

pmcnevin@cox.net

From: pmcnevin@cox.net
Sent: Thursday, January 05, 2006 12:49 PM
To: janwallace@att.net
Subject: [Fwd: land comps]
Attachments: Surprise comps_20060105101410.pdf

Jan,
Attached you will find transactions / comps for C-2 in the city of Surprise (29 pages, sorry)to use as comps for the Jomax deal. Please also note that I have hard copies and can send you a fax if you or Heather are unable to open and print the attached file.

regards,
patrick

>
> From: "Mike Allen" <mallen@insightland.com>
> Date: 2006/01/05 Thu PM 12:13:22 EST
> To: "Patrick McNevin" <pmcnevin@cox.net>
> Subject: land comps
>
> Patrick, give me call if you have any questions. Mike
>
>
>

Full Message Headers

Received: from fed1rmmtao07.cox.net ([68.230.241.32])
by worldnet.att.net (mtiwmxc14) with ESMTP
id <20060105175300014002qnvee>; Thu, 5 Jan 2006 17:53:00 +0000
X-Originating-IP: [68.230.241.32]
Received: from [172.18.180.8] (really [172.18.180.10])
by fed1rmmtao07.cox.net
(InterMail vM.6.01.05.02 201-2131-123-102-20050715) with SMTP
id <20060105175204.OSAD3131.fed1rmmtao07.cox.net@[172.18.180.8]>
for <janwallace@att.net>; Thu, 5 Jan 2006 12:52:04 -0500
X-Mailer: Openwave WebEngine, version 2.8.15 (webedge20-101-1103-20040528)
From: <pmcnevin@cox.net>
To: <janwallace@att.net>
Subject: [Fwd: land comps]
Date: Thu, 5 Jan 2006 12:49:37 -0500
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Status: RO
MIME-Version: 1.0
Content-Type: multipart/mixed;
boundary="--boundary-LibPST-iamunique-945119021_-_-"

SE Bell Rd & Sarival Ave *Published*

Surprise, AZ 85374

C-2 Zoned Acreage of 956,578 SF Sold for **\$7,500,000**

buyer

Westfield/AZ, LLC
c/o Westfield Capital Partners
717 17th St Suite 2000
Denver , CO 80202-3330
(303) 892-1111

seller

JBB Land Company, LLC
c/o Rick Burton
8273 N Coconino Rd
Paradise Valley , AZ 85253-8104
(602) 977-2999

Photo N/Ap, Land Sale

vital data

Sale Date:	10/11/2005	Sale Price:	\$7,500,000
Escrow/Contract:	N/Av	Status:	Affidavit
Days on Market:	N/Av	Down Pmnt:	\$833,250
Exchange:	N/Av	Pct Down:	11%
Conditions:	Not Available	Doc No:	1509171
Zoning:	C-2, Surprise	Trans Tax:	N/Av
Frontage:	1200' Bell Rd (est)	Submarket:	Sun City
		Topography:	Level
		Structures:	None
		Land Improvements:	Raw land
		Offsites:	All to site
		Lot Dimensions:	Irregular
		Corner:	No
Comp No:	PXC-90078-11-0520	Property Type:	Commercial Land
Intended Use:	To hold for development of a retail center		

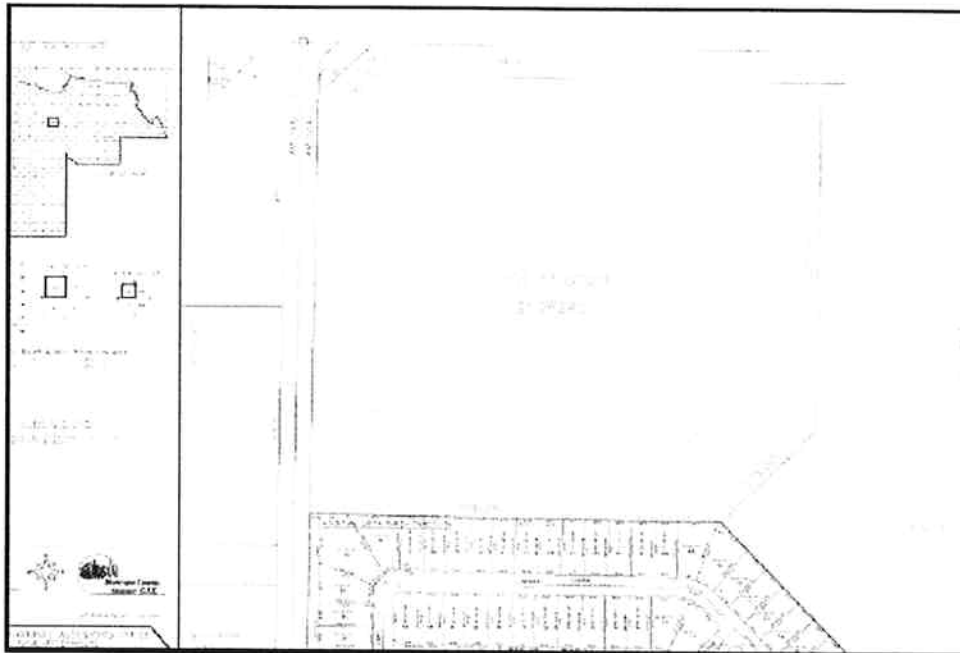
income/expense

	Gross Acreage	Net Acreage	listing broker
Acres:	21.960	N/Av	Unknown
Price/Acre:	\$341,530	N/Av	buyers broker
SF:	956,578	N/Av	Unknown
Price/SF:	\$7.84	N/Av	

