

Building Acquired to Serve as VESD District Office

Ron Barbieri of Bradco represented VESD for building acquisition

Ronald J. Barbieri, Ph.D., CPA and The Bradco Companies were very pleased recently to represent the Victor Elementary School District for the acquisition of a multi-story 30,192-square-foot property that will soon serve as the new District Office for the Victor Elementary School District (VESD).

“With nearly 24 years in the High Desert region, Bradco has developed a reputation for working diligently and effectively on behalf of our clients,” said Joseph W. Brady, president and founder of The Bradco Companies, “That outstanding reputation encourages clients such as the VESD to place their trust in our brokerage services when seeking an effective broker advocate.”

The property, located at 12219 Second St. is just north of Desert Valley Hospital and is within two blocks of the central portion of the Victor Valley. “The property, situated on 2.787 acres, was purchased for \$2,150,000 and measures 30,192 square feet according to the San Bernardino County Assessor’s Office,” explained Barbieri. The two-story building was developed by Joseph Chirco in 1991 according to records. All offers to purchase the building by the Victor Elementary School District were presented through The Bradco Companies, who negotiated the deal points on behalf of the buyer. “We were honored to represent Victor Elementary School District in this acquisition. While the VESD works with all commercial brokerage firms in the region, The Bradco Companies was able to successfully close the deal on behalf of this client,” explained Barbieri. Lee & Associates Inland Empire North, exclusively represented by contract the lender who foreclosed on this property.

“The property was listed for \$2,950,000 by Lee & Associates and had been exposed for over 618 days before we made our offer,” stated Barbieri. “As a Principal with The Bradco Companies, I could only encourage Victor Elementary School District to offer the maximum that we thought the property was worth at \$2,150,000.”

“We are proud to claim credit for this acquisition and to clarify our role in the transaction representing the buyers,” stated Barbieri. “I work on a great team. When my fellow associate Mr. Nick DiCosola and I moved to The Bradco Companies in September of 2011, I did so because of the company’s high degree of transparency and ethics and the fact that it only claims credit for what is factually correct.”

“It was unfortunate that a public relations firm used by another broker did not properly present all the facts regarding this deal,” stated Brady. “I am sure that the more professional firms in our industry do their best to ensure full disclosure when they have co-brokered a transaction with a fellow brokerage firm and give that firm the proper credit,” explained Brady, “However, as the longest standing full-service commercial, industrial, office, retail and land brokerage company in the Victor Valley, our firm felt the need to uphold our reputation in the community and publicly set the record straight in this transaction.”

About The Bradco Companies: Joseph W. Brady, Inc dba The Bradco Companies is the longest serving commercial, industrial and land brokerage firm serving the High Desert region. Incorporated in December of 1989, the firm has completed over 1,500 transactions and sales of nearly \$400,000,000. Joseph W. Brady, CCIM, SIOR and President has been the No. 1 ranked Commercial industrial Broker in 2005 and 2011 according to statistics released by the Victor Valley Association of Realtors Multiple Listing Services. The company recently negotiated a 505,192± square foot lease, the largest commercial lease ever recorded by the commercial brokerage industry in the High Desert region. The companies three Principals Joseph W. Brady President, Nick Di-Cosola Senior Vice President/Principal and Ronald J. Barbieri Ph.D, CPA Senior Vice President/Principal have over 100 years of collective commercial real estate experience and over 50 years of local knowledge. The company also publishes the Bradco High Desert Report, the only quarterly economic overview of the High Desert region that can be obtained for free at www.thebradcocompanies.com/register .

About TCN Worldwide: TCN Worldwide, a consortium of independent commercial real estate firms, provides complete integrated real estate solutions locally and internationally. With approximately \$21.6 billion in annual transactions and over 80 million square feet of space under management, the organization ranks as one of the largest service providers in the industry. An extensive range of real estate services coupled with a personal commitment to exceed client expectations is what allows TCN Worldwide to be a leader within the commercial real estate industry. Formed in 1989, TCN Worldwide is comprised of over 800 commercial real estate professionals serving more than 200 primary and secondary markets worldwide. www.tcnworldwide.com

— The Bradco Companies