE CENTER

Store #828

552 N. 11TH Avenue, Hanford, CA 93230

PRICE: \$9,000,000

NOI: \$493,668

CAP RATE: 5.5%

- Stable Single Tenant Investment Opportunity
- New 15-Year Lease with Options
- Property upgrades in 2019
- Trade area of over 100,000
- 2018 Avg HH Income at \$75,932
- Located at busiest retail intersection in Hanford
- Hanford projects growth patterns for the next 10 years*

*City of Hanford - Economic Development Division

The city of Hanford is located in the south central San Joaquin Valley and is the county seat of Kings County. Hanford is 28 miles south-southeast of Fresno and 18 miles west of Visalia.



Ⓜ **MERIDIAN PACIFIC, LTD.**

San Francisco
1801 Tiburon Boulevard, Suite 800
Tiburon, California 94920
Office: (415) 789-5530 | MeridianPacificLtd.com

Listing Team

Gary L. Pinkston Ph (415) 264-3621
mpfinancial@sbcglobal.net
Tim Moody Ph (415) 789-5530 ext. 2
ttmfinancial@sbcglobal.net
Lou Lebeau, CPM Ph (916) 519-7019
Lou.Lebeau@icloud.com

Willow Plaza Shopping Center, Clovis, CA

FOR LEASE
1,050 SF

WILLOW PLAZA

698-790 W. Shaw Avenue, Clovis, CA 93612



Location Overview

- Serves a trade area of over 1.5 million
- Intersection traffic count is over 140,000 cars per day
- Dual left turn lanes at W. Shaw Ave & Willow Ave
- 168 Freeway off-ramp 1/4 mile from site
- 1/2 mile from Fresno State University (Over 24,000 University Students)
- \$120 million sports arena 1/4 mile from site
- Centrally located at W. Shaw Ave. & Willow Ave., excellently maintained
- Population of 350,000 in 5-mile trade area
- Anchored by:



1801 Tiburon Boulevard, Suite 800
Tiburon, California 94920
Office: (415) 789-5530 | MeridianPacificLtd.com

Gary L. Pinkston

Tim Moody

Lou Lebeau

Ph (415) 264-3621
mpfinancial@sbcglobal.net
Ph (415) 789-5530 ext. 2
ttmfinancial@sbcglobal.net
Ph (916) 519-7019
lou.lebeau@icloud.com



Lowe's Plaza, Clovis, CA

LOWE'S PLAZA

Clovis, Fresno, California



**Northeast Corner of
Shaw Ave & Clovis Ave**

Traffic Count of 90,000 Cars Per Day

- Anchored Lowe's Home Improvement Store
- Serves a trade area of over 1.1 million
- Traffic count of over 90,000 cars per day
- 168 Freeway off-ramp 2 miles from site
- 2 miles from Fresno State University
- \$120 million sports arena 2 miles from site
- Centrally located, excellently maintained
- Nearby shopping includes Sierra Vista Mall and Sierra Pavilions with Anchor Tenants as listed on aerial photograph below



San Francisco 415-789-5530
1801 Tiburon Boulevard
Suite 800
Tiburon, California 94920

Honolulu 808-677-6700
94-050 Farrington Highway
Suite E1-3
Waipahu, Hawaii 96797

Gary L. Pinkston

415-264-3621
mpfinancial@sbcglobal.net

Tim Moody

415-789-5530 ext. 2
ttmfinancial@sbcglobal.net



Shops at Lincoln School, Modesto, CA



The Property

Shops at Lincoln School is centrally located on 5.65 acres in the city of Modesto. Situated in downtown Modesto, the property is easily accessible via State Route 99, and comprises the only grocery store in a 2-mile radius. Amidst excellent demographics, Shops at Lincoln School is well positioned to serve the surrounding communities.

Land: 5.65 Acres

GLA: 84,268



Ⓜ MERIDIAN PACIFIC, LTD.

San Francisco
1801 Tiburon Boulevard, Suite 800
Tiburon, California 94920
Office: (415) 789-5530 | MeridianPacificLtd.com

Listing Team

Gary L. Pinkston	Ph (415) 264-3621 mpfinancial@sbcglobal.net
Tim Moody	Ph (415) 789-5530 ext. 2 ttmfinancial@sbcglobal.net
Lou Lebeau, CPM	Ph (916) 519-7019 Lou.Lebeau@icloud.com



Hawaiki Tower, Honolulu, HI

HAWAII TOWER

Honolulu, Hawaii



Design-Construction-Lease-Finance-Management-Sales



MERIDIAN PACIFIC, LTD.

San Francisco 415-789-5530

**1801 Tiburon Boulevard
Suite 800
Tiburon, CA 94920**

Honolulu 808-677-6700

**94-050 Farrington Highway
Suite E1-3
Waipahu, HI 96797**

**Gary L. Pinkston
Cell: 415-264-3621**

El Camino Shopping Center, Sacramento, CA

EL CAMINO SHOPPING CENTER

2202-2234 El Camino Ave. & 2410-2416 Howe Ave.
Sacramento, California 95821

El Camino & Howe Avenues

Prime
Central Valley Location



- 66,000 square foot center anchored by 99c Only Stores, Rite Aid, and ARCO
- Only 2 miles from the Arden Fair Mall, a 1.5 million square foot split-level indoor mall, anchored by Nordstrom, JC Penny, Sears, and Macy's which also features over 165 specialty stores
- Traffic Count of over 48,720 cars per day
- Interstate 80 (Capital City Freeway) which carries over 136,600 cars per day is only 1/2 mile to the west of the property
- 5 mile radii population is over 330,000



Design-Construction-Lease-Finance-Management-Sales



MERIDIAN PACIFIC, LTD.