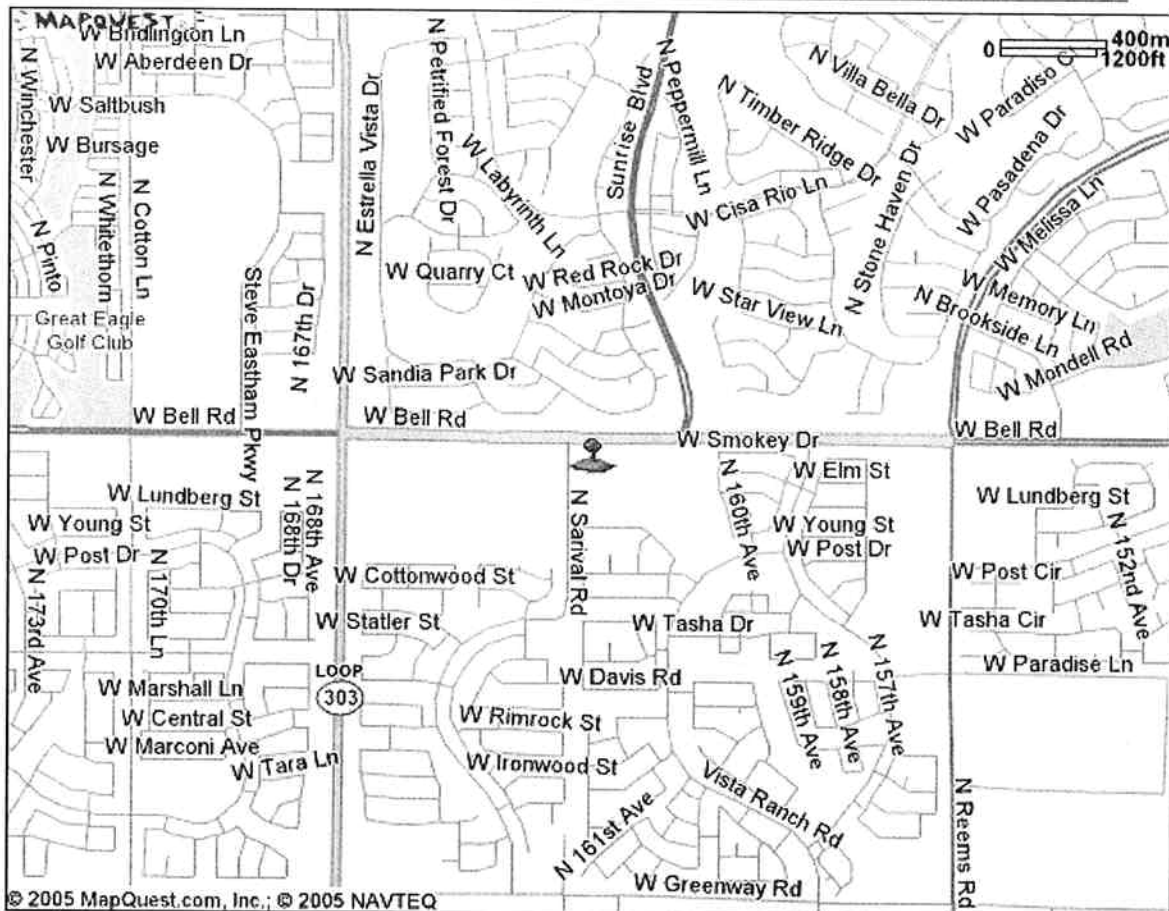
financing

1st Guaranty Bank
 Bal/Pmt: **\$6,666,750**

plat map

Map: **101-145/LG** Legal: **Por NW4 sec 6 T3N R1W**Comps No: **PXC-90078-11-0520** Parcel Number: **501-77-002D** Title Co: **Lawyers Title**

site map



This site map is derived from MapQuest.com Inc. No opinion is expressed concerning the accuracy of any information contained herein.

description

* additional contacts

Buyer's Signer

Randy M Schwartz

(303) 892-1111

Buyer Contact

Ray H D'Ardenne

(303) 663-9269

Financing:

1st Guaranty Bank \$6,666,750

* Condition: This transaction was part of a double escrow. In a prior transaction, per document 05-1509170, JBB Land Company, LLC purchased the property from Sarival 22 INvestments, LLC for the reported sale price of \$6,616,757

Doc Num / Transfer Tax

1509171 (N/Av)

Recording Date: 10/11/2005

CoStar Contact: Tom Summers

Date: 11/30/2005

Email: qualitycontrol@costar.com

Phone: (800)613-1303

Deed Date: 10/11/2005

Updated Date: 11/30/2005

SW of Grand & Litchfield Rd *Published*Grand Avenue Professional Plaza
Surprise, AZ 85374**Multi Tenant Low Rise(1 - 3 sty) Site** of 1,045,710 SF Sold for **\$6,447,678**

buyer

E & V Investments LLC
c/o Vito Ancona
8591 W Washington St Suite 100
Tolleson , AZ 85353-3201
(602) 587-1888

seller

Surprise America LLC
c/o Freddy Garmo
275 E Douglas Ave Suite 110
El Cajon , CA 92020-4582
(619) 441-2500

Photo N/Ap, Land Sale

vital data

Sale Date:	05/27/2005	Sale Price:	\$6,447,678
Escrow/Contract:	N/Av	Status:	Affidavit
Days on Market:	N/Av	Down Pmnt:	\$1,697,678
Exchange:	No	Pct Down:	26%
Conditions:	None	Doc No:	0713127
Zoning:	PAD, Suprise	Trans Tax:	N/Av
Frontage:	820' Grand Ave	Submarket:	Sun City
		Topography:	Level
		Structures:	None
		Land Improvements:	Platted and engineered
		Offsites:	All to site
		Lot Dimensions:	Irregular
		Corner:	No
Comp No:	PXC-10947-08-0520	Property Type:	Commercial Land
	Intended Use: Hold for development		

income/expense

	Gross Acreage	Net Acreage	listing broker
Acres:	24.006	N/Av	Unknown
Price/Acre:	\$268,586	N/Av	buyers broker
SF:	1,045,710	N/Av	Unknown
Price/SF:	\$6.17	N/Av	

