

RAI YARD



INSIGHT
REALTY COMPANY

DOWNTOWN SAN JOSE LAND FOR SALE

OFFICE AND/OR APARTMENT DEVELOPMENT OPPORTUNITY

OFFICE - (3.36 ACRES) ±226,000 SF ■ APARTMENT - (6.27 ACRES) - 476 DWELLING UNITS

PROJECTS CAN BE BUILT AND SOLD SEPARATELY



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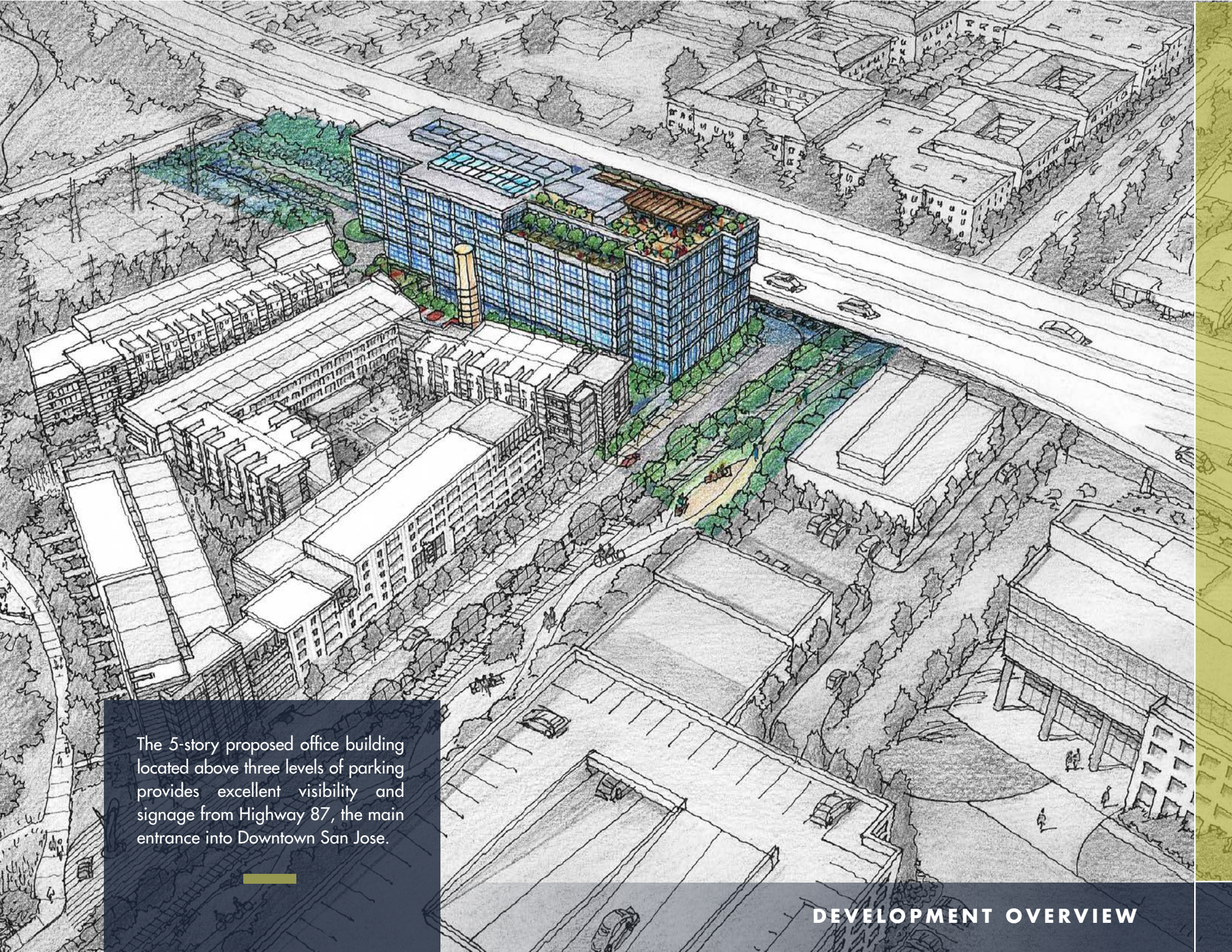
OFFICE DEVELOPMENT OPPORTUNITY IN DOWNTOWN SAN JOSE