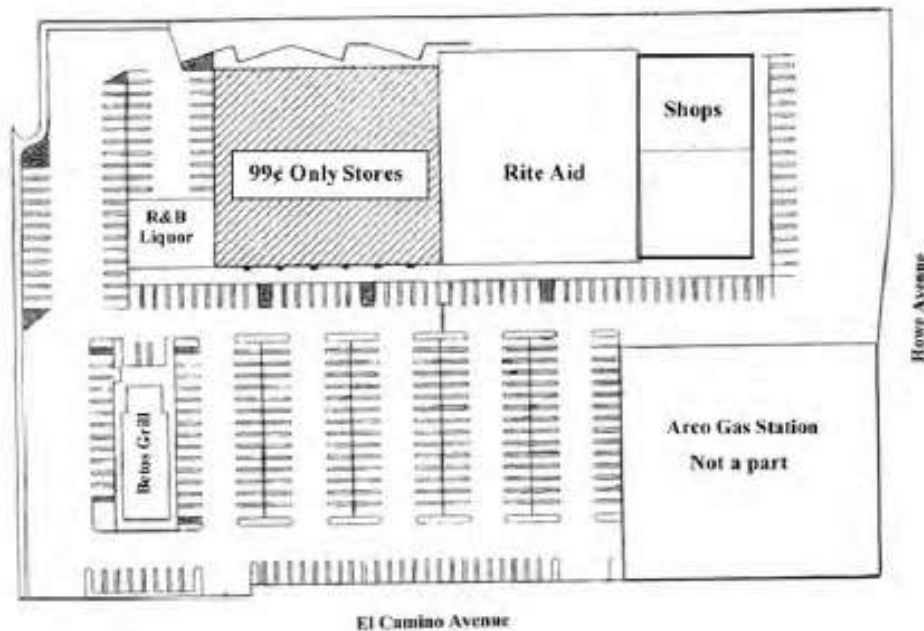
San Francisco 415-789-5530
1801 Tiburon Boulevard
Suite 800
Tiburon, CA 94920

Honolulu 808-677-6700
94-050 Farrington Highway
Suite E1-3
Waipahu, HI 96797

Gary L. Pinkston
Cell: 415-264-3621
mpfinacial@sbcglobal.net

El Camino Shopping Center Sacramento, Sacramento County, California

SITE PLAN



LOCATION MAP



Snowmass Village Mall, Snowmass Village, CO

SNOWMASS VILLAGE MALL

Snowmass Village, Colorado

Property Details

Area: Snowmass Village
Aspen, Colorado

Total Sq Ft: 77,594 Sf

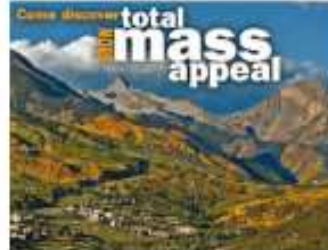
Available Sq Ft: 10,000Sf Combined



A Quality, attractive, and distinctive three level open air shopping mall located at the base of Aspen Skiing Company's "Snowmass Mountain". Snowmass Village Mall is comprised of approximately 77,594 square feet. **Due to recent expansion, a combined total of approximately 10,000 SF is available for lease.** Given the proximity of this mall to parking, public transportation, and the ski lifts most skiing customers of the mountain must pass in front of its shops. Since the Mall is about 1,000 feet from the base of the Fanny Hill chair lift, it is a ski-in ski-out complex of shops, restaurants and surrounding lodging. Of the four Aspen area mountains run by the Aspen Skiing Company, Snowmass Mountain is the largest and most "family friendly" with the greatest variety of ski runs and activities.

The Snowmass Mall is the economic center of the town. Conference business comprises about 30% of the local economy. The conference center is adjacent to and above the main level of the Mall. **Approximately 202,000 people visit the region annually via the Aspen/Pitkin Airport. Combined, these visitors and businesses spend an estimated \$255 million annually on local retail goods, food, recreation, business services etc.** In addition, there are about 3,000 pillows within 100 meters of the Mall, which comprise approximately 53% of the total beds in Snowmass. A new "Base Village" of new luxury housing is also under construction below the mall.

- **SNOWMASS IS AN ASPEN DESTINATION**
- **UNDER NEW OWNERSHIP AND MANAGEMENT**
- **ON SITE MAINTENANCE AND MANAGEMENT**
- **RECENTLY EXPANDED TO INCLUDE OVER 21,000 ADDITIONAL LEASABLE SQUARE FEET**



MERIDIAN PACIFIC, LTD.

San Francisco 415-789-5530

1801 Tiburon Boulevard

Suite 800

Tiburon, CA 94920

Honolulu 808-677-6700

94-050 Farrington Highway

Suite E1-3

Walpahu, HI 96797

Gary L. Pinkston

Cell: 415-264-3621



Koko Marina, Hawaii Kai, Oahu, HI

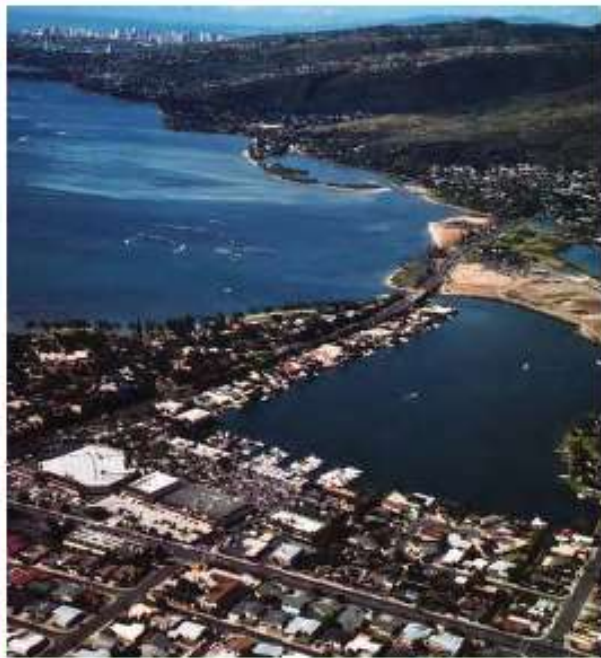
KOKO MARINA

Hawaii Kai, Oahu, Hawaii

*The Established Retail Crossroads
Of East Honolulu*

- Most desirable Honolulu residential area
- Waterfront ambiance; 97-slip boat marina
- 7 miles from downtown Honolulu
- Anchored by Foodland, Ben Franklin
- Top local and tourist oriented tenants:

McDonalds	Local Motion	First Hawaiian Bank
Sizzler	Ace Hardware	Thrifty drug
Waldenbook	KFC Hawaii	Blockbuster Video
Hallmark	Taco Bell	Straub Clinic
Napa Auto	Little Caesar's	Baskin Robbins
Zippy's	Bank of Hawaii	Honolulu Federal
Café Splash	John Richard's	



Design-Construction-Lease-Finance-Management-Sales



MERIDIAN PACIFIC LTD.