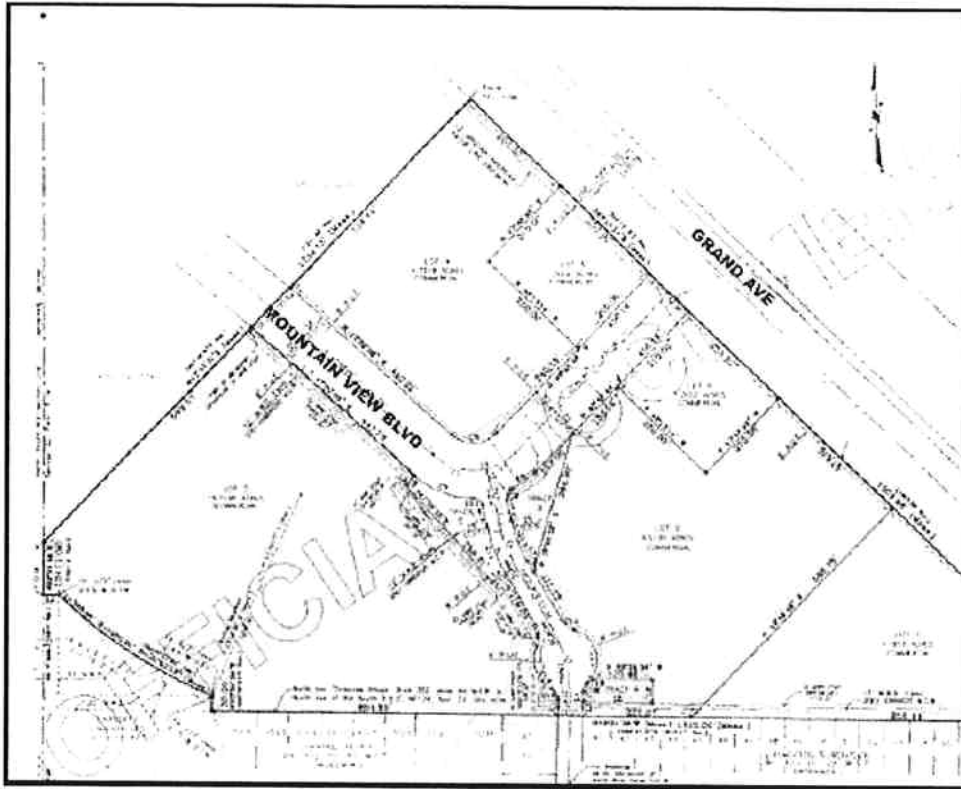
financing

1st Arizona Business Bank(VIR)
Bal/Pmt: \$4,750,000

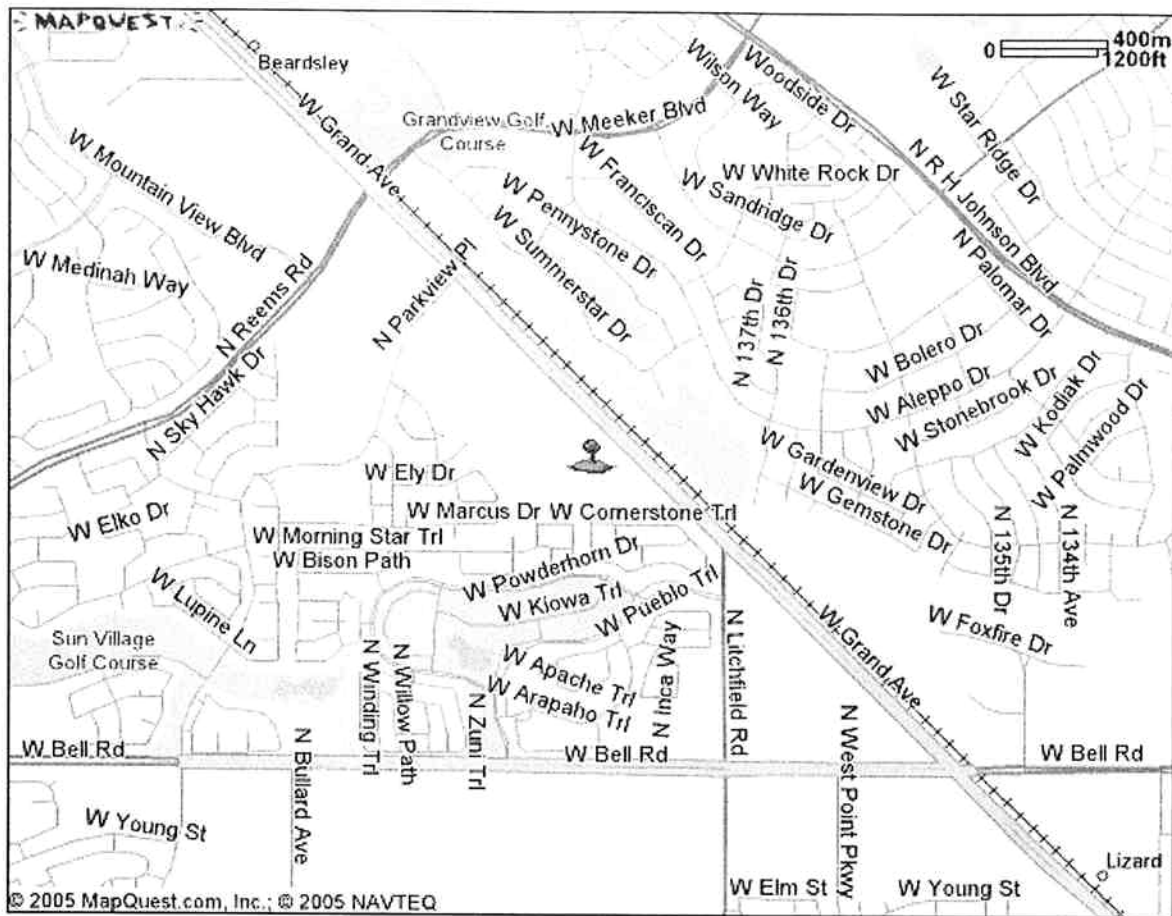
plat map

Map: **81-147/LF** Legal: **Lots 2-4 & 6 & trts A-C Grand Avenue Professional Plaza Amended bk 652 pg 29**

Comps No: **PXC-10947-08-0520** Parcel Number: **503-98-916 thru 923** Title Co: **Lawyer Title Insurance Corp.**



site map



This site map is derived from MapQuest.com Inc. No opinion is expressed concerning the accuracy of any information contained herein.

SE Parkview Pl & Bell Rd *Published*

Surprise Stadium Village

Surprise, AZ 85374

PAD Zoned Acreage of 720,315 SF Sold for **\$6,144,303**

buyer

Broadway Chinatown
c/o J. Fraydoon Bral
P.O. Box 811812
Los Angeles, CA 90017

seller

Stadium Village, LLC
c/o Millennium Properties & Development
8665 W Flamingo Suite 200
Las Vegas, NV 89147
(702) 933-2000

Photo N/Ap, Land Sale

vital data

Sale Date:	09/29/2005	Sale Price:	\$6,144,303
Escrow/Contract:	N/Av	Status:	Affidavit
Days on Market:	N/Av	Down Pmnt:	\$6,144,303
Exchange:	N/Av	Pct Down:	100%
Conditions:	Not Available	Doc No:	1446954
Zoning:	PAD, Surprise	Trans Tax:	N/Av
Frontage:	900' Paradise Ln (est)	Submarket:	Sun City
		Topography:	Level
		Structures:	None
		Land Improvements:	None
		Offsites:	All to site
		Lot Dimensions:	Irregular
		Corner:	No
Comp No:	PXC-84527-12-0520	Property Type:	Commercial Land
Intended Use:	To construct a mix-use development of retail/residential/office/hotels		

income/expense

Gross Acreage
 Acres: **16.536**
 Price/Acre: **\$371,571**
 SF: **720,315**
 Price/SF: **\$8.53**

Net Acreage
N/Av
N/Av
N/Av
N/Av

listing broker

Don Bennett & Associates, Inc.
250 N Litchfield Rd
Goodyear, AZ 85338 -1367
(623) 932-2000

