













# Sales Comps

120 W. 5th St, Santa Ana



Date of Sale	Address	City	Investment Type	Building Size	Purchase Price	\$ PSF	Cap Rate	Buyer	Seller	Notes
Escrow	 999 N Tustin Ave	Santa Ana	Investment	7,926	\$3,320,000	\$419	6.18%	N/A	Greg Arakawa	Medical Office Condo
9/16/22	 825 N Parkcenter Dr	Santa Ana	Investment	24,237	\$5,900,000	\$243	N/A	Gautreau Living Trust	Allison E Rule	Short-term roll for 40%; partially improved office
9/14/22	 1820 E 16th St	Santa Ana	Owner/User	6,147	\$2,000,000	\$325	N/A	The Sheepfold, Inc	Catholic Charities Orange County	Free standing building with 3:1 parking
8/23/22	 1615 N French St	Santa Ana	Investment	10,800	\$2,400,000	\$222	4.04%	Izar Realty	Patrick Hsu	77% leased at sale
8/2/22	 856 N Ross St	Santa Ana	Owner/User	13,000	\$2,950,000	\$227	N/A	VistaMar Properties	Orange County's Credit Union	Sale leaseback to Orange County Credit Union
7/27/22	 1524 Brookhollow Dr	Santa Ana	Owner/User	11,316	\$2,900,000	\$256	N/A	Brian Ahmadi	Dariush and Mina Ajami	15% leased at sale
7/25/22	 1618 1st St	Santa Ana	Owner/User	5,861	\$2,300,000	\$392	N/A	Gwenyth Ngoc Vo	Southland Integrated Services, Inc	Excess parking
5/18/22	 214-218 W 4th Street	Santa Ana	Investment	10,400 SF	\$2,650,000	\$255	N/A	Chung & Associates, Inc.	Manoucher Dounel	Deferred maintenance, High vacancy property
5/13/22	 801 E Katella Avenue	Anaheim	Owner/User	43,286 SF	\$18,150,000	\$419	N/A	Planned Parenthood	Richard Launder	Owner occupies 100% of building
5/6/22	 801 Parkcenter Drive	Santa Ana	Investment	32,663 SF	\$6,312,000	\$193	5.81%	Circle Vision	Amy Accountancy Corporation	3:1,000 SF parking; no elevator
2/18/22	 7 Corporate Park	Irvine	Investment	37,177 SF	\$15,560,154	\$419	6.06%	Jenny Lee	The Kelemen Company	96% leased at sale
1/14/22	 811 N Broadway	Santa Ana	Owner/User	34,465 SF	\$6,530,000	\$189	N/A	Navid Ezra	Caribou Industries	100% vacant at closing; development opportunity
1/13/22	 216 E Warner Avenue	Santa Ana	Investment	10,145 SF	\$3,731,684	\$348	5.94%	Jamal Yusif Hasan	Lee Family Trust	Class-C office/retail
1/11/22	 3330 Harbor Boulevard	Costa Mesa	Owner/User	53,908 SF	\$16,579,000	\$308	N/A	Paris Baguette	Southern California University	Owner occupies 41% of building
12/17/21	 17891 Cartwright Road	Irvine	Owner/User	28,193 SF	\$10,400,000	\$369	N/A	Greatcollections Coin Auctions	August B. & Linda L. Doppes	Owner occupies 100% of building
12/15/21	 17744 Sky Park Circle	Irvine	Investment	21,554 SF	\$6,420,838	\$296	6.35%	William Chiyang Kun	The Koll Company	Part of 3-property portfolio; 85% leased at closing
10/8/21	 11924 Earlham Street	Orange	Owner/User	10,926 SF	\$2,266,960	\$251	N/A	Victor Torrico	Lozano Family Trust	Owner occupies 50% of building
10/4/21	 3601 W Sunflower Avenue	Santa Ana	Owner/User	53,574 SF	\$29,923,500	\$559	N/A	AltaMed	Meridian Property Company	Owner occupies 50% of building
6/24/21	 2301-2315 E 17th Street	Santa Ana	Investment	14,732 SF	\$3,700,000	\$251	N/A	Wansikehian Family Trust	Lindley-Crocker Enterprise	94% leased at time of sale; multi-tenant retail
4/22/21	 217 N Main Street	Santa Ana	Investment	36,161 SF	\$6,000,000	\$166	N/A	Frank Perez Law Firm	Jon Gothold	Distressed sale; refinanced in Sep 2019 (foreclosure pending)
4/2/21	 17871 Mitchell N	Irvine	Owner/User	13,612 SF	\$4,600,000	\$338	N/A	Berean Community Church	Adrian Funnell	Owner occupies 100% of building
3/4/21	 18008 Skypark Circle	Irvine	Investment	25,500 SF	\$8,000,000	\$314	6.23%	Khatri Inc	Skypark Investment Group LLC	100% leased at time of close; now 64% leased
10/7/20	 400 E 4th Street	Santa Ana	Owner/User	29,550 SF	\$7,375,000	\$250	N/A	The Foursquare Church	Arellanes Family Trust	Owner occupies 100% of building