San Francisco 415-789-5530
1801 Tiburon Boulevard
Suite 800
Tiburon, CA 94920

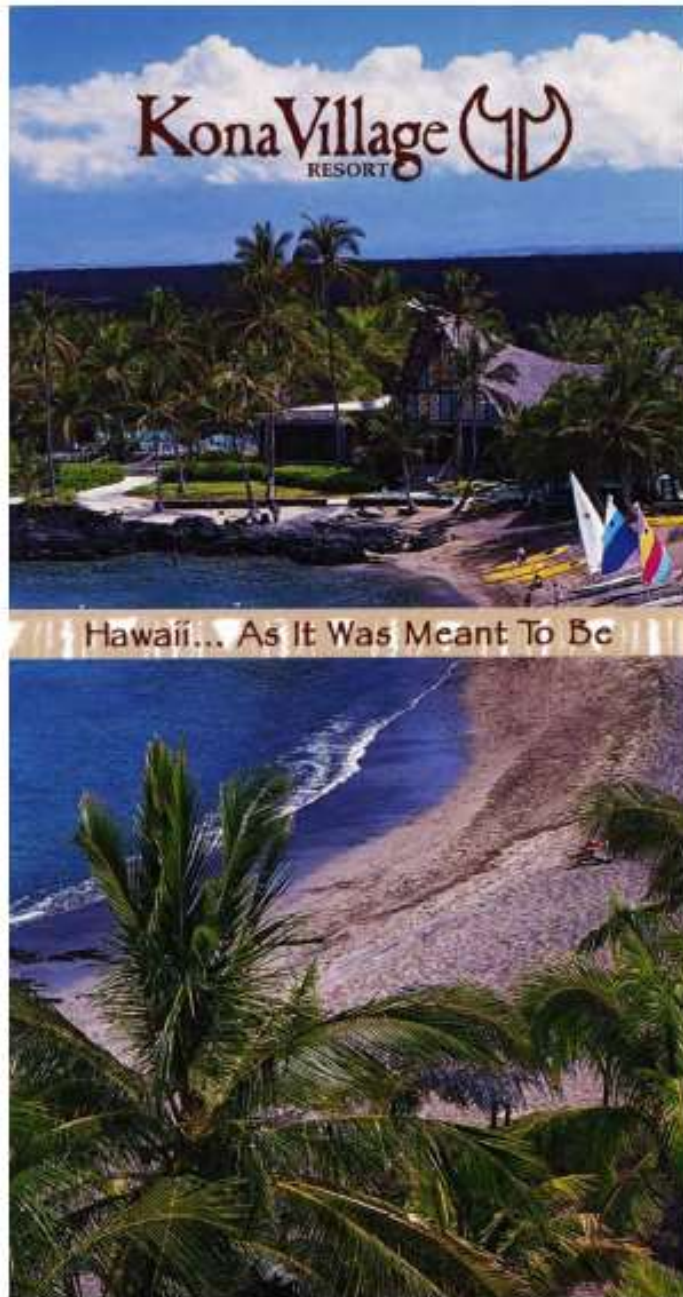
Honolulu 808-677-6700
94-050 Farrington Highway
Suite E1-3
Waipahu, HI 96797

Gary L. Pinkston
Cell: 415-264-3621

Kona Village Resort, Kona, HI

KONA VILLAGE RESORT

Kona, Hawaii



Design-Construction-Lease-Finance-Management-Sales



MERIDIAN PACIFIC, LTD.

San Francisco 415-789-5530

**1801 Tiburon Boulevard
Suite 800
Tiburon, CA 94920**

Honolulu 808-677-6700

**94-050 Farrington Highway
Suite E1-3
Waipahu, HI 96797**

**Gary L. Pinkston
Cell: 415-264-3621**

One Kalakaua, Honolulu, HI

ONE KALAKAUA

Honolulu, Hawaii

One KALAKAUA

SENIOR LIVING



Design-Construction-Lease-Finance-Management-Sales



MERIDIAN PACIFIC, LTD.

San Francisco 415-789-5530

1801 Tiburon Boulevard
Suite 800
Tiburon, CA 94920

Honolulu 808-677-6700

94-050 Farrington Highway
Suite E1-3
Waipahu, HI 96797

Gary L. Pinkston
Cell: 415-264-3621

The Shops at Wailea, Wailea, Maui, Hawaii

THE SHOPS AT WAILEA

Maui, Hawaii



Design-Construction-Lease-Finance-Management-Sales



MERIDIAN PACIFIC, LTD.

San Francisco 415-789-5530

**1801 Tiburon Boulevard
Suite 800
Tiburon, CA 94920**

Honolulu 808-677-6700

**94-050 Farrington Highway
Suite E1-3
Waipahu, HI 96797**

**Gary L. Pinkston
Cell: 415-264-3621**

Mission Village, Fresno, CA

MISSION VILLAGE

Fresno, California



The Right Place To Shop & Eat

- Top traffic retail location adjacent to Fresno Fashion Fair
- Strong shop / restaurant tenant mix
- Attractive design, excellent condition
- One of the West's fastest growing cities
- Quality tenants include:
 - Lyon's Restaurant
 - Kilner's Office Supplies
 - Coffee's Clothiers
 - Warner's Jewelers



Design-Construction-Lease-Finance-Management-Sales



MERIDIAN PACIFIC, LTD.