Kevin Helland, Matthew Tafoya

buyers broker

Buyer is broker - represented self

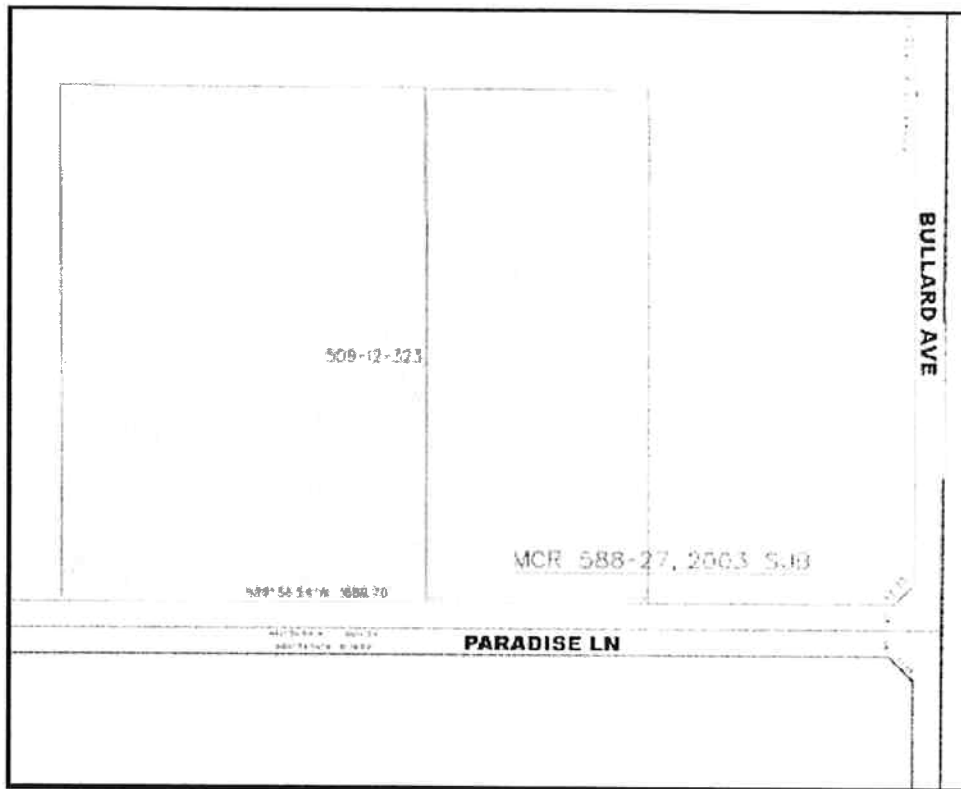
financing

Not Applicable - all cash sale

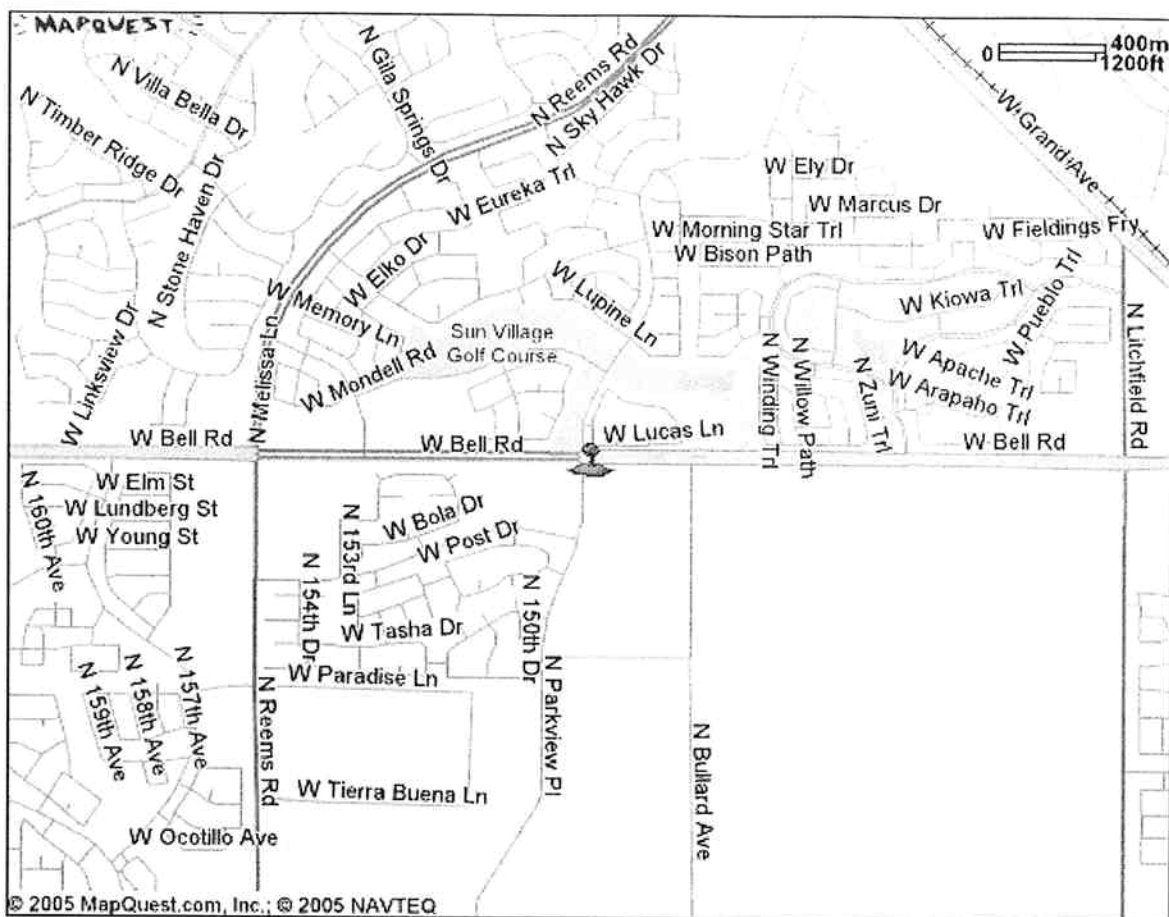
plat map

Map: **101-146/LG** Legal: **Por parcel 7 Orchards-Amended bk 588 pg 27 aka por NE4 sec 5 T3N R1W**

Comps No: **PXC-84527-12-0520** Parcel Number: **509-12-323(por)** Title Co: **First American**



site map



This site map is derived from MapQuest.com Inc. No opinion is expressed concerning the accuracy of any information contained herein.

description

* additional contacts
Company President-Seller
Jeff Chain
(702) 933-2000

Additional Selling Partner
Jim Wilcox
(702) 933-2000

* Sale Price: We've combined documents 05-1446954 and 05-1447929. The reported sale price is the combined total of these transactions.

* Area Map: A current subdivision map was not available at time of publication.

Doc Num / Transfer Tax
1446954 (N/Av)

Recording Date: 09/29/2005

CoStar Contact: Tom Summers
Date: 12/13/2005
Email: qualitycontrol@costar.com
Phone: (800) 613-1303
Deed Date: 09/29/2005
Updated Date: 12/15/2005

SE Bell Rd & 163rd Ave *Published*

Surprise, AZ 85374

PAD Zoned Acreage of 796,138 SF Sold for **\$6,000,000**

buyer

Greystone Surprise Associates, LLC
c/o Walter Eeds
341 Bayside Dr Suite 7
Newport Beach, CA 92660-7211
(949) 723-9494

seller

Bragg Holdings, LLC (et al)
c/o Anicia Bragg
3131 E Camelback Rd Suite 212
Phoenix, AZ 85016-4500
(602) 200-9700

Photo N/Ap, Land Sale

vital data

Sale Date:	09/15/2005	Sale Price:	\$6,000,000
Escrow/Contract:	N/Av	Status:	Affidavit
Days on Market:	N/Av	Down Pmnt:	\$666,750
Exchange:	No	Pct Down:	11%
Conditions:	None	Doc No:	1361270
Zoning:	PAD, Surprise	Trans Tax:	N/Av
Density:	N/Av	Submarket:	Sun City
No Units:	N/Av	Topography:	Level
Price/Units:	N/Av	Structures:	None
		Land Improvements:	None
		Offsites:	All to site
		Lot Dimensions:	Irregular
		Corner:	No
Comp No:	PXA-75973-12-0520	Property Type:	Residential Land
Intended Use:	Hold for development		

income/expense

	Gross Acreage	Net Acreage	listing broker
Acres:	18.277	N/Av	Unknown
Price/Acre:	\$328,281	N/Av	buyers broker
SF:	796,138	N/Av	Unknown
Price/SF:	\$7.54	N/Av	

financing

1st Guaranty Bank & Trust Co(VIR)
Bal/Pmt: \$5,333,250

plat map

Map: **101-145/LG** Legal: **Por NE4 sec 6 T3N R1W**

Comps No: **PXA-75973-12-0520** Parcel Number: **501-77-002H** Title Co: **Lawyers Title**



site map



description

Financing:

1st Guaranty Bank & Trust Co \$5,333,250 VIR,

* Additional Sellers: Jewapa, LLC, Jopawi LLC, Pateone LLC, and Pajosa LLC

Doc Num / Transfer Tax

1361270 (N/Av)

Recording Date: 09/15/2005

CoStar Contact: Tom Summers

Date: 12/22/2005

Email: qualitycontrol@costar.com

Phone: (800)613-1303

Deed Date: 09/15/2005

Updated Date: 12/22/2005

SW cnr Greenway Rd & Reems Rd *Published*

Greenway Marketplace

Surprise, AZ 85379

Neighborhood/Community Center Site of 428,150 SF Sold for **\$4,922,897**buyer

Donahue Schriber Realty Group, LP (et al)
c/o Charlie Hickcox (VP)
1730 E Northern Ave Suite 204
Phoenix , AZ 85020-3900
(602) 674-5522

Photo N/Ap, Land Sale

seller

Countryside Commons, LLC
c/o Fred L. Merrill, Jr. (Pres)
8755 E Bell Rd Suite 101
Scottsdale , AZ 85260-1309

vital data

Sale Date:	09/07/2005	Sale Price:	\$4,922,897
Escrow/Contract:	N/Av	Status:	Confirmed
Days on Market:	N/Av	Down Pmnt:	\$4,922,897
Exchange:	No	Pct Down:	100%
Conditions:	None	Doc No:	1309027
Zoning:	PAD, Surprise	Trans Tax:	N/Av
Frontage:	660' Greenway	Submarket:	Sun City
		Topography:	Level
		Structures:	None
		Land Improvements:	Raw land
		Offsites:	All to site
		Lot Dimensions:	Irregular
		Corner:	Yes
Comp No:	PXC-71608-10-0520	Property Type:	Commercial Land
Intended Use:	To construct a 73,000 SF shopping center		

income/expense

	Gross Acreage	Net Acreage
Acres:	9.829	N/Av
Price/Acre:	\$500,854	N/Av
SF:	428,150	N/Av
Price/SF:	\$11.50	N/Av

