



# CAPABILITIES STATEMENT

## Black Marlin Commercial Real Estate

### Core Competencies

Black Marlin Commercial Real Estate & Black Marlin Property Management provides:

- **Visionary** — We see things not only as they are but also the way they could be.
- **Communicative** — We strive to keep our clients well informed and engaged in each step of the process.
- **Strategic** — We implement a personalized plan of action to achieve the goal that fulfill the needs of our clients by maintaining peer alliances and utilizing the more effective technology.
- **Focused** — Setting priorities and delivering above expectations. We invest resources, time, capital, and energy that provide the results our clients deserve.
- **Ethics** — We are committed to performing tasks and conducting business with upmost integrity and in strict compliance to the spirit of the law.

### Past Performances

Black Marlin Commercial Real Estate has most recently successfully completed on-time projects for the following:

- **Fortune 100 Business Group:** Lease renewal of
  - 5895 & 5927 Blackwelder St., Culver City, Ca.
  - 5383 Hollister Ave., Santa Barbara, Ca.
  - 3 Park Plaza, Irvine, Ca.local co-broker for **CBRE and Colliers International**  
*Patrick Wifler, SVP Occupier Services, Americas (949) 322-3080*
- **County of San Bernardino:** Lease of 15400 Civic Drive, Victorville Ca.  
*Amanda Duncan, RESD (909) 677-8702*
- **Vanir, Inc.:** Sale of 15529 Ramona Ave. and 15400 Civic Drive, Victorville Ca., Lease of 44451 20<sup>th</sup> Street, Lancaster  
*Frank Schnetz, Asset Manager (909) 884-9477*
- **Brentwood Investments:** Primary Leasing Broker for all their office and industrial assets, San Bernardino County, Ca.  
*Ed Mustafa, CEO (818) 406-1088*
- **Girl Scouts of San Geronio:** Primary Leasing and Sales Agent, Riverside and San Bernardino Counties, Ca.  
*Nancy Perdue (909) 307-6555*

### Services

- Sales Acquisition & Disposition
- Government – Corporate Occupiers
- Lease Audits & Profitability Projections
- Property Valuation & Investment Analysis
- Enterprise Clients | Occupier Services
- Assessment of Real Property Usage
- Forensic Research (Market/Feasibility Analysis & Market Trends)

### Contact

#### Walt Wehrmann

Broker, Owner  
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DVBE, SB, NVBDC  
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Small Business  
(Micro)

UNSPS: 80130000  
Real Estate Services

Cert ID: 2011757



Certificate Code: Y4LWG9DY

NAICS Codes:

531190 — Lessors of Other R.E. Property  
531210 — Office of R.E. Agents & Brokers  
531312 — Nonresidential Property Mgrs.

DUNS: 048994533  
CAGE Code: 86FT7  
DVBE/SB Cert ID: 2011757  
NVBDC-SDVOB Cert ID: Y4LWG9DY

### Black Marlin Commercial Real Estate

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