San Francisco 415-789-5530
1801 Tiburon Boulevard
Suite 800
Tiburon, CA 94920

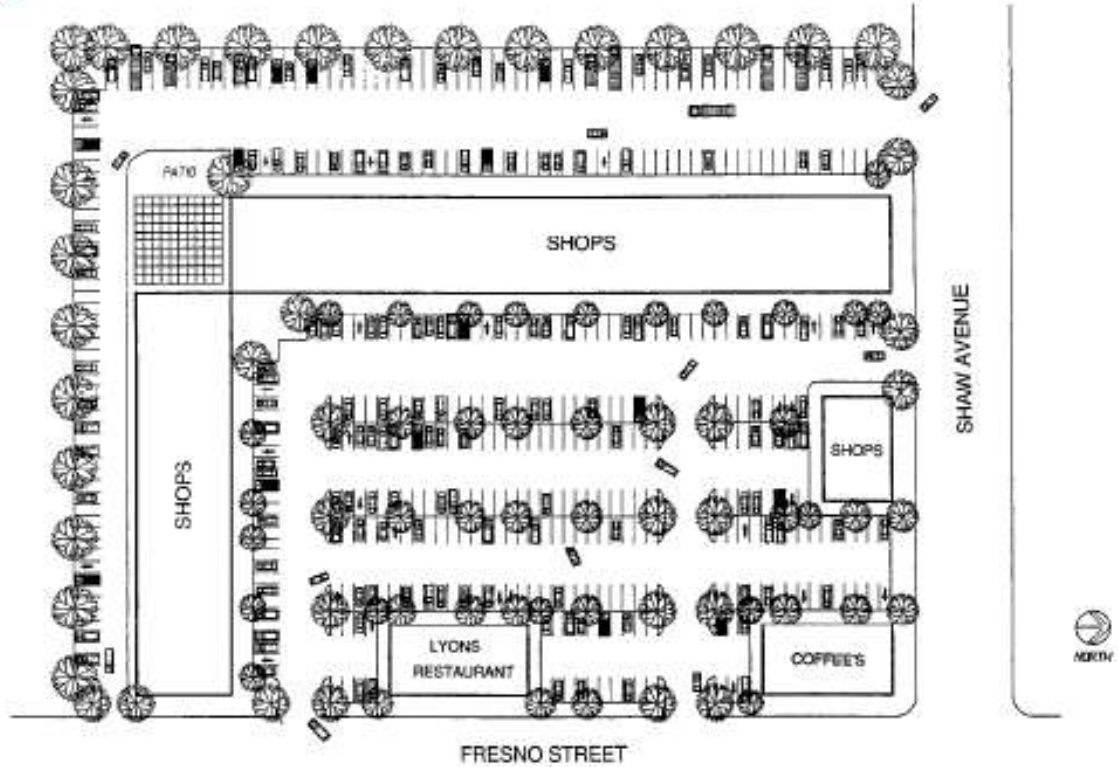
Honolulu 808-677-6700
94-050 Farrington Highway
Suite E1-3
Waiapahu, HI 96797

Gary L. Pinkston
Cell: 415-264-3621

Mission Village

Fresno, California

Site Plan



Location Maps



Ritz Carlton, Kapalua, Maui, Hawaii

RITZ CARLTON KAPALUA

Kapalua, Maui, Hawaii



Design-Construction-Lease-Finance-Management-Sales



MERIDIAN PACIFIC, LTD.

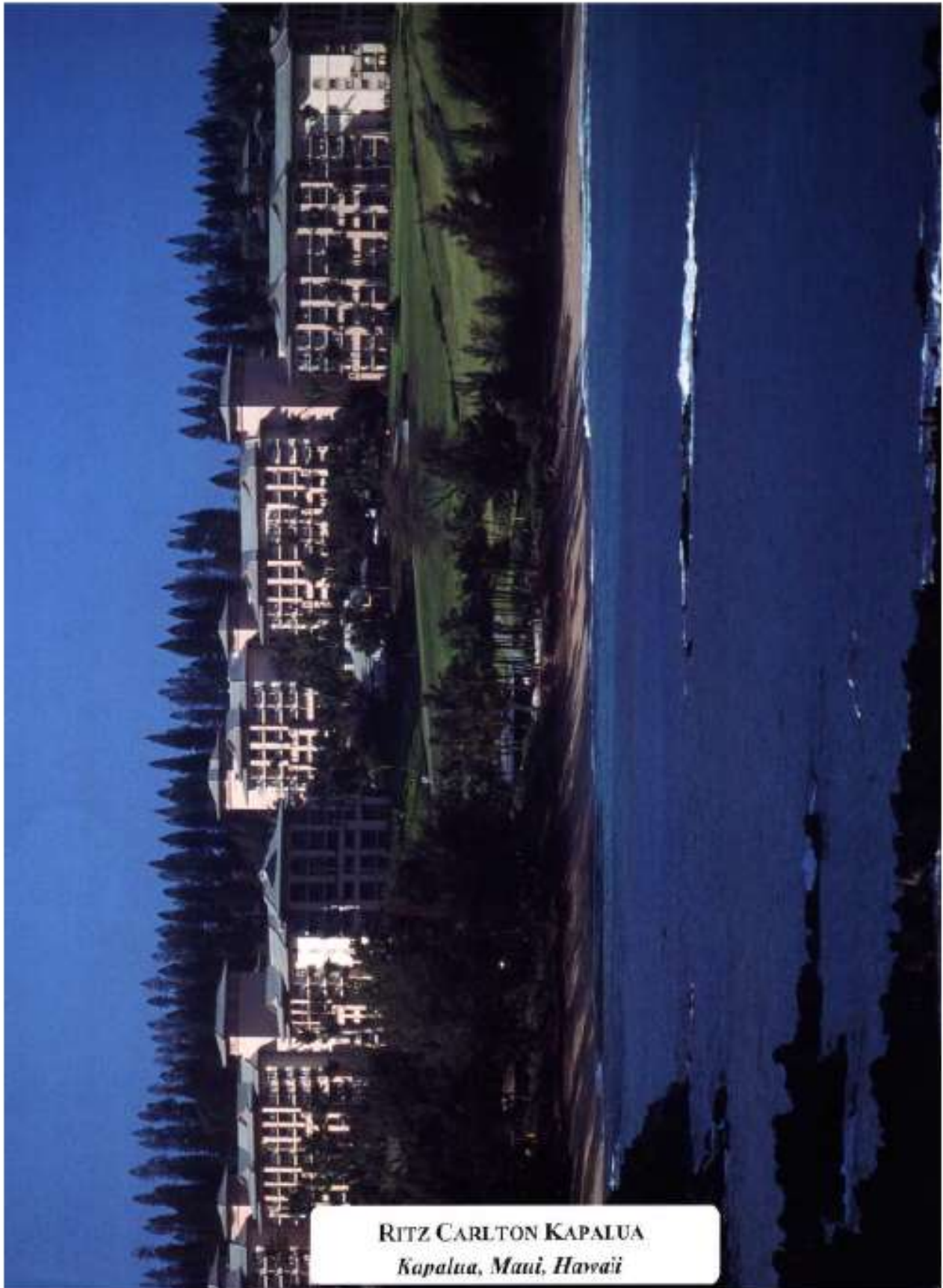
San Francisco 415-789-5530

**1801 Tiburon Boulevard
Suite 800
Tiburon, CA 94920**

Honolulu 808-677-6700

**94-050 Farrington Highway
Suite E1-3
Walpahu, HI 96797**

**Gary L. Pinkston
Cell: 415-264-3621**



1818 Gessner Drive, Houston, Harris County, Texas

1818 GESSNER DRIVE

Houston, Harris County, Texas 77080



EXCELLENT DEMOGRAPHICS



FREESTANDING BUILDING

- 34,571 square foot free-standing building
- Demographically strong trade area of Houston, Harris County
- Population within a three mile radius is over 118,000 people and the five mile population is over 280,000 people
- This trade area enjoys high occupancy rates, and the regional market projections point to continued strong growth
- Direct proximity to downtown Houston. This property is located at the SEC of Gessner Drive and Neuens Road
- This intersection carries approximately 35,925 cars per day
- The location is a 1/2 mile East of the Beltway 8 Freeway



MERIDIAN PACIFIC, LTD.

