

# SunLands Realty

## REO Commercial Properties

May 27, 2010

### Commercial/Retail/Industrial/Mixed Use

Property Name:	Address:	Type:	Description:	Asking Price:
Greenway & Reems	SWC Greenway & Reems Surprise, AZ  Maricopa County	Partially completed strip mall (foundations & site work)	1.55 acres Zoned C-2 (community commercial)	\$845,000
Vista Land	Vista, CA  San Diego County	Vacant land	26.12 acres Zoned RR-1 (rural residential)	\$1,565,000
Kyle Canyon Lot 8	Las Vegas, NV  Clark County	Vacant land	5.18 acres Undeveloped/Planned Community Development	\$138,000
Kyle Canyon Lot 21	Las Vegas, NV  Clark County	Vacant land	4.91 acres Undeveloped/Planned Community Development	\$98,500
Kyle Canyon Lot 22	Las Vegas, NV  Clark County	Vacant land	4.90 acres Undeveloped/Planned Community Development	\$98,500
Kyle Canyon south of Log Cabin Rd.	Las Vegas, NV  Clark County	Vacant land	5.00 acres Undeveloped/Planned Community Development	\$164,000
Kyle Canyon E. of Michelli Crest Way	Las Vegas, NV  Clark County	Vacant land	2.50 acres Undeveloped/Planned Community Development	\$82,800
Windmill/Lindell	SEC Windmill & Lindell Las Vegas, NV  Clark County	Vacant land	2.50 acres R-E: Rural Residential 2 units per acre	\$189,000
Inspirada	NEC Via Inspirada & Bicentennial Las Vegas, NV  Clark County	Vacant land	12.14 acres zoned PC (planned community district)	\$2,750,000
Durango/Post	6255 S. Durango Dr. Las Vegas, NV	Vacant land	4.31 acres	\$1,500,000 REDUCED

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	Clark County		zoned C-2 (general com'l)	
Ranch at White Hills	Section 29, Township 28 North, Range 19 West Gila and Salt River Base & Meridian  Mohave County, AZ	Vacant land	640 acres vacant land zoned A-R/36A (agricultural-residential)	\$799,000
Ranch at Red Lake	E. of Pierce Ferry/N. of Antares Rd., Dolan Springs, AZ	Vacant land	635 acres vacant land of which 6.67 acres zoned C-2/1A (general commercial) and 628.16 zoned R-E/1A (recreation)	\$999,000
Toy Shed	18 Miles Road Mound House, NV	Storage facility + vacant land	52 units condo storage facility + 3.13 acres land zoned M1 (general industrial)	\$1,600,000
CSS Trop/215	NWC Hacienda Ave & Jerry Tarkanian Way Las Vegas, NV	Vacant land	23.76 acres zoned C-2 (commercial general)	\$8,710,000
Zolezzi Lane	Zolezzi Lane Reno, NV	Vacant Land	186.4 acres zoned LDU (low density urban)	\$1,050,000
Highway 50	Highway 50 E. Carson City NV	Improved commercial	3 contiguous parcels -2.15 ac zoned commw/ 3 leased buildings	\$1,080,000
Perimeter Center	Durango Las Vegas, NV	Office Building	4,572 sf multi-tenant executive suite office bldg; 16,949 sf site	\$690,000
SC-388	West 9th St. Vancouver, WA 98660	Mixed use property: APT & Retail	13,650 SF Bldg: 6,900 SF Retail & 18 Apt units	\$800,000
SC-402	Houghton St. Worcester, MA 01604	Office Building	5,500 SF bldg: 1 Retail unit & 6 Apt units	\$ 299,000
SC-411	E. Lake Mead Bl. Las Vegas, NV 89115	Vacant land	4.70 acres, formerly a mobile home park	\$449,000
SC-415	N. Saguaro Blvd. Fountain Hills, AZ 85268	Office Condo Property	14,203 SF bldg: 9 office condos	\$695,000
SC-466	S. Broad St. Rome, GA 30161	Mixed use property: APT & Retail	36,172 SF bldg: 7,560 SF Retail & 31 Apt units	\$675,000
SC-485	Highway 4 Arnold, CA 95223	Office/Retail	14,456 SF bldg on 2.28 acres	\$325,000
SC-503	N. Cortaro Rd & Silverbell Rd Marana, AZ 85743	Land	115,000 sf of unimproved, mixed-use land.	\$1,980,000

