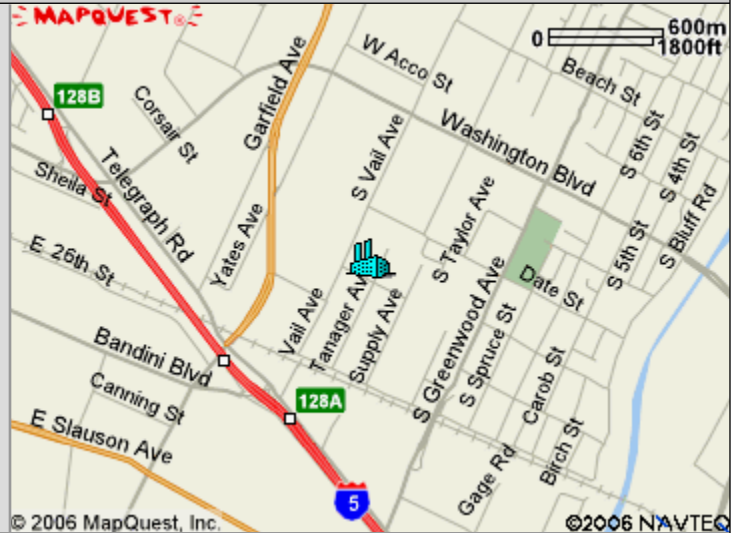


2749 Tanager Ave

SOLD

1

City of Commerce, CA 90040 - Montebello/Whittier Ind Submarket
Sale on 01/31/2007 for \$5,034,000 (\$115.00/SF) - Research Complete
43,775 SF Class C Manufacturing Building Built in 1959



Buyer & Seller Contact Info

Recorded Buyer: **Tiburon-Paradise Cay LLC**
465 Chapala Dr
Pacific Palisades, CA 90272

Recorded Seller: **6090 Pico Partnership LLC**
2749 Tanager Ave
Commerce, CA 90040
(323) 653-5678

Buyer Contact: **Robert Wynner**
Buyer Broker: **CB Richard Ellis**
Jeffrey Pion
(310) 550-2537

Seller Contact: **Moise Tishbi**
Listing Broker: **Grubb & Ellis**
Benjamin Ow
(310) 235-2968
Kathleen Silver
(310) 235-2955

Transaction Details

ID: 1231819

Sale Date: **01/31/2007 (217 days on market)**
Escrow Length: **14 days**
Sale Price: **\$5,034,000-Approximate**
Asking Price: **\$5,034,000**
Price/SF: **\$115.00**
Price/AC Land Gross: **\$3,311,842.11**

Sale Type: **Investment**
Bldg Type: **Manufacturing**
Year Built/Age: **Built in 1959 Age: 48**
RBA: **43,775 SF**
Land Area: **1.52 AC (66,211 SF)**

Percent Leased: **100.0%**
Tenancy: **Single**
Seller Cap Rate: **6.50%**
Sale Conditions: **1031 Exchange**

Percent Improved: **47.3%**
Total Value Assessed: **\$2,901,900 in 2006**
Improved Value Assessed: **\$1,371,900**
Land Value Assessed: **\$1,530,000**
Land Assessed/AC: **\$1,006,578**

No. of Tenants: **1**
Tenants at time of sale: **Milano Motors**
Legal Desc: **Por lots 7,8,11 & 12 El Carmel Trt bk 7 pg 134**
Parcel No: **6354-032-014**
Document No: **0219455**

2749 Tanager Ave**SOLD**

43,775 SF Class C Manufacturing Building Built in 1959 (con't)

Sale History: **Sold for \$5,034,000 (\$115.00/SF) on 01/31/2007**
Sold for \$2,845,000 (\$64.99/SF) on 06/06/2006
Sold for \$2,845,000 (\$64.99/SF) on 05/10/2005

Transaction Notes

Sales Price: The approximate sales price is based on the list price. Unable to obtain the actual sales price.

Exchange: This was the buyer's upleg and the seller's downleg in two separate and distinct 1031 exchanges.

Office Space: The building contains approximately 5,000 SF of office space.

Conditions: There were no conditions to the sale.

Current Industrial Information

ID: 259595

Bldg Type:	Manufacturing	RBA:	43,775 SF
Bldg Status:	Built in 1959	% Leased:	100.0%
Rent/SF/Mo:	-	Stories:	1
Bldg Vacant:	0 SF	Total Avail:	0 SF
Building FAR:	0.66	Warehouse Avail:	0 SF
Office Avail:	0 SF	CAM:	-
Max Contig:	-	Zoning:	M2, City of Commerce
Smallest Space:	-	Owner Type:	-
Land Area:	1.52 AC	Owner Occupied:	No
Lot Dimensions:	286x305	Tenancy:	Single
Ceiling Height:	16'0"	Column Spacing:	-
Loading Docks:	14 ext (bldg. total)	Levelators:	-
Cross Docks:	-	Crane:	-
Drive Ins:	1/18'0"w x 10'0"h (total)	Const Type:	Reinforced Concrete
Sprinklers:	Yes	Rail Spots:	Yes
Rail Line:	None		
Property Mix:	Industrial	38,960 SF	(89.0%)
	Office	4,815 SF	(11.0%)
Power:	400-800a/240v 3p 3w		
Utilities:	Heating, Lighting - Fluorescent		
Parking:	Free Surface Spaces		
Features:	A/C, Air Lines, Corner Lot, Fenced Lot, Skylights		