San Francisco 415-789-5530

1801 Tiburon Boulevard
Suite 800
Tiburon, CA 94920

Honolulu 808-677-6700

94-050 Farrington Highway
Suite E1-3
Waipahu, HI 96797

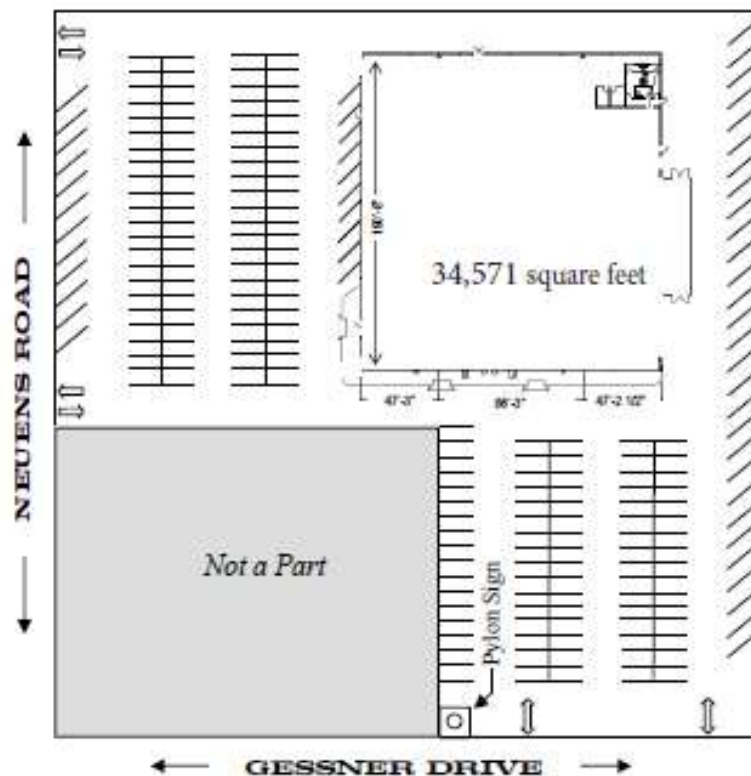
Gary L. Pinkston

Cell: 415-264-3621

mpfinacial@sbcglobal.net



SITE PLAN



400 Second Street, San Francisco, CA

400 SECOND STREET

San Francisco, California



Quality Space Value Location

- Attractive, well maintained 5-level concrete office building
- 2nd and Harrison—Key South of Market Location; 2 blocks from Moscone Convention Center; close to new commercial and residential developments surrounding Maritime Plaza and Mission Bay.
- Strong, stable, primary tenants including:
Herman Miller (Office Pavilion)
KOIT AM Radio
Terragraphics



Design-Construction-Lease-Finance-Management-Sales



MERIDIAN PACIFIC, LTD.

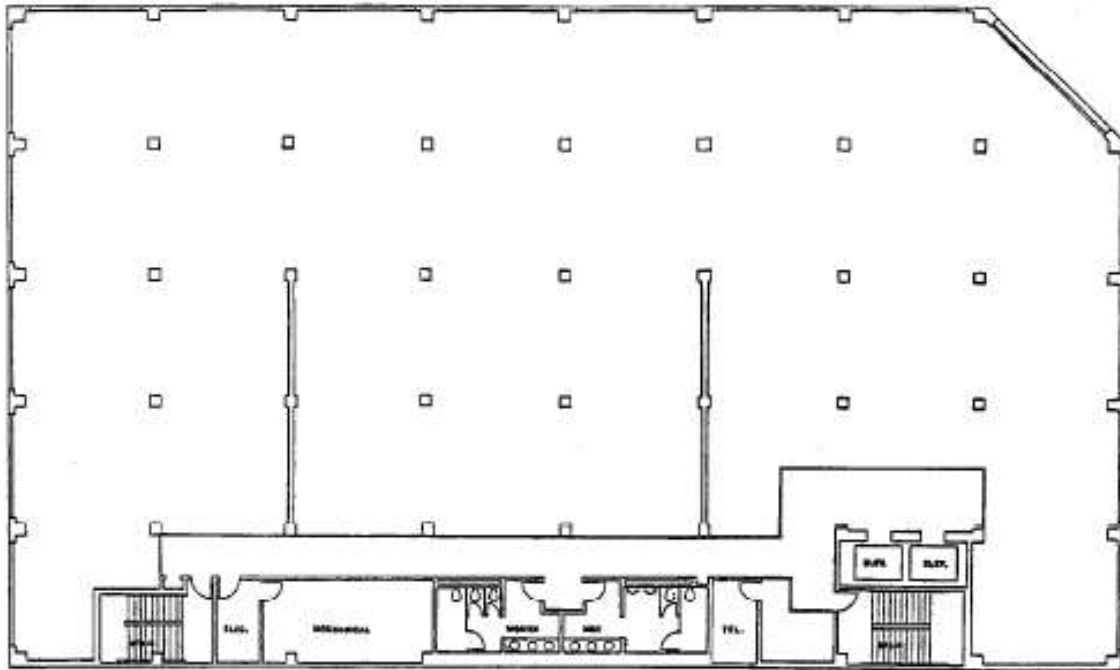
San Francisco 415-789-5530
1801 Tiburon Boulevard
Suite 800
Tiburon, CA 94920

