

300+ INSTITUTIONAL SELLERS



MANHATTAN TOWERS

1230 & 1240 ROSECRANS AVENUE, MANHATTAN BEACH, CA



MANAGED BID | OFFICE



TRANSACTION HIGHLIGHTS

\$96,075,000

SALES PRICE

102%

OF SELLER'S RESERVE

119

DAYS LIST TO CLOSE

PROPERTY DETAILS

309,734

SF

\$310

SF

MARKETING RESULTS

6,032

WEB PAGE VIEWS

262

INTERESTED BUYERS

20

OFFERS SUBMITTED

18

BEST & FINAL SELECTIONS

13

BEST & FINAL BIDS

SELLER: INSTITUTION | BUYER: INSTITUTION | BROKER: EASTDIL SECURED

× MAKE YOUR MARKET

MILFORD CROSSING

1349-1417 BOSTON POST ROAD, MILFORD, CT



MANAGED BID | RETAIL



TRANSACTION HIGHLIGHTS

\$59,589,705

SALES PRICE

100%

OF SELLER'S RESERVE

105

DAYS LIST TO CLOSE

PROPERTY DETAILS

371,537

SF

\$160

PSF

98%

OCCUPIED

MARKETING RESULTS

7,304

WEB PAGE VIEWS

179

INTERESTED BUYERS

11

OFFERS SUBMITTED

7

BEST & FINAL SELECTIONS

25

BEST & FINAL BIDS

SELLER: INSTITUTION | BUYER: INSTITUTION | BROKER: JLL CAPITAL MARKETS

× MAKE YOUR MARKET

GRANDMARC AT UNIVERSITY VILLAGE

3549 IOWA ROAD, RIVERSIDE, CA



LIVE BID | MULTIFAMILY



TRANSACTION HIGHLIGHTS

\$44,100,000

SALES PRICE

108%

OF SELLER'S RESERVE

97

DAYS LIST TO CLOSE

PROPERTY DETAILS

212

UNITS

99%

OCCUPIED

MARKETING RESULTS

6,641

WEB PAGE VIEWS

223

INTERESTED BUYERS

4

APPROVED BUYERS

10

BIDS

SELLER: INSTITUTION | BUYER: PRIVATE | BROKER: CBRE

× MAKE YOUR MARKET

CONTINENTAL PLAZA

401-433 HACKENSACK AVENUE, HACKENSACK, NJ



MANAGED BID | OFFICE



TRANSACTION HIGHLIGHTS

\$63,000,000

SALES PRICE

100%

OF SELLER'S RESERVE

138

DAYS LIST TO CLOSE

PROPERTY DETAILS

349,338

SF

\$180

PSF

MARKETING RESULTS

3,117

WEB PAGE VIEWS

149

INTERESTED BUYERS

9

OFFERS SUBMITTED

2

BEST & FINAL SELECTIONS

16

BEST & FINAL BIDS

SELLER: INSTITUTION | **BUYER:** INSTITUTION | **BROKER:** COLLIERS INTERNATIONAL

× MAKE YOUR MARKET

110 EAST BROWARD

110 EAST BROWARD BOULEVARD, FORT LAUDERDALE, FL



MANAGED BID | OFFICE



TRANSACTION HIGHLIGHTS

\$41,055,000
SALES PRICE

112%
OF SELLER'S RESERVE

98
DAYS LIST TO CLOSE

PROPERTY DETAILS

342,465
SF

\$120
PSF

MARKETING RESULTS



SELLER: INSTITUTION | BUYER: INSTITUTION | BROKER: CBRE

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SF MOMA GARAGE

147 MINNA STREET, SAN FRANCISCO, CA



OFFER SELECT | PARKING GARAGE

TRANSACTION HIGHLIGHTS

\$42,009,000

SALES PRICE

4.1%

CAP RATE

PROPERTY DETAILS

412

PARKING STALLS

\$102,000

PER STALL

MARKETING RESULTS

5,393

WEB PAGE VIEWS

271

INTERESTED BUYERS

21

APPROVED BUYERS



SELLER: INSTITUTION | BUYER: INSTITUTION | BROKER: EASTDIL SECURED

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SF MOMA GARAGE

147 MINNA STREET, SAN FRANCISCO, CA



OFFER SELECT | PARKING GARAGE | CLOSE OF ESCROW: SEPTEMBER 2017

SOLD STORY

Located in downtown San Francisco in the highly desirable South Financial District and adjacent the San Francisco Museum of Modern Art, this eight-story parking garage was well-positioned as a stable cash flow investment or a potential candidate for future redevelopment.

Given the unique nature of the property, the institutional owner chose to leverage Ten-X Commercial to broaden the marketing reach and price discovery beyond the known buyers. Ten-X Commercial, in partnership with Eastdil Secured, utilized the Ten-X multi-channel marketing platform (digital and traditional outreach) to deliver 21 unique offers for the property. Interested potential buyers included developers, high net worth individuals, parking operators, and institutional investment firms.

The combined efforts of Ten-X's multi-channel marketing and Eastdil Secured's traditional brokerage created a competitive environment that ultimately yielded a purchase price above \$42 million - exceeding the pricing expectations of the seller. The winning buyer in the end increased their final offer by \$8M. The seller benefited from significant, additional value as a result of multiple Ten-X buyers with verified offers.

PROPERTY HIGHLIGHTS

- 412 Parking Stalls
- Built in 1999
- Zoning: Downtown Office C-3-O (SP)
- Eight Stories
- Close proximity to 5.7M SF of CBD Office & 3,850 Residential Units



SELLER: INSTITUTION | BUYER: INSTITUTION | BROKER: EASTDIL SECURED

× MAKE YOUR MARKET