

Costar Comps 1.5-10 Acres 6 years 3-3-14

1	28661 Canwood St - Vacant Land	SOLD
Agoura Hills, CA 91301 Los Angeles County		
Sale Date: 09/18/2008 (218 days on mkt) Land Area: 202,990 SF (4.66 AC) Sale Price: \$4,100,000 - Confirmed Lot Dimensions: Irregular \$/SF Land Gross: \$20.20 (\$879,828.33/AC) Proposed Use: Commercial [Partial List]		
Parcel No: 2048-012-025		
Comp ID: 1600455 Sale Conditions: 1031 Exchange, Redevelopment Project Research Status: Confirmed		
		
2	Chesebro Rd @ 101 Freeway	SOLD
Agoura, CA 91301 Los Angeles County		
Sale Date: 01/16/2008 Land Area: 128,938 SF (2.96 AC) Sale Price: \$3,975,000 Lot Dimensions: - \$/SF Land Gross: \$30.86 (\$1,344,267.84/AC) Proposed Use: General Freestanding [Partial List]		
Parcel No: 2061-010-006, 2061-010-007, 2061-010-008, 2061-010-015, 2061-010-016, 2061-010-017		
Comp ID: 1470338 Sale Conditions: Partial Interest Transfer Research Status: Research Complete		
		
3	Cross Creek Rd @ Civic Center Way	SOLD
Malibu, CA 90265 Los Angeles County		
Sale Date: 10/06/2009 Land Area: 263,102 SF (6.04 AC) Sale Price: \$4,000,000 Lot Dimensions: Irregular \$/SF Land Gross: \$15.20 (\$662,251.66/AC) Proposed Use: Commercial		
Parcel No: 4458-022-001, 4458-022-022		
Comp ID: 1799274 Sale Conditions: - Research Status: Research Complete		
		
4	95 Duesenberg Dr	ESCROW
Thousand Oaks, CA 91362 Ventura County		
Asking Price: \$3,200,000 Sale Type: Investment \$/SF Land Gross: \$34.33 (\$1,495,327.10/AC) Land Area: 93,218 SF (2.14 AC) Days on Market: 467 Lot Dimensions: Irregular Sale Status: Escrow Proposed Use: Commercial [Partial List]		
Parcel No: 0081-2212, 0081-2228 [Partial List]		
Sales Condition: -		
		
5	Mitchell Rd	SOLD
Thousand Oaks, CA 91320 Ventura County		
Sale Date: 11/04/2013 Land Area: 108,900 SF (2.50 AC) Sale Price: \$750,000 - Confirmed Lot Dimensions: - \$/SF Land Gross: \$6.89 (\$300,000.00/AC) Proposed Use: Unknown		
Parcel No: 667-0-060-705		
Comp ID: 2899781 Sale Conditions: - Research Status: Confirmed		
		
6	13950 Peach Hill Rd	SOLD
Moorpark, CA 93021 Ventura County		
Sale Date: 05/25/2010 Land Area: 121,097 SF (2.78 AC) Sale Price: \$1,103,960 Lot Dimensions: - \$/SF Land Gross: \$9.12 (\$397,107.91/AC) Proposed Use: -		
Parcel No: 512-0-440-025		
Comp ID: 1927962 Sale Conditions: - Research Status: Research Complete		
		

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7	21521 Rinaldi St	SOLD
Chatsworth, CA 91311 Los Angeles County Sale Date: 04/10/2013 Land Area: 193,842 SF (4.45 AC) Sale Price: \$5,000,000 - Full Value Lot Dimensions: - \$/SF Land Gross: \$25.79 (\$1,123,595.51/AC) Proposed Use: - Parcel No: 2722-001-030, 2723-004-006, 2723-004-019, 2723-004-020, 2723-004-022 Comp ID: 2739151 Sale Conditions: - Research Status: Full Value		
		 Image Coming Soon 
8	29508 Roadside Dr	ESCROW
Agoura Hills, CA 91301 Los Angeles County Asking Price: \$3,980,000 Sale Type: Investment \$/SF Land Gross: \$16.00 (\$697,022.77/AC) Land Area: 248,728 SF (5.71 AC) Days on Market: 1377 Lot Dimensions: Irregular Sale Status: Escrow Proposed Use: Hold for Investment [Partial List] Parcel No: 680-0-178-085 Sales Condition: -		
		
9	29508 Roadside Dr	SOLD
Agoura Hills, CA 91301 Los Angeles County Sale Date: 06/16/2009 Land Area: 248,728 SF (5.71 AC) Sale Price: \$2,700,000 Lot Dimensions: Irregular \$/SF Land Gross: \$10.86 (\$472,854.64/AC) Proposed Use: Hold for Investment [Partial List] Parcel No: 2061-004-030 Comp ID: 1727265 Sale Conditions: Auction Sale Research Status: Research Complete		
		
10	E Thousand Oaks Blvd - C2 Zoned Acreage	SOLD
Thousand Oaks, CA 91362 Ventura County Sale Date: 06/04/2009 Land Area: 119,354 SF (2.74 AC) Sale Price: - Lot Dimensions: Irregular \$/SF Land Gross: - Proposed Use: Hold for Investment Parcel No: 670-0-170-120, 670-0-170-150 Comp ID: 1721600 Sale Conditions: - Research Status: Research Complete		
		 Image Coming Soon 