

RECENT RETAIL INVESTMENT SALES

1. **Burger King**
Sale Price - \$800,000
Cap Rate - 6.25%
 Single Tenant Net Leased Property
 Building Size - 2,650 Sq. Ft.

1886 Villa Avenue
 Clovis, California
 3 Years Old At Time Of Sale
 Lot Size - 34,412 Sq. Ft.
 Cost Per Sq. Ft. - \$301



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Commercial Retail Associates

2. **Wachovia (Wells Fargo) Bank**
Sale Price - \$1,420,000
Cap Rate - 6.69%
 Single Tenant Net Leased Property
 Building Size - 3,983 Sq. Ft.

6106 North Fry Road
 Katy (Houston), Texas
 5 Years Old At Time Of Sale
 Lot Size - 39,578 Sq. Ft.
 Cost Per Sq. Ft. - \$356



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3. **Taco Bell Restaurant**
Sale Price - \$1,426,651
Cap Rate - 5.75%
 Single Tenant Net Leased Property
 Building Size - 2,108 Sq. Ft.

1085 East Champlain Drive
 Fresno, California
 12 Years Old At Time Of Sale
 Lot Size - 35,719 Sq. Ft.
 Cost Per Sq. Ft. - \$676



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4. **KFC Restaurant**
Sale Price - \$1,130,000
Cap Rate - 7.23%
 Single Tenant Net Leased Property
 Building Size - 3,030 Sq. Ft.

3400 McHenry Avenue
 Modesto, California
 23 Years Old At Time Of Sale
 Lot Size - 23,783 Sq. Ft.
 Cost Per Sq. Ft. - \$373



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5. **Manchester Plaza**
Sale Price - \$2,000,000
Cap Rate - 8.31% / 10.33%
 Multi-Tenant Strip Center
 Building Size - 24,220 Sq. Ft.

1803-1871 East Dakota Avenue
 Fresno, California
 40 Years Old At Time Of Sale
 Lot Size - 1.53 Acres
 Cost Per Sq. Ft. - \$83



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RECENT RETAIL INVESTMENT SALES (cont.)

6. **Long John Silver's / A&W Restaurant**
Sale Price - \$900,000
Cap Rate - 7%
 Single Tenant Net Leased Property
 Building Size - 2,433 Sq. Ft.

6821 South Memorial Drive
 Tulsa, Oklahoma
 16 Years Old At Time Of Sale
 Lot Size - 33,541 Sq. Ft.
 Cost Per Sq. Ft. - \$369



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7. **Bardsley Commercial Center**
Sale Price - \$2,550,000
Cap Rate - 7.03% / 7.27%
 Multi-Tenant Strip Center
 Building Size - 16,354 Sq. Ft.

1316 - 1368 East Bardsley Avenue
 Tulare, California
 3 Years Old At Time Of Sale
 Lot Size - 40,206 Sq. Ft.
 Cost Per Sq. Ft. - \$156



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8. **Starbucks / Subway**
Sale Price - \$1,875,000
Cap Rate - 5.75%
 Two-Tenant Retail Pad
 Building Size - 3,216 Sq. Ft.

444 - 452 West Noble Avenue
 Farmersville, California
 2 Years Old At Time Of Sale
 Lot Size - 19,344 Sq. Ft.
 Cost Per Sq. Ft. - \$583



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9. **Barnes & Noble**
Sale Price - \$12,000,000
Cap Rate - 3.83% In Place, 7.39% Projected
 Two Tenant Anchor Building
 Building Size - 50,000 Sq. Ft.

4001 California Avenue
 Bakersfield, California
 10 Years Old At Time Of Sale
 Lot Size - 4.36 Acres
 Cost Per Sq. Ft. - \$240



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10. **Wendy's Restaurant**
Sale Price - \$1,781,000
Cap Rate - 6.00%
 Single Tenant Net Leased Property
 Building Size - 2,500 Sq. Ft.

1400 Martin Luther King, Jr. Way
 Merced, California
 20 Years Old At Time Of Sale
 Lot Size - 29,982 Sq. Ft.
 Cost Per Sq. Ft. - \$712



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RECENT RETAIL INVESTMENT SALES (cont.)

11.

Wendy's Restaurant
Sale Price - \$1,800,000
Cap Rate - 6.00%

Single Tenant Net Leased Property
Building Size - 2,895 Sq. Ft.

1617 North Carpenter Road
Modesto, California
10 Years Old At Time Of Sale
Lot Size - 35,384 Sq. Ft.
Cost Per Sq. Ft. - \$622

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