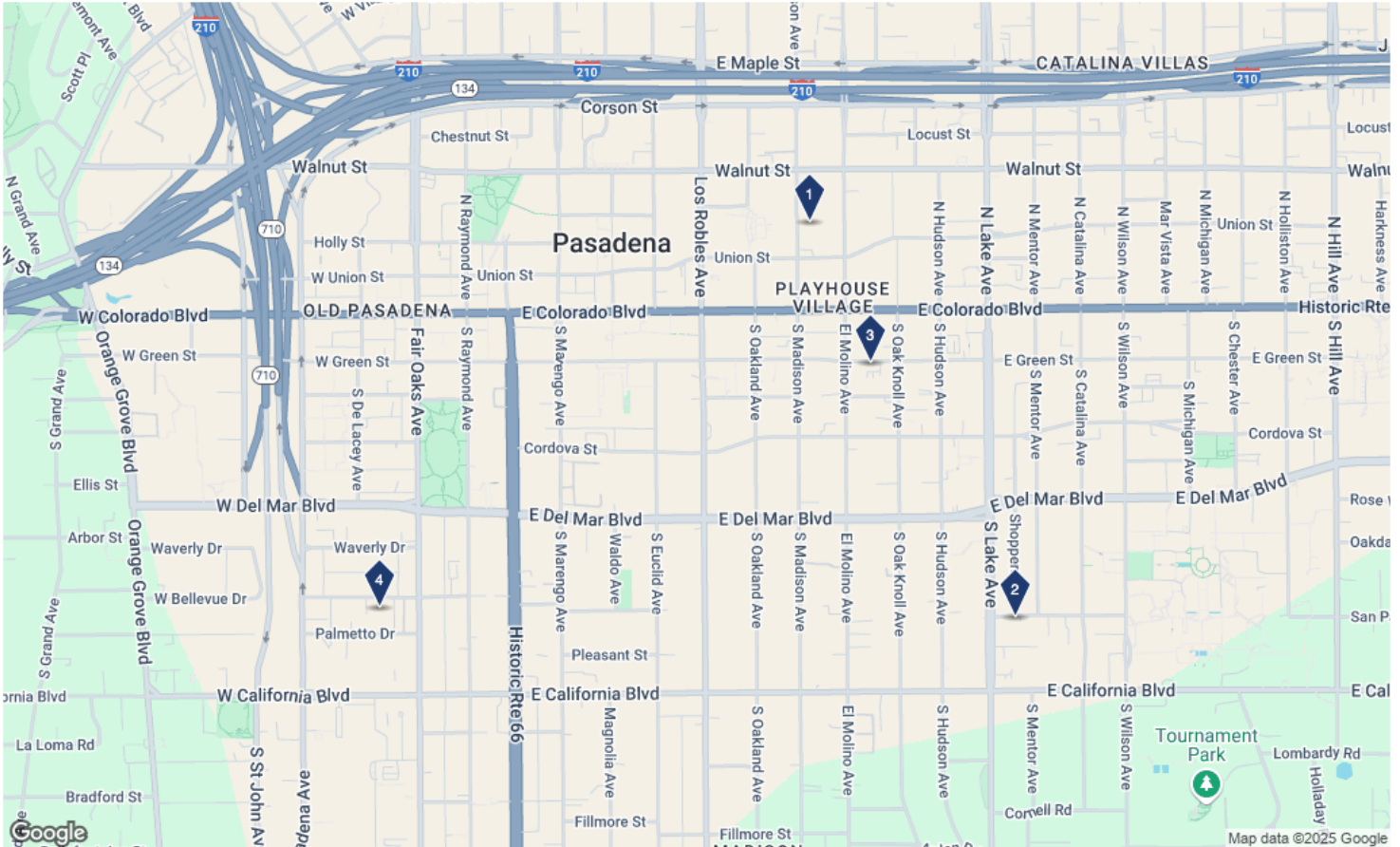




Sale Comps Map & List Report




Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$3,125,000	\$4,731,250	\$3,750,000	\$8,300,000
Sale Price Per SF	\$612	\$686	\$730	\$860
Cap Rate	-	-	-	-
Sale Price Per SF LOT	\$256	\$398	\$416	\$512
Property Attributes	Low	Average	Median	High
Building SF	3,633 SF	6,896 SF	5,188 SF	13,573 SF
Year Built	1909	1954	1961	1986
Stories	2	2	2	3
Typical Floor SF	1,817 SF	2,883 SF	2,595 SF	4,524 SF
% Leased At Sale	50.0%	80.0%	85.0%	100%
Star Rating	★ ★ ☆ ☆ ☆ 2	★ ★ ☆ ☆ ☆ 2.3	★ ★ ☆ ☆ ☆ 2	★ ★ ★ ☆ ☆ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	 Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	120 N Madison Ave Pasadena, CA 91101	Office ★ ★ ☆ ☆ ☆	1909	3,633 SF (100%)	12/23/2024	\$3,125,000 (\$860.17/SF)	-
2	910 San Pasqual St Pasadena, CA 91106	Office ★ ★ ☆ ☆ ☆	1963	5,897 SF (50.0%)	12/18/2024	\$4,000,000 (\$678.31/SF)	-
3	690 E Green St Pasadena, CA 91101	Office ★ ★ ☆ ☆ ☆	1959	13,573 SF (70.0%)	7/17/2024	\$8,300,000 (\$611.51/SF)	-
4	60-64 W Bellevue Dr Pasadena, CA 91105	Office ★ ★ ★ ☆ ☆	1986/2019	4,480 SF (100%)	8/30/2024	\$3,500,000 (\$781.25/SF)	-