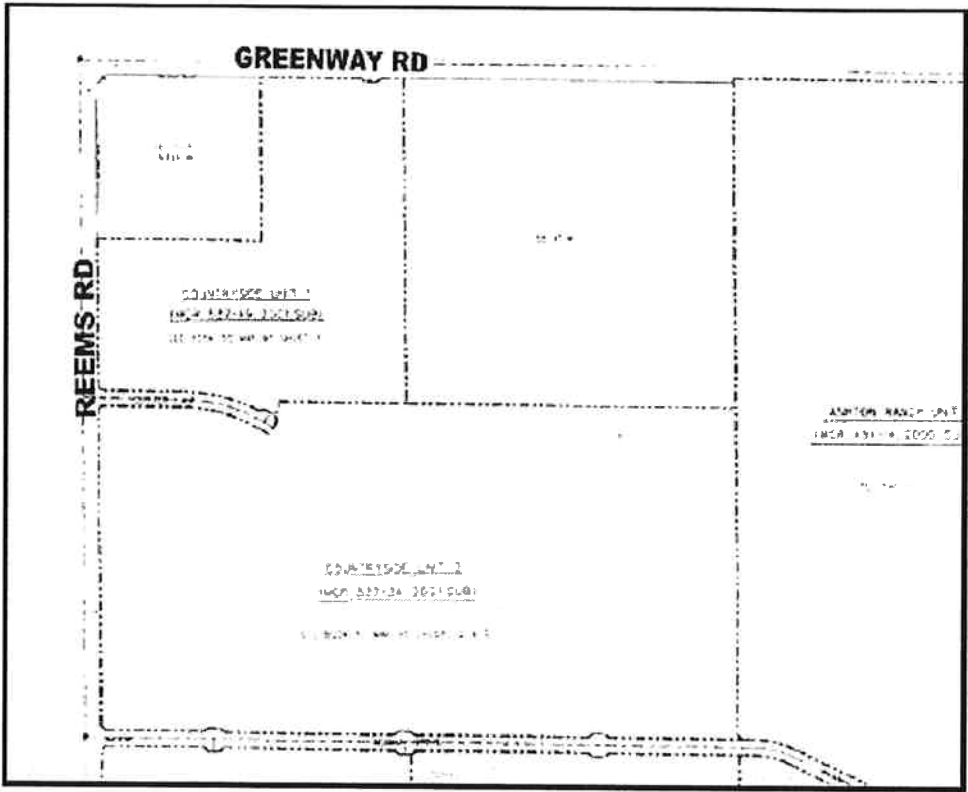
listing broker**Seller is broker - represented self**buyers broker**Buyer is broker - represented self**financing

Not Applicable - all cash sale

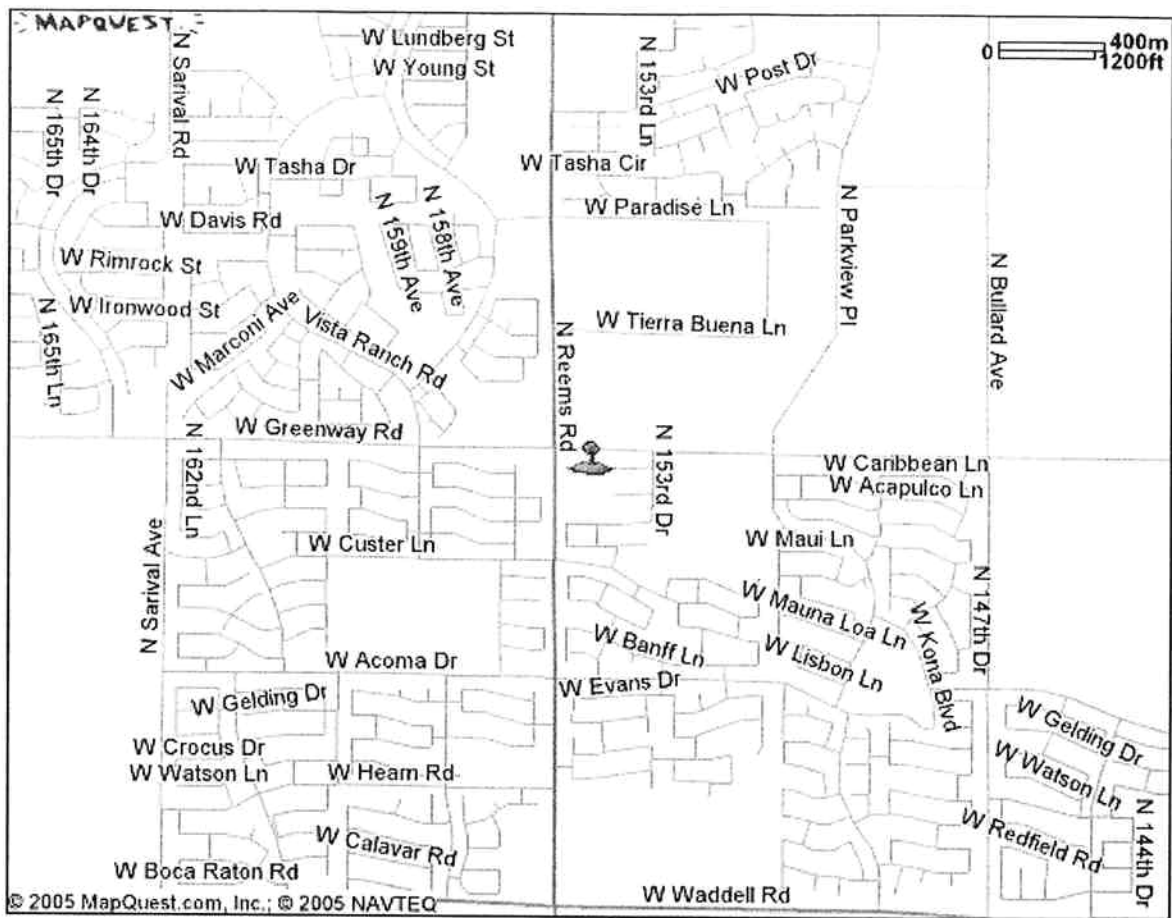
plat map

Map: **101-146/LH** Legal: **Por NW4 sec 8 T3N R1W**

Comps No: **PXC-71608-10-0520** Parcel Number: **501-17-014C** Title Co: **Fidelity**



site map



This site map is derived from MapQuest.com Inc. No opinion is expressed concerning the accuracy of any information contained herein.

description

* additional contacts

Company President (Buyer)

Thomas Schriber (CEO)

(714) 545-1400

* Buyer: www.donahueschriber.com

* Description: Per Donahue Schriber, the proposed Greenway Marketplace will be anchored by a 40,000 SF grocery store. The estimated cost for this 73,000 SF retail center will be in the range of \$8.0 million.

Doc Num / Transfer Tax
1309027 (N/Av)

Recording Date: 09/07/2005

CoStar Contact: Tom Summers
Date: 10/21/2005
Email: qualitycontrol@costar.com
Phone: (800)613-1303
Deed Date: 09/07/2005
Updated Date: 10/21/2005

SE Parkview Pl & Bell Rd *Published*

Surprise Stadium Village

Surprise, AZ 85374

PAD Zoned Acreage of 408,871 SF Sold for **\$4,619,590**

buyer

Broadway Chinatown, LLC
c/o J. Fraydoon Bral
PO Box 811812
Los Angeles, CA 90017

seller

Crown Commercial Investments, LLC
c/o David Zarabi
523 N Rodeo Dr
Beverly Hills, CA 90210
(310) 247-8800

Photo N/Ap, Land Sale

vital data

Sale Date:	09/29/2005	Sale Price:	\$4,619,590
Escrow/Contract:	N/Av	Status:	Affidavit
Days on Market:	N/Av	Down Pmnt:	\$4,619,590
Exchange:	N/Av	Pct Down:	100%
Conditions:	Double Escrow	Doc No:	1447786
Zoning:	PAD, Surprise	Trans Tax:	N/Av
Frontage:	500' Parkview	Submarket:	Sun City
		Topography:	Level
		Structures:	None
		Land Improvements:	None
		Offsites:	All to site
		Lot Dimensions:	Irregular
		Corner:	No
Comp No:	PXC-84531-12-0520	Property Type:	Commercial Land
Intended Use:	To develop a mix-use complex of residential/office/retail/hotels		

income/expense

	Gross Acreage
Acres:	9.386
Price/Acre:	\$492,179
SF:	408,871
Price/SF:	\$11.30

Net Acreage

N/Av**N/Av****N/Av****N/Av**

listing broker

Don Bennett & Associates, Inc.
250 N Litchfield Rd
Goodyear, AZ 85338 -1367
(623) 932-2000