Newmark Knight Frank is proud to present the opportunity to acquire fee simple interest and all development rights to the Rail Yard site in Downtown San Jose, California (the "Project"). The Project is now available and can be sold as a mixed use development, or individually as an office development and a separate residential development. The Rail Yard is a state-of-the-art development opportunity poised at the gateway of Downtown San Jose. The Project is located adjacent to Highway 87 off Coleman Avenue. It is positioned ideally between all of the amenities of Downtown and the San Jose Market Center. The urban environment of Downtown San Jose presents the residents, visitors and employees with the dining, entertainment, shopping and cultural experiences sought by today's generation. The Rail Yard is also in close proximity to the SAP Center, home of the San Jose Sharks; Avaya Stadium, home of the San Jose Earthquakes; San Jose State University, **and a half mile away from Google's future San Jose Campus.**

Enterprise technology tenants demand amenity-rich environments with access to public transportation. The Rail Yard will offer a best in class solution to a future tenant, providing a recruiting advantage that will be highly sought after. Located near Santa Clara, North San Jose, Sunnyvale and Mountain View, the Rail Yard is strategically positioned in the world-renowned Silicon Valley.

PROJECT SUMMARY - Potential Development Coverage

Address:	200 Ryland Street
City, State:	San Jose, CA
APN:	259-23-024 and 259-23-020
Office Development Area:	3.36 Acres
Apartment Area:	6.27 Acres
General Plan Designation:	Downtown and Downtown Commercial
Office Development:	226,885 SF
Apartment Development:	476 Dwelling Units



The 5-story proposed office building located above three levels of parking provides excellent visibility and signage from Highway 87, the main entrance into Downtown San Jose.

