

# Sale Comps Map & List Report

Sale Comparables

7

Avg. Cap Rate

-

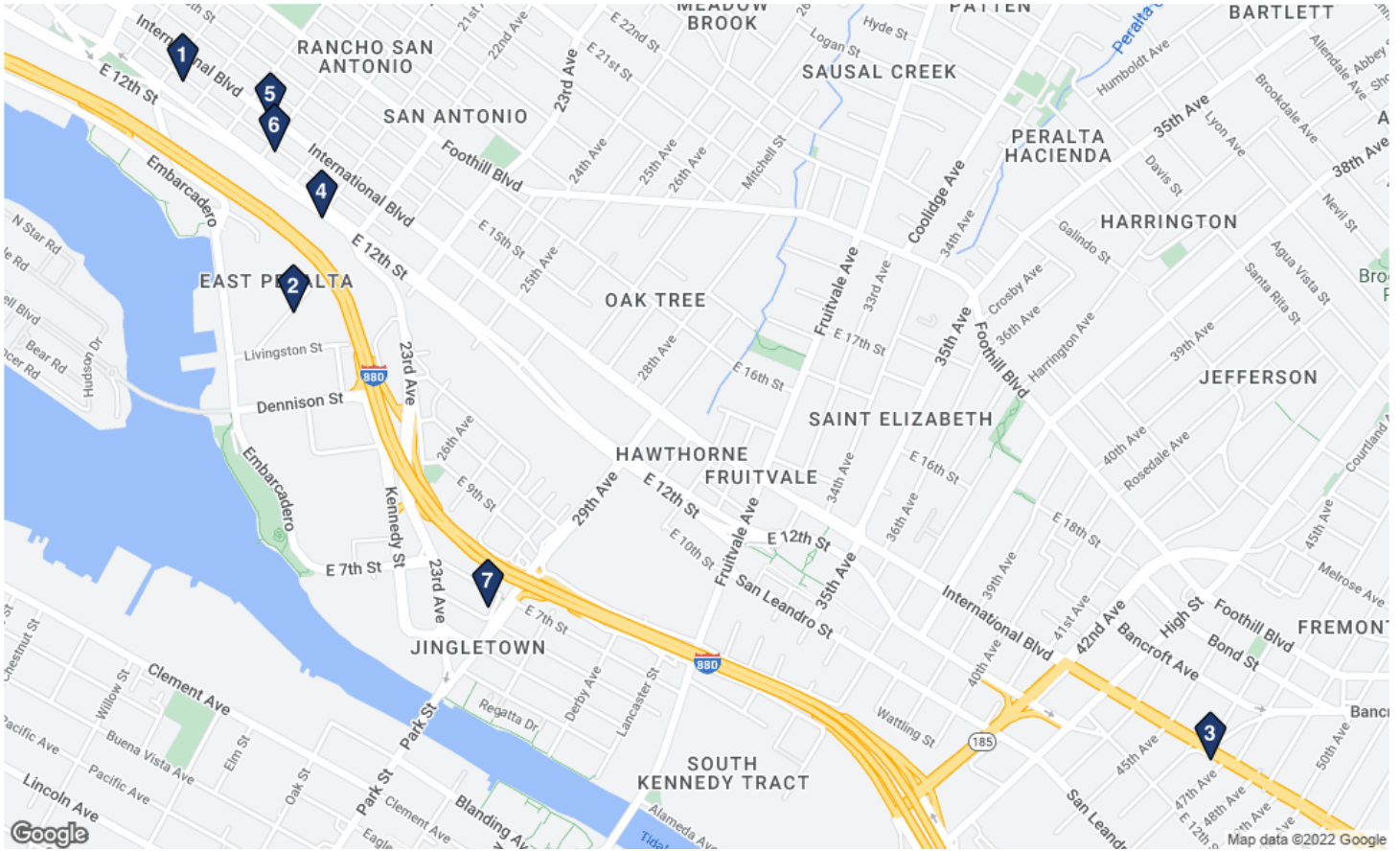
Avg. Price/SF

\$161

Avg. Vacancy At Sale

-

## SALE COMPARABLES LOCATIONS



## SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$1,150,000	\$2,556,071	\$2,300,000	\$4,500,000
Price Per SF	\$110	\$161	\$175	\$224
Cap Rate	-	-	-	-
Time Since Sale in Months	3.0	13.7	15.0	21.0
Property Attributes	Low	Average	Median	High
Building SF	10,175 SF	15,761 SF	13,327 SF	23,824 SF
Floors	1	2	2	2
Typical Floor	5,088 SF	11,689 SF	10,500 SF	23,824 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1912	1939	1940	1966
Star Rating	★☆☆☆☆	★★★☆☆ 1.9	★★★★☆ 2.0	★★★★★



# Sale Comps Map & List Report

Property Name - Address		Property				Sale			
		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	<a href="#">1622 E 12th Street,...</a> 1622 E 12th St Oakland, CA 94606	Warehouse ★★★★★	1925	10,500 SF	-	9/13/2022	\$2,350,000	\$224/SF	-
2	<a href="#">Embarcadero Cove</a> 2036-2040 Livingston St Oakland, CA 94606	Warehouse ★★★★★	1920	21,000 SF	-	4/1/2022	\$4,250,000	\$202/SF	-
3	<a href="#">4647 International...</a> Oakland, CA 94601	Retail ★★★★★	1966	13,327 SF	-	11/29/2021	\$1,500,000	\$113/SF	-
4	<a href="#">2121 E 12th St</a> Oakland, CA 94606	Warehouse ★★★★★	1959	23,824 SF	-	9/21/2021	\$4,500,000	\$189/SF	-
5	<a href="#">1845-1853 Interna...</a> Oakland, CA 94606	Industrial ★★★★★	1940	10,175 SF	-	6/22/2021	\$1,150,000	\$113/SF	-
6	<a href="#">1900-1906 E 12th St</a> Oakland, CA 94606	Manufacturing ★★★★★	1912	21,000 SF	-	5/6/2021	\$2,300,000	\$110/SF	-
7	<a href="#">2840-2846 Chapman...</a> Oakland, CA 94601	Light Distribution ★★★★★	1949	10,500 SF	-	3/19/2021	\$1,842,500	\$175/SF	-