Matthew Tafoya, Kevin Helland

buyers broker

Buyer is broker - represented self

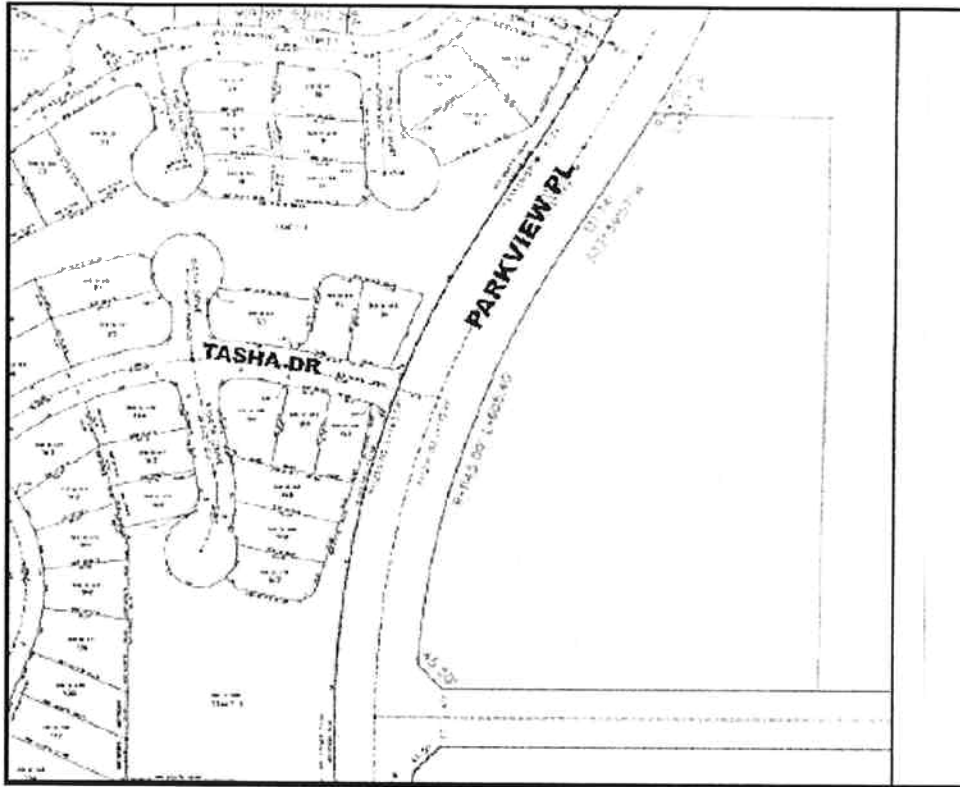
financing

Not Applicable - all cash sale

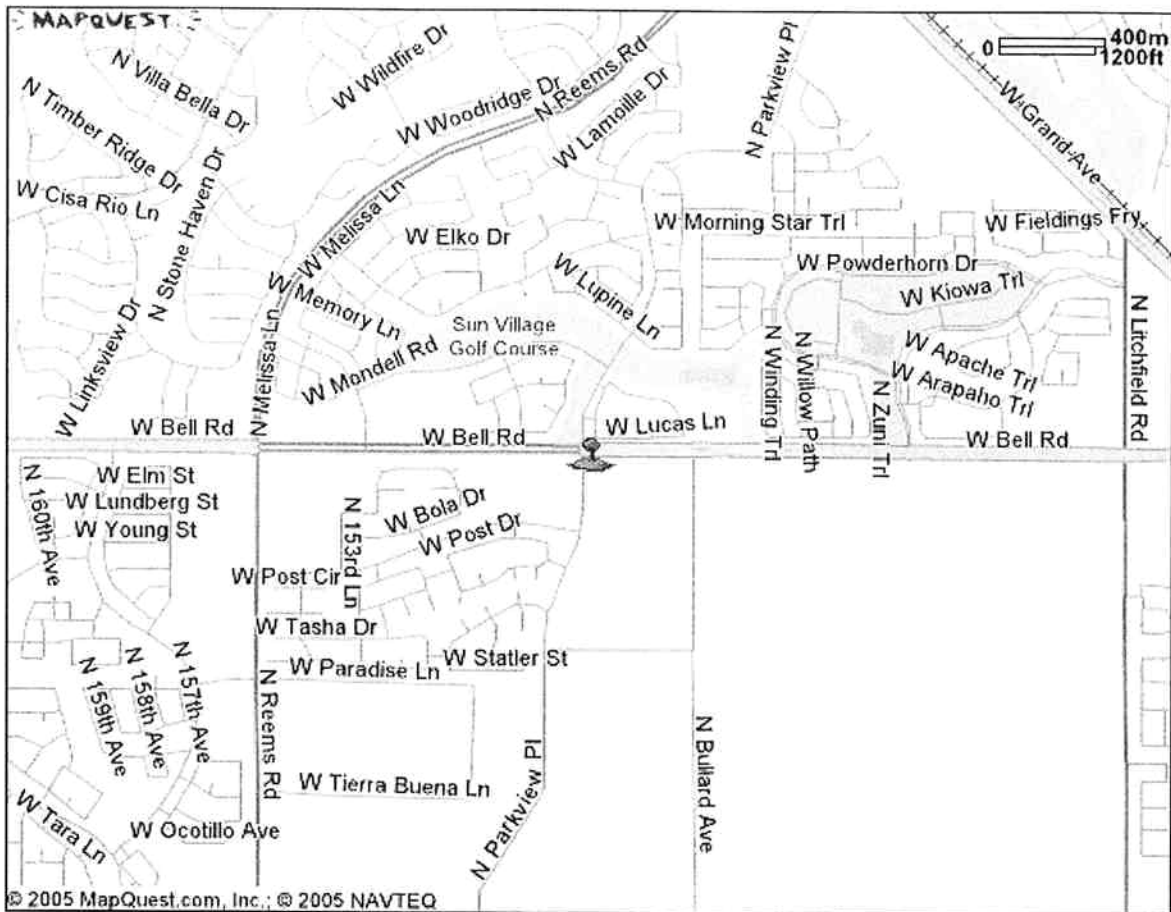
plat map

Map: **101-146/LG** Legal: **Por parcel 7 Orchards-Amended bk 588 pg 27 aka por NE4 sec 5 T3N R1W**

Comps No: **PXC-84531-12-0520** Parcel Number: **509-12-323(por)** Title Co: **First American**



site map



This site map is derived from MapQuest.com Inc. No opinion is expressed concerning the accuracy of any information contained herein.

SW Parkview Pl/Mountain Vw *Published*

Surprise, AZ 85374

Apartment Site of 1,229,437 SF Sold for **\$4,303,198**

buyer

Parkview Place Joint Venture
c/o Richard J. Effress
11811 N Tatum Blvd Suite 1005
Phoenix, AZ 85028-1614
(602) 494-0202

seller

Parkview Place Joint Venture
c/o Hamilton E. McRae III
11811 N Tatum Blvd Suite 1005
Phoenix, AZ 85028
(602) 494-0202

Patrick,

*This was the parcel
 that was double escrowed for
 \$ 7,850,000
 (\$ 6.44 S.F.)*

Photo N/Ap, Land Sale

vital data

Sale Date:	07/22/2005	Sale Price:	\$4,303,198
Escrow/Contract:	N/Av	Status:	Confirmed
Days on Market:	N/Av	Down Pmnt:	\$378,198
Exchange:	No	Pct Down:	9%
Conditions:	None	Doc No:	1033398
Zoning:	PAD, Surprise	Trans Tax:	N/Av
Density:	N/Av	Submarket:	Sun City
No Units:	N/Av	Topography:	Level
Price/Units:	N/Av	Structures:	None
		Land Improvements:	Platted and engineered
		Offsites:	All to site
		Lot Dimensions:	Irregular
		Corner:	No
Comp No:	PXA-45203-09-0520	Property Type:	Residential Land
Intended Use:	To hold for multi-family residential development		

income/expense

	Gross Acreage	Net Acreage
Acres:	28.224	N/Av
Price/Acre:	\$152,466	N/Av
SF:	1,229,437	N/Av
Price/SF:	\$3.50	N/Av

listing broker

Seller is broker - represented self

buyers broker

Insight Land & Investment
3040 N 44th St
Phoenix, AZ 85018 -7225
(602) 385-1515
Brian Waggoner, Mike Allen