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SC-506	Washington Place Los Angeles, CA 90066	Vacant land	Vacant land with 1,545 sf structure	\$1,625,000
SC-509	Night Whisper Rd Albuquerque, NM 87114	Retail	28,553 SF retail center	\$6,000,000
SC-519	W. Broadway Road Phoenix, AZ 85041	Self Storage Project	Subject is a self-storage project.	\$6,000,000
SC-535	California Ave. and 655 Redwood Sand City, CA	Mini Storage	Ten one-story buildings built in 1973. The average unit size is 115 sq ft. There is a manager's office with a bathroom. Most units are drive-up accessible. The units have either swing doors, pull-up doors, or roll-up doors, depending on the units. There are no marked parking spaces. The subject has a manual gate, motion detectors and a video surveillance system. Additionally, a portion of the subject is located across the street from the police station.	\$2,575,000
SC-553	Jarvis Drive Morgan Hill, CA	Industrial Warehouse	26,285 sf, single-story office/R&D building situated on 1.84 acre site. Built in 2000, subject is currently 38% occupied by a single tenant.	\$2,000,000
Sunset Pointe	Las Vegas, NV		104,000 sf industrial building	\$5,470,000
Airport Inn	Las Vegas, NV		330 Unit Motel	\$6,600,000
3600 W. Oquendo	Las Vegas, NV	Industrial	44,367 sf industrial building	\$2,880,000

### Multi-Family Residences

Property Name:	Address:	Type:	Description:	Asking Price:
SC-382	Main Street Worcester, MA 01610	Multi-Family	9,204 SF bldg; 16 units	\$415,000
SC-389	Martin Luther King Jr. Bl. Atlanta, GA 30310	Multi-Family	1981-1983 MLK – 40 units total 27,497 sf. 2167 MLK – 28 units total 19,320 sf.	\$860,000
SC-390	E. 9th St. Kansas City, MO	Multi-Family	24,461 SF 44 units (vacant)	\$139,000
SC-393	Ann Ave. Dallas, TX 75223	Multi-Family	24,816 SF 36-units	\$450,000
SC-394	N. Wilson Way Stockton, CA 95205	Multi-Family	29-units, 13,353 SF on a .98 acre site.	\$799,000
SC-399	W. Cameron Ave. Tulare, CA 93274	Multi-Family	7-units 3,500 SF on a 20,000 sf site.	\$269,500

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SC-400	E. Santa Fe Ave. Merced, CA 95340	Multi-Family	52-unit 31,105 SF on a 1.70 acre site.	\$1,900,000
SC-404	Wabash Ave. Dayton, OH 45405	Multi-Family	12-units 9,984 SF on a 15,315 sf lot. Property is vacant.	\$60,000
SC-408	Worcester Place Holyoke, MA	Multi-Family	9-units 11,760 SF on 9,000 sf site. Property is vacant.	\$90,000
SC-409	Rockland St. Roxbury/Boston, MA 02119	Multi-Family	6-units 5,868 SF Property is 100% occupied.	\$340,000
SC-412	School Street Milford, MA 01757	Multi-Family	5-units 3,740 SF	\$211,000
SC-413	Laurel Hill Ave. Norwich, CT	Multi-Family	5-units 5,552 SF	\$199,000
SC-418	Rapid Run and W 8th St. Cincinnati, OH 45238	Multi-Family	4609 Rapid Run is 15-units. 4404 and 4410 W. 8th Street is an 18-unit. Both are vacant.	\$215,000
SC-419	Parker St. Gardner, MA 01440	Multi-Family	11-units, bldg area is 9,073 sf.	\$295,000
SC-424	10421 N. 33rd Ave. Phoenix, AZ 85051	Multi-Family	80 units, total gross building area is 39,755 SF	\$1,899,000
SC-425	Main St. Johnson City, NY 13790	Multi-Family	10 units gross building area is 7,335 sf.	\$89,000
SC-427	Portland Ave. Rochester, NY 14621	Multi-Family	8-units, gross building area is 4,624 sf. Property is vacant	\$69,000
SC-429	Maple St./ Paradis Ave. Woonsocket, RI	Multi-Family	12-units, Gross building area is 11,858 sf	\$129,000
SC-430	Cedar Springs Dallas, TX 75219	Multi-Family	Converted multi-family with 14 remaining condo units (of 20).	\$950,000
SC-431	McCord Ave. Bakersfield, CA 93434	Multi-Family	10 units, total building area is 5,391 sf.	\$207,000
SC-433	Pacific St. Bakersfield, CA 93305	Multi-Family	24-units Total building area is 12,170 sf	\$550,000
SC-435	Clark Street Hartford, CT 06120	Multi-Family	5,643 SF, 6-unit apartment complex	\$49,000
SC-440A	Virginia Ave. Hapeville, GA 30354	Multi-Family	9,102 SF, 14-unit apartment complex	\$499,000
SC-440B	W. Lyle Ave. College Park, GA	Multi-Family	10,240 SF, 15-units	\$625,000
SC-441	Park Terrace, College Park, GA	Multi-Family	11,100 SF, 12-units	\$57,000
SC-444	Byers Ave. Ft. Worth, TX 76107	Multi-Family	9,600 SF, 20-unit apartment complex	\$525,000
SC-445	N. Broadway St. McAllen, TX 78501	Multi-Family	18,180 net rentable SF, 26-unit apartment complex	\$800,000