**120 N Madison Ave**

Pasadena, CA 91101 (Los Angeles County) - Pasadena Submarket



Office

Sale Summary

Sold	12/23/2024
Sale Price	\$3,125,000 (\$860.17/SF)
RBA (% Leased)	3,633 SF (100%)
Price Status	Confirmed
Built	1909
Land Area	12,197 SF/0.28 AC
Sale Comp Status	Research Complete
Sale Comp ID	6999514
Parcel Numbers	5723-014-020



Contacts

Type	Name	Location	Phone
Recorded Buyer	Madison Vandalay Group Llc	-	-
True Buyer	Kristin Karlyn	San Marino, CA 91108	(626) 272-4649
Contacts	Kristin Karlyn (626) 644-0909		
Buyer Broker			
Contacts			
Recorded Seller	Riluc Investors Llc	-	-
True Seller	Tony V Harris	Fort Worth, TX 76132	(916) 682-5061
Contacts	Tony Harris (309) 645-2115		
Listing Broker			
Contacts			

Property Details

Location	Urban	Tenancy	Multi
Owner Occupied	Yes	Stories	2
Typical Floor	1,817 SF	Class	C
Construction	Wood Frame	Building FAR	0.30
Parking Spaces	6 Surface Tandem Spaces; 6 Surface Spaces; Ratio of 3.30/1,000 SF		

Transaction Details

Sale Date	12/23/2024	Sale Price	\$3,125,000 (\$860.17/SF)
Land Price	\$256/SF (\$11,160,531.28/SF)	Sale Type	Owner User
Hold Period	175 Months	Recording Date	12/23/2024
Zoning	CD-MU-N	% Improved	21.35%
Document Number	0913838		
Parcel Number	5723-014-020		

Loan

1st Mortgage	JP Morgan Chase Bank
Balance	\$1,562,500





120 N Madison Ave

Pasadena, CA 91101 (Los Angeles County) - Pasadena Submarket



Office

Previous Sale

Sale Date	5/26/2010	Sale Price	\$1,780,000 (\$489.95/SF)
Sale Type	Owner User	Comp ID	1926382
Comp Status	Research Complete		



910 San Pasqual St

Pasadena, CA 91106 (Los Angeles County) - Pasadena Submarket



Office

Sale Summary

Sold	12/18/2024
Sale Price	\$4,000,000 (\$678.31/SF)
RBA (% Leased)	5,897 SF (50.0%)
Price Status	Confirmed
Built	1963
Land Area	12,159 SF/0.28 AC
Sale Comp Status	Research Complete
Sale Comp ID	6997830
Parcel Numbers	5327-001-001 +1



Contacts

Type	Name	Location	Phone
Recorded Buyer	Olive Lover Investments Llc	-	-
True Buyer	Lin Realty Group	Pasadena, CA 91101	(626) 807-6581
Contacts	Evangelyn Lin (626) 807-6581		
True Buyer	Joseph Rock	Pasadena, CA 91108	(626) 375-7085
Contacts	Joseph Rock (626) 793-5837		
Buyer Broker	None on the deal	-	-
Recorded Seller	910 San Pasqual St Pasadena Llc	-	-
True Seller	Poulsen Galleries Inc	Pasadena, CA 91106	(626) 792-7410
Contacts	Marcia Osterkamp (760) 344-4810		
True Seller	Haddad's Fine Arts Inc.	Anaheim, CA 92806	(714) 996-3350
Contacts	Paula Haddad (714) 996-3350, Geoffrey Haddad (714) 996-3350		
Listing Broker			
Contacts			

Property Details

Location	Urban	Tenancy	Multi
Owner Occupied	No	Stories	2
Typical Floor	2,949 SF	Slab to Slab	11'
Elevators	None	Class	C
Construction	Masonry	Building FAR	0.48
Parking Spaces	32 Surface Spaces; Ratio of 5.43/1,000 SF		

Transaction Details

Sale Date	12/18/2024	Sale Price	\$4,000,000 (\$678.31/SF)
Land Price	\$329/SF (\$14,330,125.83/SF)	Sale Type	Investment
On Market	468 Days	Hold Period	20+ Years
Recording Date	12/18/2024	Zoning	PSC
% Improved	44.22%	Document Number	0900392