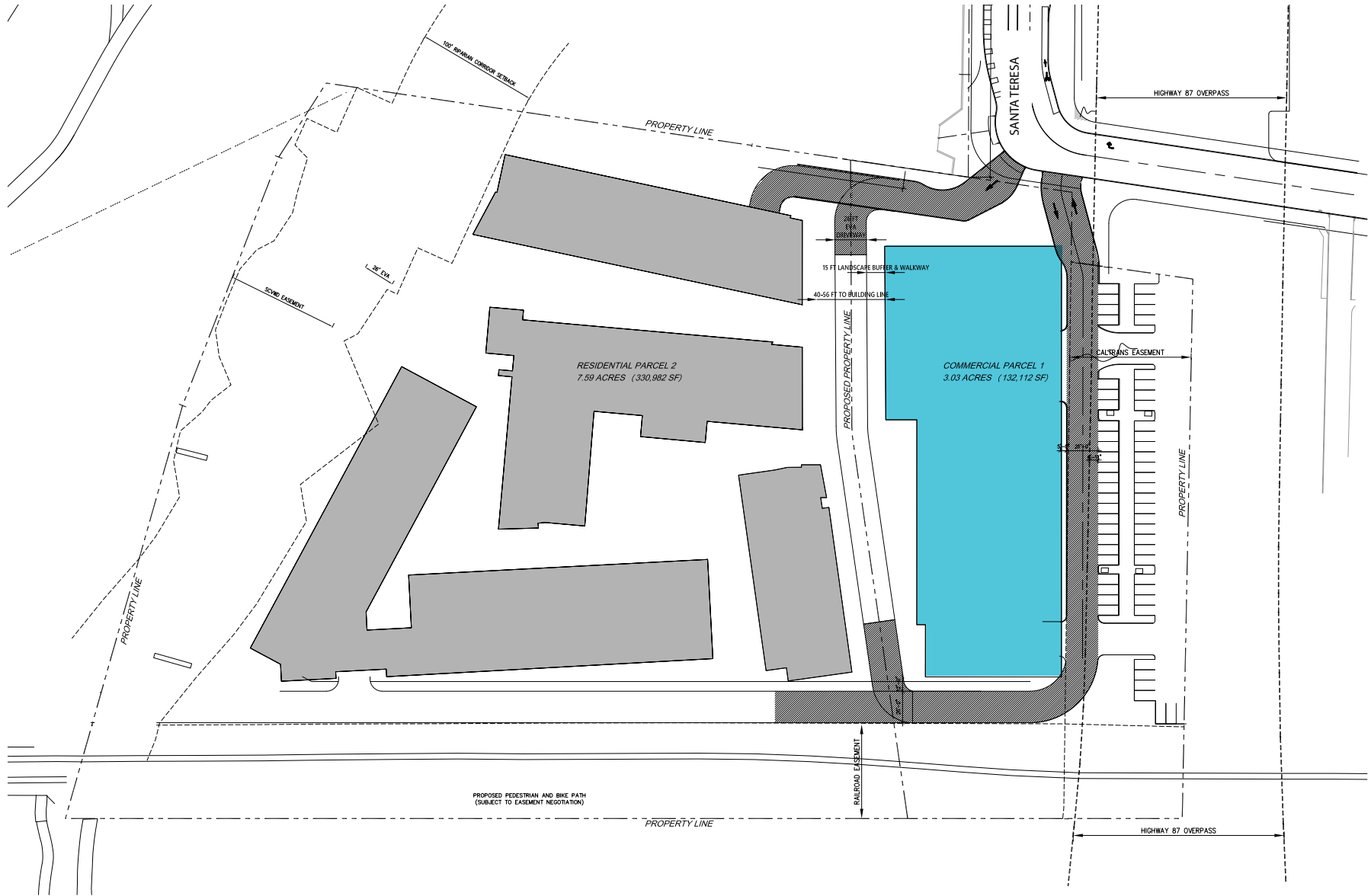
DOWNTOWN SAN JOSE MAP



PROPOSED DEVELOPMENT SITE MAP



DOWNTOWN RAIL YARD SITE MAP



Newmark Knight Frank ("Broker") has been engaged as the exclusive agent for the sale of Rail Yard located at 200 Ryland Street, San Jose, CA (the "Asset").

The Asset is being offered for sale in an "AS-IS, WHERE-IS," condition and Property Owner ("Owner"), its employees and agents and Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective investors of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Owner. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Newmark Knight Frank as a registered prospective investor ("Prospective Investor") or as investor's broker ("Investor's Broker") for an identified Prospective Investor. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement for Purchasers furnished by Broker prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the Prospective Investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Broker or Owner or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Broker nor Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Asset. Prospective Investors are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Owner reserves the right, at its sole and absolute discretion, to withdraw the Asset from being marketed for sale at any time and for any reason, or for no reason. Owner and Broker each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Asset and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Owner.

Owner shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Asset unless and until a binding written agreement for the purchase of the Asset has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Owner promptly upon request; (b) the recipient shall not contact employees or tenants of the Asset directly or indirectly regarding any aspect of the enclosed materials or the Asset without the prior written approval of Owner or Broker; (c) the recipient shall make no attempt to visit the Asset and/or grounds without the prior written approval of Owner or Broker; and (d) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Owner or Broker or as otherwise provided in the Confidentiality Agreement for Purchasers executed and delivered by the Prospective Investor to Broker.

Each Prospective Investor shall be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Asset if such claims arise from acts of such Prospective Investor or its Investor's Broker. Any Investor's Broker must provide a registration signed by Prospective Investor acknowledging said broker/agent's authority to act on its behalf.

RAI YARD



INSIGHT
REALTY COMPANY



**FOR LEASE
OR
SALE**

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