Honolulu 808-677-6700
94-050 Farrington Highway
Suite E1-3
Waipahu, HI 96797

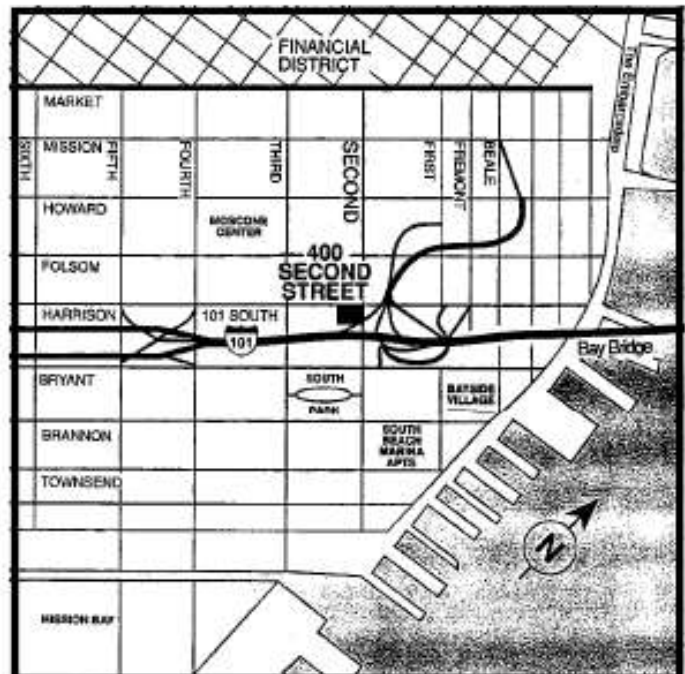
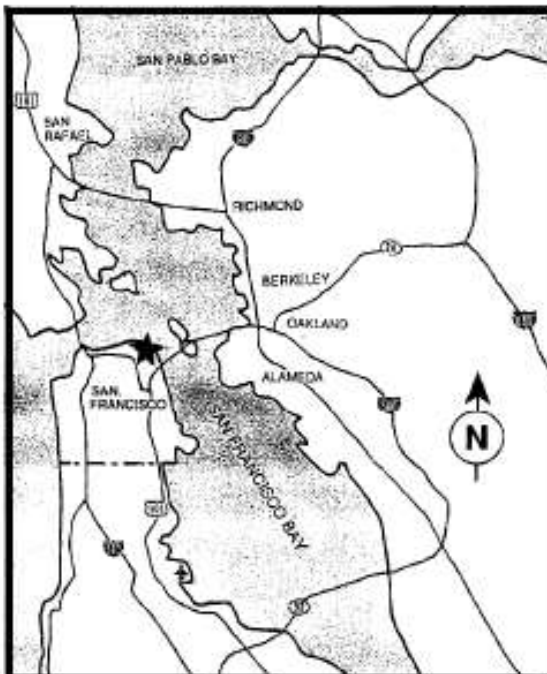
Gary L. Pinkston
Cell: 415-264-3621

400 Second Street San Francisco, California

Typical Floor Plan



Location Maps



Windward Mall, Kaneohe, Oahu, Hawaii

WINDWARD MALL

Kaneohe, Oahu, Hawaii



Oahu's Preferred Retail Destination

- Two-level, fully enclosed, air conditioned
- Anchored by Sears, Macy's, Signature Theatres
- 16 miles from downtown Honolulu
- Hawaii's newest, fastest growing major mall
- Top National and Local Tenants

Radio Shack
Waldenbooks
Honsport
Zales
Kramers
Jeans West

Wet Seal
Rave
Afterthoughts
Fredericks
5-7-9
Casual Corner

Local Motion
Crazy Shirts
Kinney Shoes
Robbins
Footlocker
Baskin Robbins



Design-Construction-Lease-Finance-Management-Sales



MERIDIAN PACIFIC, LTD.

San Francisco 415-789-5530
1801 Tiburon Boulevard
Suite 800
Tiburon, CA 94920

Honolulu 808-677-6700
94-050 Farrington Highway
Suite E1-3
Waipahu, HI 96797

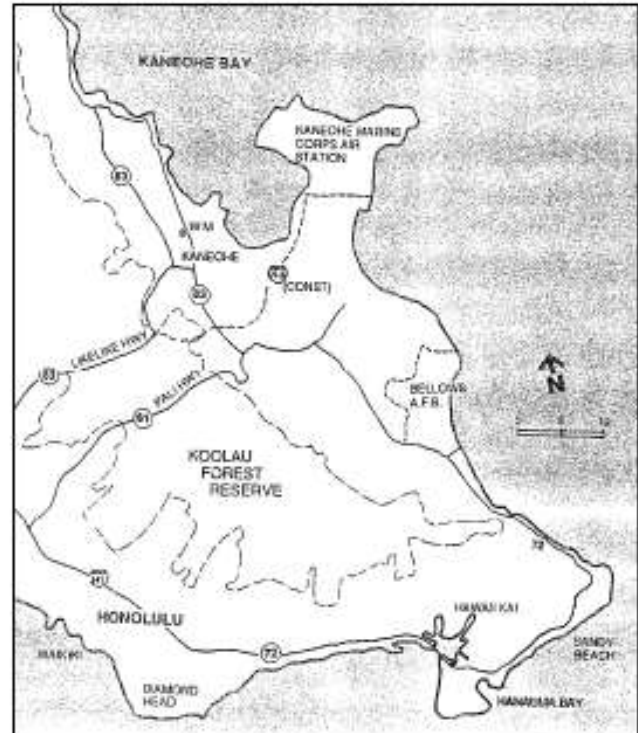
Gary L. Pinkston
Cell: 415-264-3621

Windward Mall

Kaneohe, Oahu, Hawaii



Location Maps



Francisco Bay Office Park, San Francisco, CA

FRANCISCO BAY OFFICE PARK

San Francisco, California



North Waterfront Beauty Financial District Convenience

- Two 4-story brick / concrete office buildings
Adjacent 6-level parking structure
Striking 12,622 S.F. restaurant building
Five extensively landscaped acres
- Top north waterfront location; fronting new Embarcadero parkway / promenade route; best access from Golden Gate Bridge, Bay Bridge & Financial District

• Stable, high level professional and corporate tenant mix:

McDonalds	Local Motion	First Hawaiian Bank
Sizzler	Ace Hardware	Thrifty drug
Waldenbook	KFC Hawaii	Blockbuster Video
Hallmark	Taco Bell	Straub Clinic
Napa Auto	Little Caesar's	Baskin Robbins
Zippy's	Bank of Hawaii	Honolulu Federal
Café Splash	John Richard's	



Design-Construction-Lease-Finance-Management-Sales



MERIDIAN PACIFIC, LTD.

San Francisco 415-789-5530

1801 Tiburon Boulevard

Suite 800

Tiburon, CA 94920

Honolulu 808-677-6700

94-050 Farrington Highway

Suite E1-3

Waipahu, HI 96797

Gary L. Pinkston

Cell: 415-264-3621

Kulanui Hale Condominiums, Honolulu, HI

KULANUI HALE CONDOMINIUMS

Honolulu, Hawaii



Design-Construction-Lease-Finance-Management-Sales



MERIDIAN PACIFIC, LTD.