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SC-447	Rockwell Ave. 172 Glen St. New Britain, CT 06051	Multi-Family	2 adjacent properties: 172 Glen: 3-story with 6 apartments; 4 2bd/1ba and 2 3bd/1ba units in 6,372 sf, built in 1890. 34-44 Rockwell (aka 162-168 Glen): 4-story walk-up building, 15 apts over 5 ground floor retail units. Built in 1940, unit mix includes 12 3bd/1ba and 3 4bd/1ba units.	\$657,000
SC-450	Norwood Ave Cincinnati, OH 45212	Multi-Family	11,322 SF, 12-unit apartment complex	\$249,000
SC-453	Northern Ave. Cincinnati, OH 45229	Multi-Family	18,210 SF, 24-unit apartment complex	\$326,000
SC-454	Cushman Circle Atlanta, GA 30311	Multi-Family	173,512 SF, 166-unit apartment complex	\$2,355,000
SC-456	Barron Ave. Memphis, TN	Multi-Family	190-unit apartment complex	\$899,000
SC-457	Watkins St. Memphis, TN	Multi-Family	214-unit apartment complex	\$1,000,000
SC-458	Barnes St. Pawtucket, RI 02860	Multi-Family	4,497 SF, 6-unit apartment complex	\$150,000
SC-461	Graham Ave. Florence, AL 35630	Multi-Family	44,481 SF, 60-unit apartment complex	\$710,000
SC-462	Westminster St. Detroit, MI 48202	Multi-Family	9,192, 6-unit apartment complex	\$249,900
SC-463	E. Lake Blvd. Robinsville, MS	Multi-Family	10,192 SF bldg, 8-unit residential property	\$565,000
SC-464	S. Barry Ave. Dallas, TX 75223	Multi-Family	57,076 SF bldg, 80-unit apartment complex	\$170,0000
SC-470	Bulldog Lane Fresno, CA 93710	Multi-Family	11,484 SF, 16-unit apartment complex	\$1,700,003
SC-472	Kingston Ave. Daytona, FL 32114	Multi-Family	7,200 SF, 15-unit apartment complex	\$89,000
SC-475	S. Polk St. Dallas, TX 75224	Multi-Family	60-unit apartment complex	\$800,000
SC-476	Hudspeth Ave. Dallas, TX 75216	Multi-Family	24-unit townhouse style apartment complex	\$750,000
SC-480	N. Lincoln St. Stockton, CA 95203	Multi-Family	8,644 SF, 15-unit apartment complex	\$500,000
SC-483	Stone Cypher St. Cornelia, GA 30531	Multi-Family	24,420 SF, 20-unit apartment complex	\$480,000
SC-484	Washington Ave. Waco, TX 76710	Multi-Family	11,744 SF, 16-unit apartment complex	\$410,000
SC-486	Harrison Ave.	Multi-Family	33,620 SF, 45-unit apartment complex	\$395,000