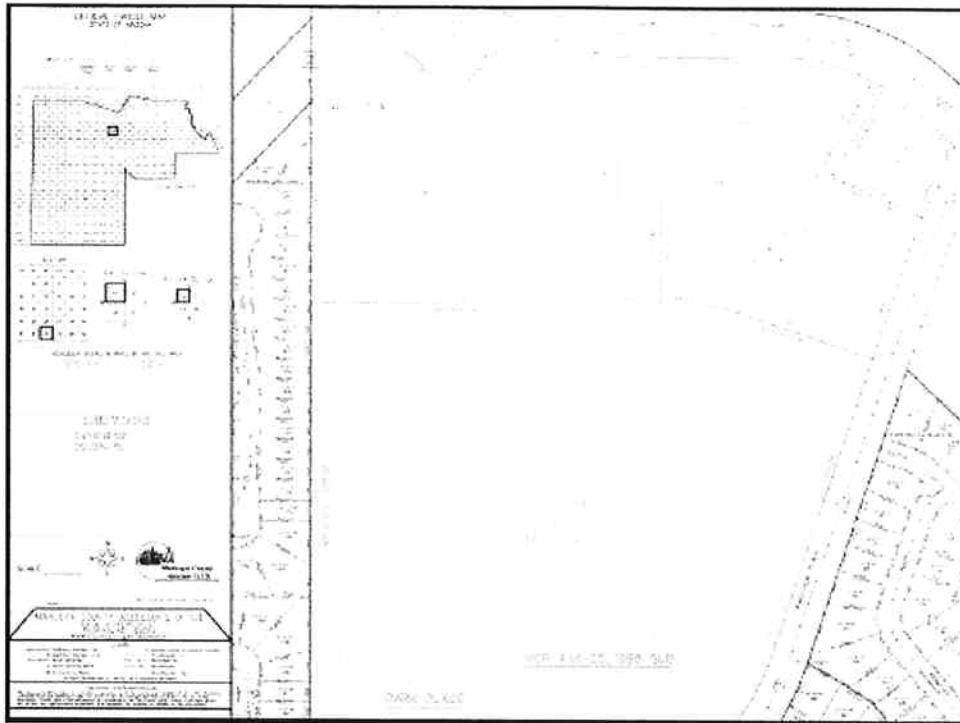
financing

1st National Bank of Arizona
Bal/Pmt: \$3,925,000

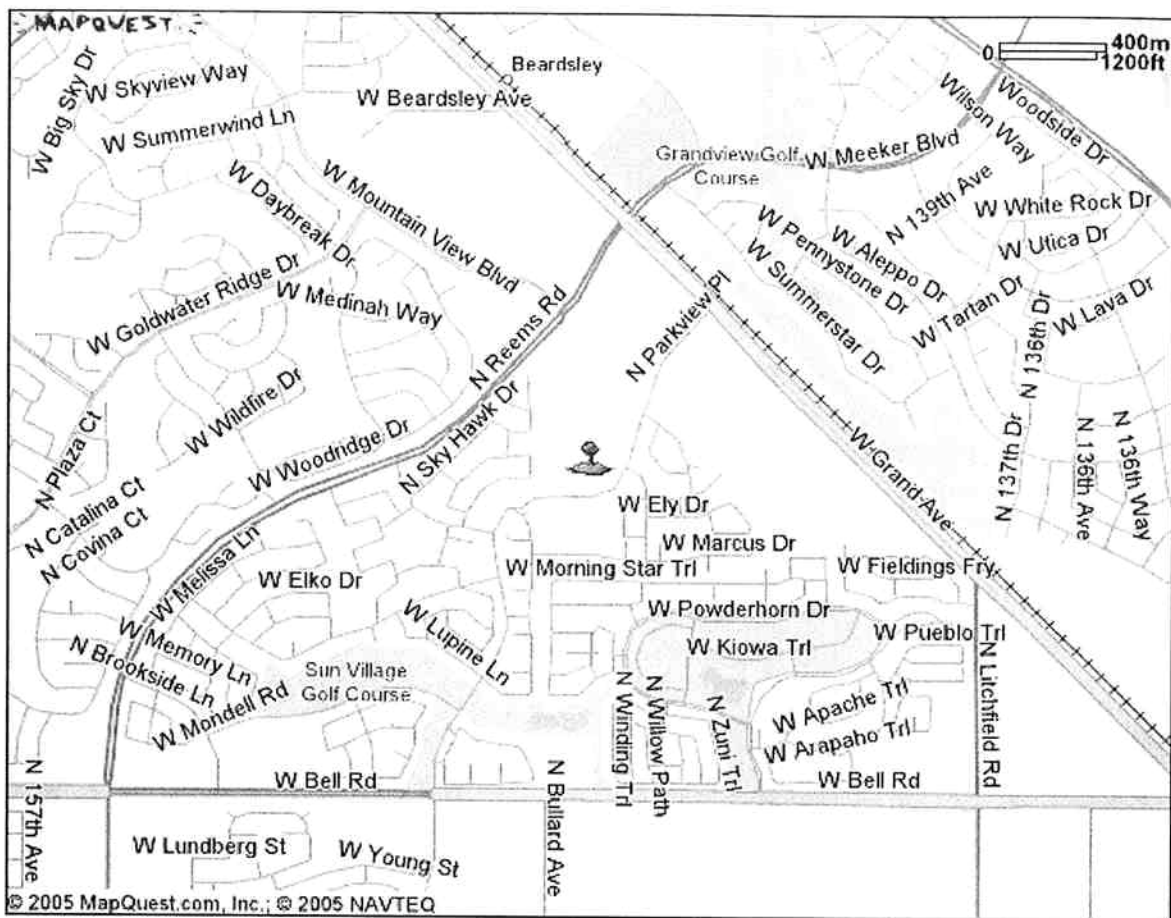
plat map

Map: **81-147/LF** Legal: **Lot 1 Park Place Amended bk 446 pg 25**

Comps No: **PXA-45203-09-0520** Parcel Number: **503-59-888** Title Co: **Chicago**



site map



This site map is derived from MapQuest.com Inc. No opinion is expressed concerning the accuracy of any information contained herein.

description

* additional contacts
Buyer Contact
James "Jake" D Geleerd
(312) 466-1500

Financing:

1st National Bank of Arizona \$3,925,000

* Area Map: Published map represents a portion of the property sold.

