

| # | LOCATION/APN   | COE*<br>DATE | SALE<br>PRICE | BLDG<br>SITE;<br>FAR**   | AGE;<br>ZONE | PRICE/<br>SQ.FT. | NET OPERATING INCOME                                       |         | OAR  |
|---|--|--------------|---------------|--------------------------|--------------|------------------|--|---------|------|
|   |  |              |               |                          |              |                  | TOTAL  | PER SF  |      |
| 1 | 1444 Marina Boulevard<br>San Leandro<br>APN: 077A-0714-006 | 5/10         | \$6,100,000   | 28,425<br>177,759<br>16% | 2002<br>1-2  | \$214.60         | \$379,050<br><i>Income from<br/>estimated market rent.</i> | \$13.34 | 6.2% |

| OAR  | GRANTOR/EE;<br>DOCUMENT #<br>CONFIRMATION  | OCCUPANCY...REMARKS   |
|------|--|---|
| 6.2% | Marina Management Group LLC/<br>Chrysler Group Realty Co LLC:<br># 141379<br><i>Confirmation: Broker</i> | <i>Vacant (0%)...</i><br>The property went into escrow roughly 60 days prior to the close of escrow. It was marketed for roughly half a year. The transaction represented a short sale, but the sale price is believed to be reflective of fair market value. The seller received cash. The building is of concrete construction. The interior was demised into a showroom, executive offices, conference rooms, and a kitchen. The service area is insulated with 17 car lifts, dynamometer, indoor drains, and a wash bay. The parts warehouse has a secure drop-off and loading area. The property had a paved and drained lot with an approximate 300 car parking capacity. |