

## Prequalified EXPRESS Exterior Tunnel Carwash Sites...are disappearing fast!

(August 1, 2012 deletions from Jack's list are found below)

### For what use are they being taken?

SITE # & Status	County	Size & ADT	Est. Cost	Use
#137 - in escrow	L. A.	34,876 SF Corner <b>63,000 ADT</b>	\$1,116,000 \$32 psf	Express Exterior Tunnel Carwash
#140 - Sold	Orange	45,025 SF Corner <b>79,000 ADT</b>	\$3,000,000 \$68 psf	Verizon retail store
#145 - Lease	L.A.	78,408 SF Corner <b>49,000 ADT</b>	\$271,000 NNN/yr. \$23,000 NNN/mo.	Express Exterior Tunnel Carwash...plus other retail uses later
#148 - Deleted	Orange	77,000 SF Upstream <b>71,000 ADT</b>	\$2,500,000 \$33 psf	Withdrawn from list because owner refused a full price offer...all cash w/ 60 days Due Diligence + 30 days to close.
#150 - Deleted	L.A.	3 sizes - 25,000 SF -36,000 SF -48,000 SF <b>48,000 ADT</b>	N/A	N/A - Complications created by 3 separate owners plus new, high land-prep costs kill this site. As such, it's not worth pursuing at this time.
#160 - in escrow	L.A.	23,000 SF Corner <b>56,000 ADT</b>	\$1,300,000 \$56 psf	Express Exterior Tunnel Carwash
#166 - in escrow	L.A.	3.27 AC corner <b>65,000 ADT</b>	\$6,410,000 \$45 psf	Developer is gathering retailers as tenants for the shopping center to be built here. Jack's client could have taken just a 45,000 SF corner parcel.
#172 - in escrow	L.A.	128,000 SF <b>52,000 ADT</b>	\$3,500,000 \$27 psf	Developer is assembling retail Tenants for new shopping center
#173 - Deleted	L.A.	28,000 SF Corner <b>43,000 ADT</b>	N/A	N/A - multiple owners can't make up their minds. No longer reasonable to pursue site.
#180 - Lease	L.A.	22,000 SF <b>60,000 ADT</b>	\$108,000 NNN/yr. \$8,000 NNN/mo.	Financial Services firm leased this.
#181 - Lease	Orange	39,000 SF <b>59,000 ADT</b>	\$144,000 NNN/yr. \$12,000 NNN/mo.	Retail store