Transaction Details (Continued)

Parcel Number	5327-001-009, 5327-001-001
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Loan

1st Mortgage	Tri Counties Bank
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Balance	\$2,000,000
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Previous Sale

Sale Date	7/25/2000	Sale Price	\$2,298,000 (\$389.69/SF)
Comp ID	505106	Comp Status	Research Complete

**690 E Green St**

Pasadena, CA 91101 (Los Angeles County) - Pasadena Submarket



Office

Sale Summary

Sold	7/17/2024
Sale Price	\$8,300,000 (\$611.51/SF)
RBA (% Leased)	13,573 SF (70.0%)
Price Status	Confirmed
Built	1959
Land Area	16,203 SF/0.37 AC
Sale Comp Status	Research Complete
Sale Comp ID	6795229
Parcel Numbers	5734-024-021
Sale Conditions	1031 Exchange



Contacts

Type	Name	Location	Phone
Recorded Buyer	UHF 690 Green LLC	-	-
True Buyer	Unihealth Foundation	Los Angeles, CA 90017	(213) 630-6500
Buyer Broker			
Contacts			
Recorded Seller	690 E Green Llc	Pasadena, CA 91101	-
True Seller	Darius & Parvin Modarress	Los Angeles, CA 90027	(323) 662-7376
Contacts	Darius Modarress (626) 354-4624, Parvin Modarress (323) 966-2195		
Listing Broker			
Contacts			

Property Details

Location	Urban	Tenancy	Multi
Owner Occupied	Yes	Stories	3
Typical Floor	4,524 SF	Elevators	1 passenger
Class	C	Construction	Masonry
Building FAR	0.84		
Parking Spaces	33 Surface Spaces; Ratio of 2.43/1,000 SF		

Transaction Details

Sale Date	7/17/2024	Sale Price	\$8,300,000 (\$611.51/SF)
Land Price	\$512/SF (\$22,313,645.62/SF)	Sale Type	Owner User
On Market	163 Days	Hold Period	77 Months
Escrow Length	60 Days	Recording Date	7/17/2024
Zoning	CD-MU-G	% Improved	37.69%
Document Number	0469875		
Sale Condition	1031 Exchange		
Parcel Number	5734-024-021		





690 E Green St

Pasadena, CA 91101 (Los Angeles County) - Pasadena Submarket



Office

Previous Sale

Sale Date	2/7/2018	Sale Price	\$4,975,000 (\$366.54/SF)
Sale Type	Investment	Comp ID	4130128
Comp Status	Research Complete		



Sale Summary

Sold	8/30/2024
Sale Price	\$3,500,000 (\$781.25/SF)
RBA (% Leased)	4,480 SF (100%)
Price Status	Confirmed
Built/Renovated	1986/2019
Land Area	6,970 SF/0.16 AC
Sale Comp Status	Research Complete
Sale Comp ID	6833606
Parcel Numbers	5713-035-027



Contacts

Type	Name	Location	Phone
Recorded Buyer	Jdl Investment Group	-	-
True Buyer	Zoe Dickson	Pasadena, CA 91105	(214) 934-3451
Contacts	Zoe Dickson		
Buyer Broker			-
Contacts			
Recorded Seller	Iron Granny Llc	South Pasadena, CA 91030	-
Recorded Seller	Iron Granny Llc	-	-
True Seller	IdeAttack, Inc.	Pasadena, CA 91101	(626) 463-7353
Contacts	Natasha Varnica (626) 441-4494, Dan Thomas (626) 792-6736		
Listing Broker	Upside Properties	San Marino, CA 91108	-
Contacts	Chris Mardelli (626) 215-4105		
Listing Broker			
Contacts			

Property Details

Location	Urban	Tenancy	Single
Owner Occupied	Yes	Stories	2
Typical Floor	2,240 SF	Slab to Slab	11'
Class	B	Construction	Reinforced Concrete
Building FAR	0.64		
Parking Spaces	9 Surface Spaces; Ratio of 2.01/1,000 SF		

Transaction Details

Sale Date	8/30/2024	Sale Price	\$3,500,000 (\$781.25/SF)
Land Price	\$502/SF (\$21,873,744.62/SF)	Sale Type	Owner User
On Market	227 Days	Hold Period	70 Months
Recording Date	8/30/2024	Zoning	CD11, Pasadena



60-64 W Bellevue Dr

Pasadena, CA 91105 (Los Angeles County) - Pasadena Submarket



Office

Transaction Details (Continued)

% Improved	27.29%	Document Number	0586480
Parcel Number	5713-035-027		

Loan

1st Mortgage	JP Morgan Chase Bank
Balance	\$1,750,000
2nd Mortgage	California Statewide Certified Development Corp
Balance	\$1,437,000

Previous Sale

Sale Date	10/4/2018	Sale Price	\$2,689,000 (\$600.22/SF)
Sale Type	Owner User	Comp ID	4534677
Comp Status	Research Complete		