

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

OAR	GRANTOR/EE; DOCUMENT # CONFIRMATION	OCCUPANCY...REMARKS
6.2%	Marina Management Group LLC/ Chrysler Group Realty Co LLC: # 141379 <i>Confirmation: Broker</i>	<i>Vacant (0%)...</i> 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.