

**Prequalified EXPRESS Exterior Tunnel Carwash
New-to-Industry Sites continue disappearing fast!**

(During the 15 months 08.01.2012 - 10.31.2013, 15 deletions from Jack's list are found below)

SITE # & Status	County	Size, Type & ADT	Est. Cost	Use For Which Taken
#137 - Sold	L. A.	34,876 SF Corner 63,000 ADT	\$1,116,000 \$32 psf	Express Exterior Tunnel Carwash
#140 - Sold	Orange	45,025 SF Corner 79,000 ADT	\$3,000,000 \$68 psf	Verizon retail store
#145 - Lease	L.A.	78,408 SF Corner 49,000 ADT	\$271,000 NNN/yr. \$23,000 NNN/mo.	Express Exterior Tunnel Carwash ...plus other retail uses later
#148 - Deleted	Orange	77,000 SF Upstream 71,000 ADT	\$2,500,000 \$33 psf	Withdrawn from list because owner refused a full price offer...all cash w/ 60 days Due Diligence + 30 days to close.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 48,000 ADT	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 - Sold	L.A.	23,000 SF Corner 56,000 ADT	\$1,300,000 \$56 psf	Express Exterior Tunnel Carwash
#166 - Sold	L.A.	3.27 AC corner 65,000 ADT	\$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 - Sold	L.A.	128,000 SF 52,000 ADT	\$3,500,000 \$27 psf	Developer is assembling retail Tenants for new shopping center
#173 - Deleted	L.A.	28,000 SF Corner 43,000 ADT	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 Corner 60,000 ADT	\$108,000 NNN/yr. \$8,000 NNN/mo.	Financial Services firm leased this.

#181 - Lease	Orange	39,000 SF Corner 59,000 ADT	\$144,000 NNN/yr. \$12,000 NNN/mo.	Retail store
#182 - Sold	Orange	3.9 acres / 169,884 SF Corner 60,000 ADT	\$5,890,000 \$35 psf	Buy & hold w/ \$30,000 / mo. gross rent income while gathering entitlements for mixed retail uses.
#203 - Sold	L. A.	1.0048 acre / 43,769 SF Corner 52,000 ADT	\$2,400,000 \$55 psf	Owner-user Nike Retail store
#189 - Deleted	Orange	1.51 acres / 66,000 SF Corner 41,600 ADT	N/A	Being rezoned to high-density residential. Now owner won't sell corner alone. Must buy the whole thing. Also, he requires a 30 day escrow plus 15 days to close.
#191 - Deleted	Orange	1.40 acres / 60,750 Corner 69,000 ADT	N/A	Owner took it off the market with the intention of redeveloping it themselves as a mixed use project involving: <ol style="list-style-type: none"> 1. Underground parking; 2. Retail at street level; and 3. Residential above.