

Industrial Sale Comp

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| Address: 2823 Adeline St, Oakland, CA | |
| Price: \$1,185,000 | Cost per sq.ft.: \$77.45/sq.ft.* |
| Building Size: 15,300 sq.ft. | Parcel: 25,660 sq.ft. |
| Sale Date: September 5, 2014 | On Market: 1 month |
| Terms, Conditions, Comments: Buyer put \$385,000 cash down. Hung Family Trust carried 1 st Deed of Trust - \$800,000 – 5.75% interest fixed – 20 year amortization – all due in 10 years – monthly payment – approx. \$5,616. Sold as-is. Underground tank came up clean – imminent closure. | |
| Seller: Hung Family Trust | Buyer: Sweet Maria's Coffee |
| Listing Broker: Scott Robinson and Ben Enos, Robinson Real Estate | Selling Broker: |



2823 Adeline Street, Oakland

Property extends all the way through to Magnolia Street

Approximately ±15,300 sq.ft. Open High Clear Work Space

Parcel – 25,660 sq.ft. – APN #005-0457-020-00

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| <ul style="list-style-type: none"> i <i>Approx. 1,900 sq.ft. offices</i> i <i>Great Natural Light</i> i <i>High Clear 16'-28' approx.</i> i <i>Easy freeway access near Bridge</i> | <ul style="list-style-type: none"> i <i>Power 3 Phase (to be verified)</i> i <i>2 large drive in doors</i> i <i>Clear span warehouse – no posts</i> i <i>Large off st yard – 11,000 sq.ft.</i> |
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Sale Price - \$ 1,225,000 (\$80/sq.ft.)

Lease Rate - \$ 7,500/month (\$0.49/sq.ft. IG)

***FOR FURTHER INFORMATION PLEASE CONTACT: Scott Robinson 510/914-8785
or scott@robinsonreal.com***