Doc Num / Transfer Tax
1033398 (N/Av)

Recording Date: 07/22/2005

CoStar Contact: Tom Summers
Date: 09/21/2005
Email: qualitycontrol@costar.com
Phone: (800)613-1303
Deed Date: 07/22/2005
Updated Date: 09/26/2005

SE Parkview PI & Bell Rd *Published*

Surprise Stadium Village
Surprise, AZ 85374

PAD Zoned Acreage of 286,082 SF Sold for **\$3,499,610**



buyer

Stadium Investments, LLC
c/o Pauline Macareno
1651 Matec St
Los Angeles, CA 90021

seller

Crown Commercial Investments, LLC
c/o David Zarabi
523 N Rodeo Dr
Beverly Hills, CA 90210
(310) 247-8800

Photo N/Ap, Land Sale

vital data

Sale Date:	09/29/2005	Sale Price:	\$3,499,610
Escrow/Contract:	N/Av	Status:	Affidavit
Days on Market:	N/Av	Down Pmnt:	\$3,499,610
Exchange:	N/Av	Pct Down:	100%
Conditions:	Double Escrow	Doc No:	1446883
Zoning:	PAD, Surprise	Trans Tax:	N/Av
Frontage:	500' Parkview (est)	Submarket:	Sun City
		Topography:	Level
		Structures:	None
		Land Improvements:	Platted and engineered
		Offsites:	All to site
		Lot Dimensions:	Irregular
		Corner:	No
Comp No:	PXC-84521-12-0520	Property Type:	Commercial Land
Intended Use:	To construct a mix-use development with residential/office/retail		

income/expense

	Gross Acreage	Net Acreage
Acres:	6.568	N/Av
Price/Acre:	\$532,827	N/Av
SF:	286,082	N/Av
Price/SF:	\$12.23	N/Av

listing broker

Don Bennett & Associates, Inc.
250 N Litchfield Rd
Goodyear, AZ 85338 -1367
(623) 932-2000

Kevin Helland, Matthew Tafoya

buyers broker

Buyer is broker - represented self

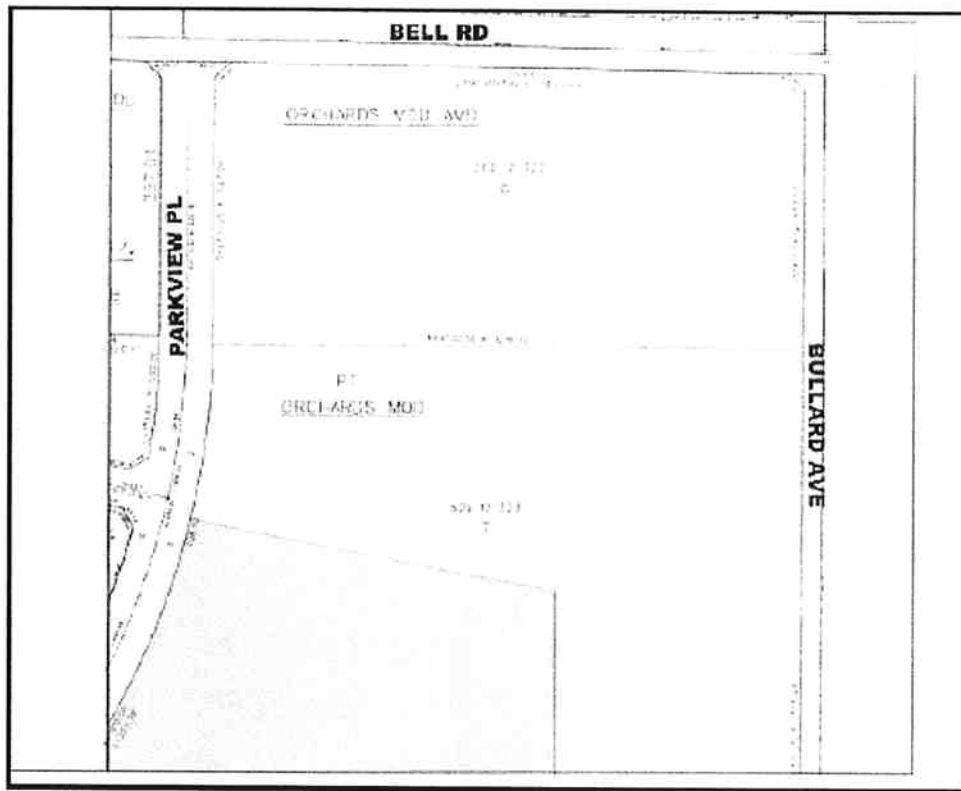
financing

Not Applicable - all cash sale

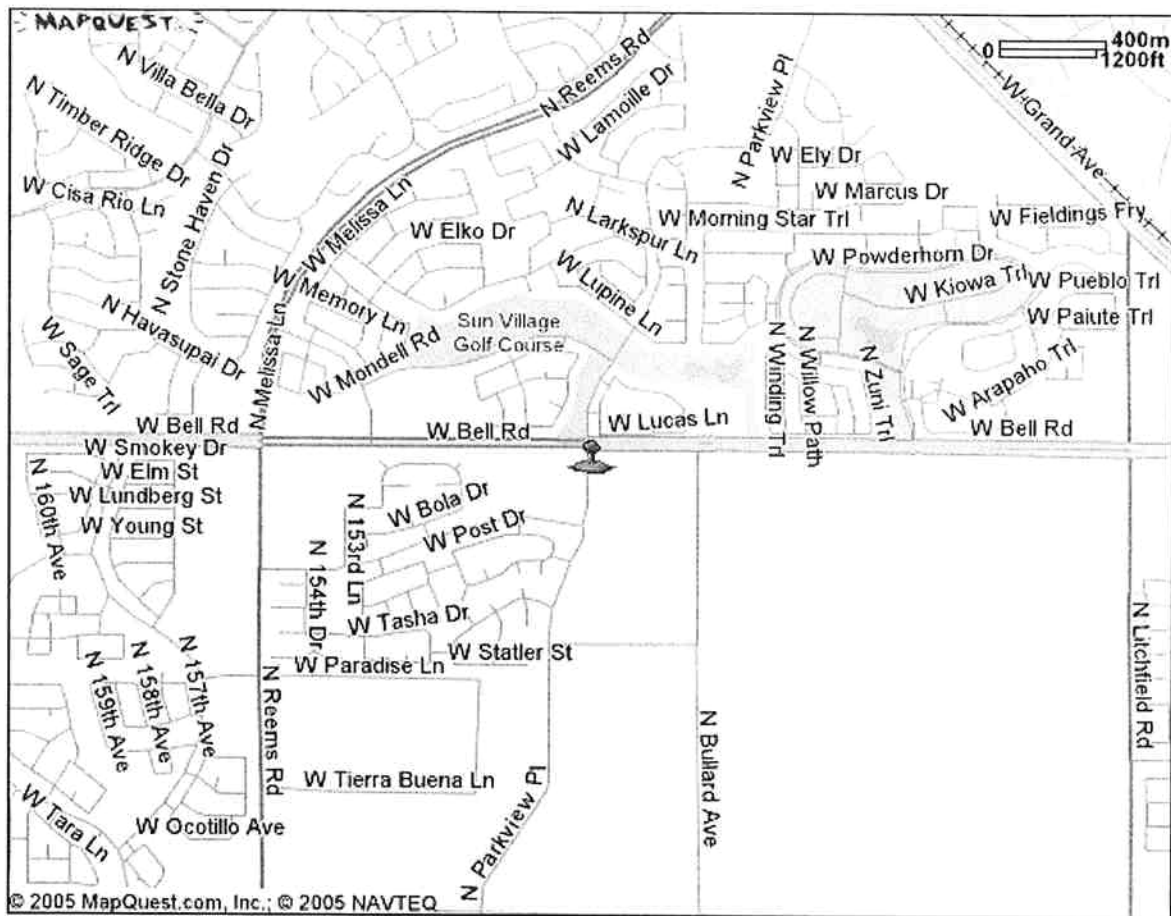
plat map

Map: **101-146/LG** Legal: **Por parcel 7 Orchards-Amended bk 588 pg 27 aka por NE4 sec 5 T3N R1W**

Comps No: **PXC-84521-12-0520** Parcel Number: **509-12-323(por)** Title Co: **First American**



site map



This site map is derived from MapQuest.com Inc. No opinion is expressed concerning the accuracy of any information contained herein.

description

* Escrow: In a prior transaction, Crown Commercial Investment, LLC purchased the property from Stadium Village, LLC for the reported sale price of \$2.44 million per document 05-1446879

* APN: Published map represents a portion of the property sold.

Doc Num / Transfer Tax
1446883 (N/Av)

Recording Date: 09/29/2005

CoStar Contact: Tom Summers
Date: 12/13/2005
Email: qualitycontrol@costar.com
Phone: (800)613-1303
Deed Date: 09/29/2005
Updated Date: 12/15/2005