San Francisco 415-789-5530

**1801 Tiburon Boulevard
Suite 800
Tiburon, CA 94920**

Honolulu 808-677-6700

**94-050 Farrington Highway
Suite E1-3
Waipahu, HI 96797**

**Gary L. Pinkston
Cell: 415-264-3621**

Summary of Properties

Property	Location	State	Square Footage	Value
1000 Henry Street	Kailua-Kona	HI	30,587	\$5,250,000
1055 Sesame Street	Bensenville	IL	90,000	\$1,773,077
1077 Sesame Street	Bensenville	IL	98,400	\$1,555,286
1818 Gessner	Houston	TX	38,760	\$1,500,000
2224 El Camino	Sacramento	CA	25,000	\$1,630,000
550 Paiea	Honolulu	HI	120,000	\$17,000,000
590 Paiea	Honolulu	HI	50,000	\$10,000,000
Aaron Brothers	Fresno	CA	20,000	\$3,300,000
Aaron Brothers	Las Vegas	NV	20,000	\$400,000
Adlake	Elkhart	IN	60,590	\$517,931
Airport Distribution Center	Fresno	CA	500,000	\$7,500,000
Ala Lani Assisted Living	Kahului	HI	86,000	\$10,200,000
Alameda Market Square	Lakewood	CO	240,661	\$15,000,000
Arbutus Shopping Center	Arbutus	MD	71,860	\$6,000,000
Aston Coral Reef Hotel (247 Rooms)	Honolulu	HI	176,332	\$10,000,000
Aston Waikiki Beachside Hotel (80 Rooms)	Waikiki	HI	86,165	\$10,000,000
Base Village	Snowmass	CO	1,000,000	\$400,000,000
Bayview Plaza Hotel (311 Rooms)	Santa Monica	CA	190,000	\$16,500,000
Bell Towne Plaza Shopping Center	Phoenix	AZ	417,649	\$36,000,000
Best Plaza Bakersfield	Bakersfield	CA	165,000	\$10,000,000
Best Plaza Pleasanton	Pleasanton	CA	140,000	\$14,000,000
Blackstone Plaza	Fresno	CA	65,000	\$2,000,000
Bowman Products	Sanger	CA	100,000	\$1,000,000
Brea Union Plaza	Brea	CA	163,665	\$20,000,000
Bristol Marketplace	Santa Ana	CA	95,320	\$12,000,000
Buchmin Industry	Bakersfield	CA	165,000	\$3,000,000
Canyon Creek Plaza	San Jose	CA	57,981	\$10,600,000
Capital Hill Center	Denver	CO	41,737	\$2,400,000
Carpet Town	Fresno	CA	20,000	\$250,000
Central	Cicero	IL	557,457	\$11,039,813
Central Valley Plaza	Modesto	CA	299,238	\$18,500,000
Chestnut & Kings Canyon	Fresno	CA	20,000	\$2,000,000
Cicero Industrial	Cicero	IL	200,000	\$12,000,000
Clean Solutions LLC	Bainville	MT	7,187,400	\$6,000,000
Club Cottage	Koloa	HI	Residential	\$3,600,000
Coca Cola Distribution	Visalia	CA	20,000	\$300,000

Columbia Pacific Plaza	Portland	OR	107,007	\$3,525,000
Country West	Fresno	CA	20,000	\$3,000,000
Crossroads Shopping Center	Kailua-Kona	HI	74,918	\$11,500,000
CVS Drugstore	Roswell	GA	10,125	\$2,050,000
Dakota Acres Apartments	New Town	ND	615,938	\$15,150,000
Designer Outlet Gallery	Secaucus	NJ	76,424	\$14,000,000
Dixie Yams	Fresno	CA	500,000	\$10,000,000
Elko Junction	Elko	NV	221,363	\$55,700,000
Elko Station	Elko	NV	91,497	\$11,400,000
Euclid I	Rolling Meadows	IL	74,584	\$3,248,517
Fairways Apartments	Watford City	ND	435,600	\$57,000,000
Francisco Bay Office Park	San Francisco	CA	300,000	\$48,000,000
Fresno Browning Office Center	Fresno	CA	39,304	\$5,000,000
Fresno Pop Shoppe	Fresno	CA	20,000	\$400,000
Fulton Plaza	Merced	CA	35,000	\$4,100,000
Garden Stonebridge	Florissant	MO	140,576	\$3,000,000
Gellert Square	S.San Francisco	CA	120,000	\$8,000,000
Gentry Portfolio	Honolulu	HI	286,127	\$25,000,000
Gerbes Market Square	Jefferson City	MS	56,430	\$2,500,000
Gettysburg Address	Fresno	CA	120,000	\$5,500,000
Grand Union Supermarket	Morristown	VT	46,844	\$7,800,000
Grand Union Supermarket	Tannersville	NY	21,756	\$4,300,000
Grand Union Supermarket	Valatie	NY	72,332	\$9,000,000
Gridley Plaza Shopping Center	Gridley	CA	100,000	\$8,000,000
Hanford Towne Ctr (550 N. 11th)	Hanford	CA	57,560	\$5,250,000
Harbor Court Condominiam	Honolulu	HI	Residential	\$25,000,000
Havana Market Square	Aurora	CO	120,671	\$9,500,000
Hawaii Kai Shopping Center	Hawaii Kai	HI	110,000	\$23,000,000
Hilo Hattie - The Beachwalk Project	Honolulu	HI	20,000	\$12,000,000
HomeBase	Brea,	CA	133,112	\$10,000,000
Jewel Market Square	Lakewood	CO	92,659	\$6,400,000
Kauai Village Shopping Center	Waipouli/Kapaa	HI	113,502	\$18,100,000
Kauanoë o Koloa	Koloa	HI	Residential	\$17,000,000
Kings Garden Village	Fresno	CA	75,000	\$5,000,000
Koloa Apartments	Koloa	HI	Residential	\$11,800,000
Kona Village Resort	Kailua-Kona	HI	160,000	\$43,000,000
Kragen Auto	Fresno	CA	10,000	\$400,000
Kukuiula Ocean Cottages	Koloa	HI	Residential	\$13,800,000
Kukuiula Vistas	Koloa	HI	Residential	\$5,000,000

