



ROB SAUSER

Commercial Agent
Real Estate Investment & Tenant Advisor

Prior to joining the VACB team in 2004 as a commercial real estate agent, Rob served as president of two Telecommunications Companies. He successfully led the startup and funding of \$300 + million dollar business plan, which launched Xpedius Communications - a Regional Competitive Telecommunications Company now owned by Time Warner Telecom. Since entering the commercial real estate field, Rob has established a strong base of satisfied clients. He accomplished this by diligently working to help investors and corporations achieve their real estate investment objectives. Whether it was with investors in corporate

America in the Telecommunications Industry while serving as president of two Telecommunications Companies or working with his current real estate investors clientele, Rob solely focuses on understanding his client's investment goals and then delivers results that help them realize those dreams and objectives.

SUCCESSFUL SIGNIFICANT ASSIGNMENTS

INDUSTRIAL

\$30 Million Sale/Purchase of 1,200,000 (+/-)Sq Ft (100+ Acre Campus) Warehouse Distribution Facility
\$32 Million Completed Industrial Leases 2007 YTD
\$10 Million in pending industrial lease negotiations
\$9.4 Million Sale / Purchase of 328,000 (+/-) Sq Ft (14.5 Acre Campus) Warehouse Distribution Facility
\$1.8 Million Sale / Purchase of 20,000 Sq Ft Industrial Building / Owner Lease Back
\$2.9 Million Sale Completed YTD 2007 of 6.4 Acre Transitional Industrial Leased Land Sale
Lease Marketing of 498,000 Sq Ft (50 Acre) Warehouse Distribution Facility
Lease Marketing of 328,000 Sq Ft (14.5 Acre Campus) Warehouse Distribution Facility
Lease Marketing of 55,000 Sq Ft Food Processing Facility

LAND/DEVELOPMENT

\$5 Million Purchase of 38.4 Acre Future Business Park Land
Infill Development (24 Lot Subdivision)
\$2.6 Million 14 Acre Industrial Land Purchase
11 Acre Sale of Nursery Business and Property

COMMERCIAL

\$4 Million Sale of 27,000 Sq Ft Leased Commercial Office Building
\$25 Million Sale of Credit Rated Leased Commercial Office Building

SPECIAL PURPOSE

5.5 Acre 43,000 Sq Ft Church / School - 5,000 Sq Ft Church Facility
8,900 Sq Ft Church Facility - 5,700 Sq Ft Church Facility - 7,800 Sq Ft Church Facility
Disposition of Distressed Gas Station (Real Estate & Business)

CLIENTS REPRESENTED

Fastenal - Pacific Mobile - Uhaul - SunOpta Inc - Gallo - G-3 Enterprises - Fritz & Rodriguez
Chicago Title - Seneca Foods - Signature Fruit - Endsley Capital Group - Modesto's Neighborhood
Church Modesto Christian Schools - Church of God - Old German Baptist Church



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