# 300+ INSTITUTIONAL SELLERS



























































































































MIDLANDLOANSERVICES



































































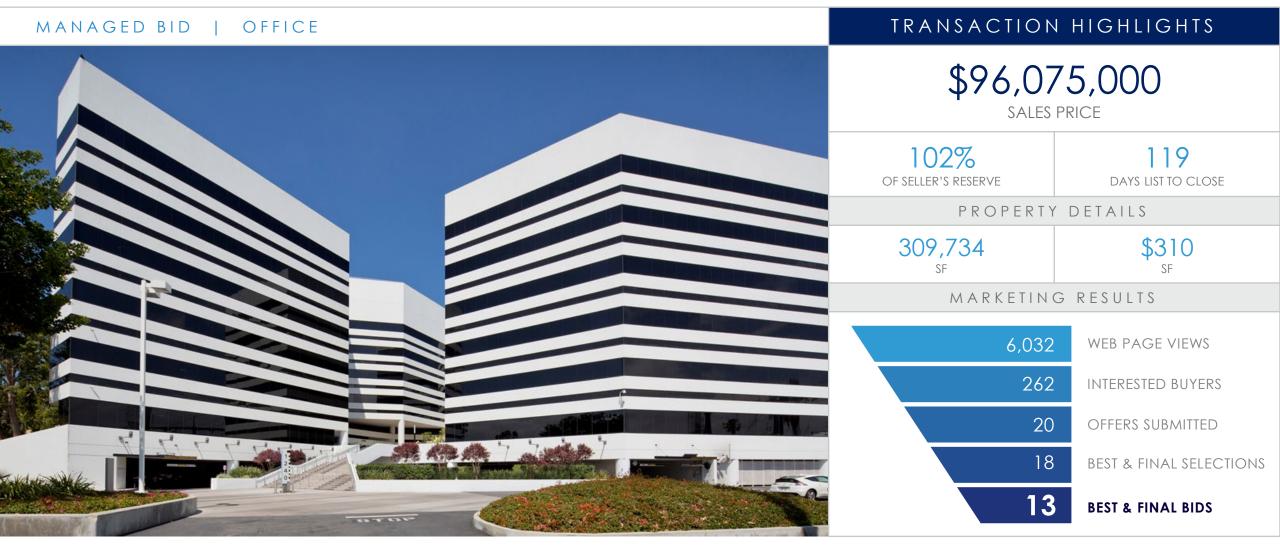




## MANHATTAN TOWERS

1230 & 1240 ROSECRANS AVENUE, MANHATTAN BEACH, CA





## 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

98% OCCUPIED

MARKETING RESULTS

7,304

WEB PAGE VIEWS

179

OFFERS SUBMITTED

BEST & FINAL SELECTIONS

**25** |

**BEST & FINAL BIDS** 

## **GRANDMARC AT UNIVERSITY VILLAGE**



3549 IOWA ROAD, RIVERSIDE, CA

LIVE BID | MULTIFAMILY

#### TRANSACTION HIGHLIGHTS

\$44,100,000

SALES PRICE

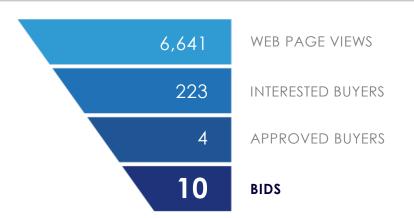
108%
OF SELLER'S RESERVE

97
DAYS LIST TO CLOSE

#### PROPERTY DETAILS

212 UNITS 99% OCCUPIED

MARKETING RESULTS



## CONTINENTAL PLAZA

401-433 HACKENSACK AVENUE, HACKENSACK, NJ



TRANSACTION HIGHLIGHTS MANAGED BID OFFICE \$63,000,000 SALES PRICE 100% 138 OF SELLER'S RESERVE DAYS LIST TO CLOSE PROPERTY DETAILS 349,338 \$180 MARKETING RESULTS WEB PAGE VIEWS 3,117 149 INTERESTED BUYERS OFFERS SUBMITTED **BEST & FINAL SELECTIONS BEST & FINAL BIDS** 

## 110 EAST BROWARD

110 EAST BROWARD BOULEVARD, FORT LAUDERDALE, FL



MANAGED BID | OFFICE 112% OF SELLER'S RESERVE 342,465

### TRANSACTION HIGHLIGHTS

\$41,055,000 SALES PRICE

98 DAYS LIST TO CLOSE

PROPERTY DETAILS

\$120

MARKETING RESULTS

7,326

WEB PAGE VIEWS

INTERESTED BUYERS

OFFERS SUBMITTED

**BEST & FINAL SELECTIONS** 

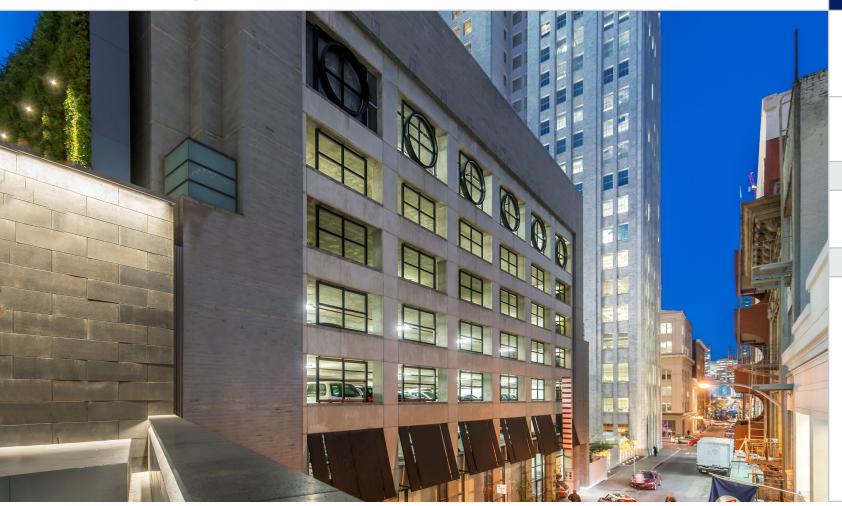
**BEST & FINAL BIDS** 

### 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

MARKETING RESULTS

5,393

WEB PAGE VIEWS

271

INTERESTED BUYERS

21

APPROVED BUYERS

### 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