La Verne Town Center	La Verne Town	CA	250,000	\$23,000,000
Leetsdale Market Square	Denver	CO	83,243	\$5,400,000
Lofts at Waikoloa / Lofts at Waikoloa East	Waikoloa Village	HI	Residential	\$45,750,000
Lofts at Waikoloa West	Waikoloa Village	HI	Residential	\$27,700,000
Los Palmas	Fresno	CA	280,000	\$4,000,000
Lowe's	Clovis	CA	163,522	\$4,000,000
Lowe's Annex	Clovis	CA	10,710	\$1,400,000
Lowe's	Clovis	CA	163,522	\$12,400,000
M&M Park	Watford City	ND	326,700	\$20,000,000
Marina Del Rey Shopping Center	Marina Del Rey	CA	320,000	\$39,000,000
Merced Mission Plaza	Merced	CA	100,000	\$6,000,000
Mililani Town Center	Mililani	HI	168,000	\$26,000,000
Ming Plaza	Bakersfield	CA	140,000	\$11,000,000
Mission Village El Cajon	El Cajon	CA	120,000	\$9,000,000
Mission Village Fairfield	Fairfield	CA	200,000	\$12,000,000
Modern Fibers	Porterville	CA	150,000	\$2,000,000
Modesto Plaza	Modesto	CA	40,000	\$1,800,000
Nauru Tower - Hawaiki Tower	Honolulu	HI	272,000	\$68,000,000
Ocean Point	Waipahu	HI	Residential	\$10,000,000
Oceanside Best Plaza	Oceanside	CA	160,000	\$10,000,000
Olin Manufacturing	Corcoran	CA	70,000	\$1,000,000
One Archer Lane	Honolulu	HI	240,000	\$60,000,000
One Kalakaua Senior Living	Honolulu	HI	160,000	\$33,000,000
One Palauea	Maui	HI	Residential	\$10,000,000
One Palauea	Maui	HI	Residential	\$5,000,000
Pampro Plastics Building	Chowchilla	CA	100,000	\$2,500,000
Parkwood Plaza	Fresno	CA	78,568	\$9,300,000
Peach Tree	Fresno	CA	40,000	\$1,000,000
Pearl Highlands Center	Pearl City	HI	410,578	\$50,000,000
Pecos Market Square	Federal Heights	CO	96,057	\$5,100,000
Plantation Town Apartments	Waipahu	HI	150,000	\$12,000,000
Prescott Plaza	Modesto	CA	65,000	\$3,000,000
Puna Kai	Pahoa	HI	432,550	\$81,600,000
R&D Building	Carson	CA	40,000	\$1,700,000
R&D Building	Sacramento	CA	35,000	\$3,500,000
Red Bluff Plaza Shopping Center	Red Bluff	CA	100,000	\$6,000,000
Redding Shopping Center	Redding	CA	120,000	\$9,000,000
Ridgeview Park	Fairview	MT	3,484,800	\$20,000,000
Ritz Carlton Hotel	Kapalua	HI	172,497	\$53,000,000

Round Lake Shopping Center	Round Lake Beach	IL	75,000	\$4,000,000
Royal Village	El Cajon	CA	12,000	\$6,000,000
Rusty Leaf Plaza	Orange	CA	59,301	\$8,500,000
Safeway	Waipahu	HI	45,828	\$3,600,000
Sage Industrial Building	Rosemont	IL	103,971	\$2,846,808
Santa Maria Western Village	Santa Maria	CA	140,000	\$8,000,000
Schaumburg Plaza Shopping Center	Schaumburg	IL	100,000	\$8,000,000
Shaw East Office Building	Fresno	CA	24,393	\$425,000
Shaw View Plaza	Fresno	CA	70,099	\$6,500,000
Shaw-Maroa	Fresno	CA	30,000	\$1,000,000
Shaw's Shopping Center	New Haven	CT	78,588	\$12,500,000
Shopping Center	Torrance	CA	300,000	\$32,000,000
Shops at Lincoln School	Modesto	CA	246,114	\$17,000,000
Shops at Wailea	Wailea	HI	150,000	\$53,500,000
Silver Springs Apartments	Watford City	ND	42,009	\$5,700,000
Snowmass Center	Snowmass	CO	72,000	\$16,000,000
Snowmass Center	Snowmass	CO	72,000	\$20,000,000
Snowmass Mall	Snowmass	CO	55,000	\$27,000,000
Southgate Plaza	Salina	KS	60,446	\$2,925,000
Stockdale Shopping Center	Bakersfield	CA	65,000	\$6,000,000
Table Mesa Center	Boulder	CO	42,459	\$2,350,000
The Brickyard	Santa Rosa	CA	65,000	\$6,500,000
Torrance Best Plaza	Torrance	CA	140,000	\$12,000,000
Triangle Point	Elk Grove	CA	Mixed-Use	\$20,500,000
Trolley Square Mall	Salt Lake City	UT	400,000	\$30,000,000
Turlock Town Center	Turlock	CA	144,364	\$40,250,000
Vaca Village Shopping Center	Vacaville	CA	60,000	\$3,500,000
Villa Roma Apartments -160 units	Bakersfield	CA	160,000	\$6,500,000
Visalia Town & Country	Visalia	CA	100,000	\$8,000,000
Vistas at Kukui'ula	Koloa	HI	Residential	\$5,000,000
Wadsworth Market Square	Arvada	CO	141,486	\$13,300,000
Waikoloa Plaza	Waikoloa Village	HI	133,586	\$112,200,000
Waimalu Plaza	Honolulu	HI	115,000	\$5,500,000
Waimalu Plaza Shopping Center	Honolulu	HI	115,000	\$9,000,000
Waipahu Town Center	Waipahu	HI	131,760	\$109,600,000
Walgreen's	San Francisco	CA	13,390	\$3,900,000
Walgreen's - Reno, Nevada	Reno	NV	15,067	\$4,000,000
Walker-Pinkston Buisiness Park	Fresno	CA	120,000	\$2,000,000
Walker-Pinkston Shaw Warehouse	Fresno	CA	60,000	\$750,000

Western Village	Clovis	CA	145,000	\$8,500,000
Western Village Shopping Center	Santa Maria	CA	106,123	\$7,600,000
Westside	Chicago	IL	479,278	\$3,518,568
Willow Plaza Shopping Center	Clovis	CA	88,096	\$5,000,000
Windward Mall Shopping Center	Kaneohe	HI	600,000	\$60,000,000
Wine Press Shopping Center	Fresno	CA	321,000	\$8,870,000
TOTALS			31,339,236	\$2,640,225,000