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	Cincinnati, OH 45211			
SC-488	W. Kentucky St. Tucson, AZ 85714	Multi-Family	15-unit apartment complex	\$109,000
SC-490	Garden Dr. San Bernardino, CA	Multi-Family	4,175 SF, 6-unit apartment complex	\$309,000
SC-493	Chamberlaine Way Adelanto, CA 92301	Multi-Family	8,888 SF, 18-unit apartment complex	\$450,000
SC-494	W. Ashby Place San Antonio, TX 78201	Multi-Family	11,864 SF, 18 unit apartment complex	\$445,000
SC-496	E. Market St. Stockton, CA 95202	Multi-Family	5,420 SF, 12-unit apartment complex	\$325,000
SC-499	NW 5th St. Ft Lauderdale, FL 33311	Multi-Family	3,048 SF, 6-unit apartment complex	\$119,000
SC-500	S Yale Chicago, IL 60621	Multi-Family	7,980 SF, 6-unit apartment complex	\$310,000
SC-501	W Martin Luther King Blvd. Los Angeles, CA	Multi-Family	4,762 SF, 8-unit apartment complex	\$540,000
SC-504	Alfano Houston, TX	Multi-Family	28,790 SF, 38 unit apartment complex	\$670,000
SC-505	Alfano Houston, TX	Multi-Family	7,959 SF, 12-unit apartment complex	\$439,000
SC-507	Harbor Street Pittsburg, CA 94565	Multi-Family	3,926 SF, 8-unit apartment complex	\$499,000
SC-508	N. 23rd Ave. Phoenix, AZ 85015	Multi-Family	6,000 total SF, 7 one-story buildings built in 1973.	\$199,000
SC-510	Piedmont Ave NE Atlanta, GA 30308	Multi-Family	10,467 SF, 22 unit apartment complex	\$950,000
SC-511	River St Troy, NY 12180	Multi-Family	11,410 SF, 11-unit apartment complex	\$165,000
SC-513	Locust St Springfield, MA	Multi-Family	64 unit apartment built in 1925.	\$1,850,000
SC-515	Chestnut Ave Waterbury, CT 06710	Multi-Family	6 unit apartment building built in 1914. Net rentable area is 7,215 sf	\$84,000
SC-516	S Nogales Hwy Tuscon, AZ	Multi-Family	12,464 SF, 14-unit apartment complex	\$325,000
SC-517	Pike Road Birmingham, AL 35218	Multi-Family	47,880 SF, 58-unit apartment complex built in 1972.	\$430,000
SC-518	N. San Joaquin St Stockton, CA 95202	Multi-Family	12-unit apartment building, built in 1940.	\$235,000
SC-523	Lackland Road Fort Worth, TX	5+ Rental Units	Property is improved with 13 two-story buildings with a total of 93 units comprised of: one efficiency, eighteen 1 bedroom/1bath, fifty-four 2	\$2,575,000

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			bedroom/2bath and twenty 3 bedroom/2ba units. The subject has 1 swimming pool, leasing office, wood and chain fencing and landscaping. All units have a wood-burning fireplace.	
SC-526	Silver Star Road Orlando, FL	Multi-Family	The property consists of 166-unit condo project.	\$3,500,000
SC-528	21 S. Figueroa St. Los Angeles, CA	Multi-Family	9,368 SF, 16 units total. Built in 1957 and 1962	\$1,299,000
SC-530	Krupa Court and Erskine Dr. Charlotte, NC	Multi-Family	2 separate apartment complexes. Erskine Drive contains of 6 duplexes on six contiguous parcels, Gross rentable area is 11,545 sf. Krupa Court is a two-story apartment built in 2000, containing 12 units, total 13,095 sf.	\$725,000
SC-536	Gettysburg Pl. Stockton, CA	5+ Rental Units	53-unit apartment complex constructed in 1972. The unit mix consists of (21) one bedroom units and (32) two bedroom units.	\$2,175,000
SC-537	S. Figueroa St. Los Angeles, CA	5+ Rental Units	Property was constructed in 1954, and consists of 11 units with 1, two-story apartment building. Unit mix includes 10 studio units, and 1 two bed/ one bath unit. The property is subject to rent control.	\$559,000
SC-541	E. Williams St. Banning, CA 92220	Multi-Family	Subject property was constructed in 1960, and consists of 8 units with one single story apartment building. Unit mix includes 1 one bed/one bath units, and 7 two bed/one bath unit. Gross building area is 6,448 sf on a 24,476 sf lot.	\$399,000
SC-542	S. Armacost Ave. Los Angeles, CA	5+ Resale Units	The project consists of 15-3BR units ranging in size from 1,572 SF to 1,856 SF.	\$7,750,000
SC-544	N. Longview Ave., Phoenix, AZ 85014	Multi-Family	40-unit, single story apartment building constructed in 1980. Unit mix includes 8 1bd/1ba units, and 32 2bd/1ba units. Net rentable area is 26,648 sf on a 60,140 sf site.	\$995,000
SC-546	S. Travis Sherman, TX	5+ Rental Units	14-unit apartment building built in 1965. Unit mix includes 6 1bd/1ba and 8 2bd/1ba units. Total building area is 10,300 sf located on 20,300 sf site.	\$265,000