



Prepared By: Ted Anderson

Property Information		Size & Price				Comments & Agent Information	
1	Svenhards 1180 3rd St Oakland CA Zone: West Oakland Major Use: Industrial Buyer: Advanced Cargo Seller: SVENHARDS PARTNERSHIP	Building SF: 122,240 SF Sale Price: \$8,000,000 Sale Price/SF: \$65.445/SF CAP Rate: 0.00%	Date Signed: 07/08/2015 Parking Ratio: 0 Site Size: 0 Loading Dock: 0	Office SF: 0 Clear Ht: - Year Built: 0	General Comments... Seller Leaseback for 6-9 months. SL Rep: Newmark Cornish & Carey, Emry Jim Bohar BY Rep: Colliers International, Oak Greig Lagomarsino Comp Source: OK-Cunningham	Comp #: U368988	
2	Mother's Cookies 810 81st Ave Oakland CA Zone: Oakland Coliseum/Airport Major Use: Industrial Buyer: 901 Jefferson Street, LLC Seller: San Francisco Regional Center LLC	Building SF: 192,557 SF Sale Price: \$10,265,000 Sale Price/SF: \$53.309/SF CAP Rate: 7.20%	Date Signed: 02/02/2015 Parking Ratio: 0 Site Size: 11.30 Loading Dock: 8	Office SF: 13,956 Clear Ht: 16'-20' Year Built: 0	General Comments... 1 tenant occupies 60k SF expanding to 82k SF; remainder is unoccupied. SL Rep: CBRE, Ontario Andrew Briner BY Rep: CBRE, Oakland Kathy Kelleher Comp Source: OK-Fracchia	Comp #: U362841	
3	California Glass Co. 155 98th Ave Oakland CA Zone: Oakland Coliseum/Airport Major Use: Industrial Buyer: CJ United Food Corp Seller: Silvani, Silvani & Silvani, LP	Building SF: 105,066 SF Sale Price: \$7,350,000 Sale Price/SF: \$69.956/SF CAP Rate: 0.00%	Date Signed: 08/22/2014 Parking Ratio: 0 Site Size: 217800 Loading Dock: 2	Office SF: 12,500 Clear Ht: - Year Built: 1965	General Comments... Power: 1000 Amps: 277/480 Volts, 3 phase. Metal bldg with great exposure on 98th SL Rep: Cassidy Turley, Oakland Jay Hagglund, SIOR BY Rep: Cassidy Turley, Oakland Kate Webster Comp Source: Tim Schmid	Comp #: U354030	
4	Pitco 727 Kennedy St Oakland CA Zone: Oakland Fruitvale Major Use: Warehouse Buyer: Westcore Properties, LLC Seller: Michael Hornstein	Building SF: 234,877 SF Sale Price: \$13,850,000 Sale Price/SF: \$58.967/SF CAP Rate: 6.70%	Date Signed: 07/01/2015 Parking Ratio: 0 Site Size: 0 Loading Dock: 0	Office SF: 1,200 Clear Ht: 18' Year Built: 1952	General Comments... Building was 98% leased at time of sale.; NOI: \$912,000. SL Rep: CBRE, Oakland BY Rep: Comp Source: OK-Hagglund	Comp #: U369318	