Location Information

Metro Market: **Los Angeles**
 Submarket: **Commerce Area Ind/Montebello/Whittier Ind**
 County: **Los Angeles**
 CBSA: **Los Angeles-Long Beach-Santa Ana, CA**
 CSA: **Los Angeles-Long Beach-Riverside, CA**
 DMA: **Los Angeles, CA**
 Map(Page): **Thomas Bros. Guide 676-B5**

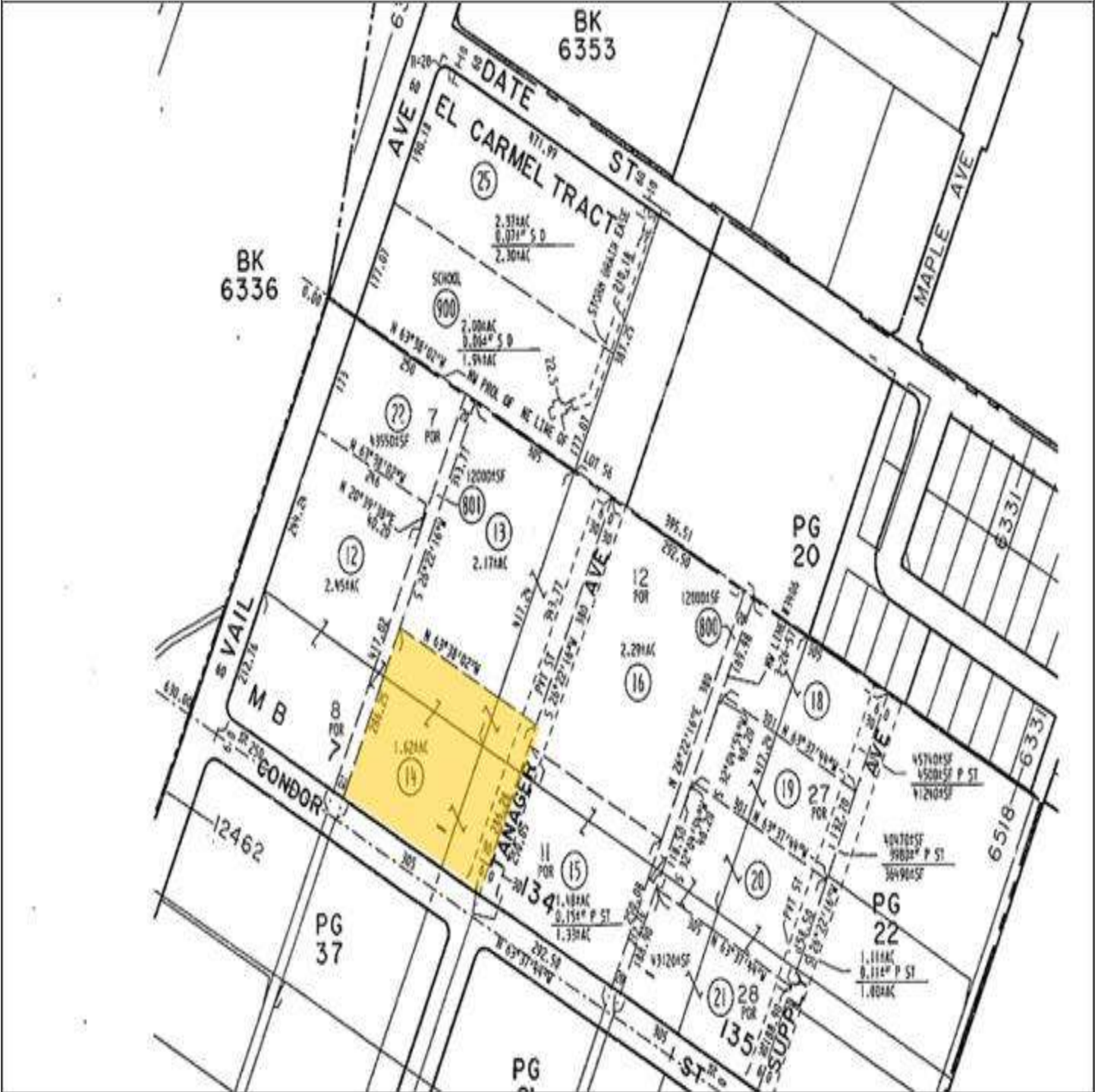
2749 Tanager Ave

SOLD

43,775 SF Class C Manufacturing Building Built in 1959 (con't)

Parcel Number: **6354-032-014**
Legal Description: **Por lots 7,8,11,12 El Carmel Trt bk 7 pg 134**
County: **Los Angeles**

Plat Map: 2749 Tanager Ave



2749 Tanager Ave

SOLD

43,775 SF Class C Manufacturing Building Built in 1959 (con't)

Plat Map: 2749 Tanager Ave

