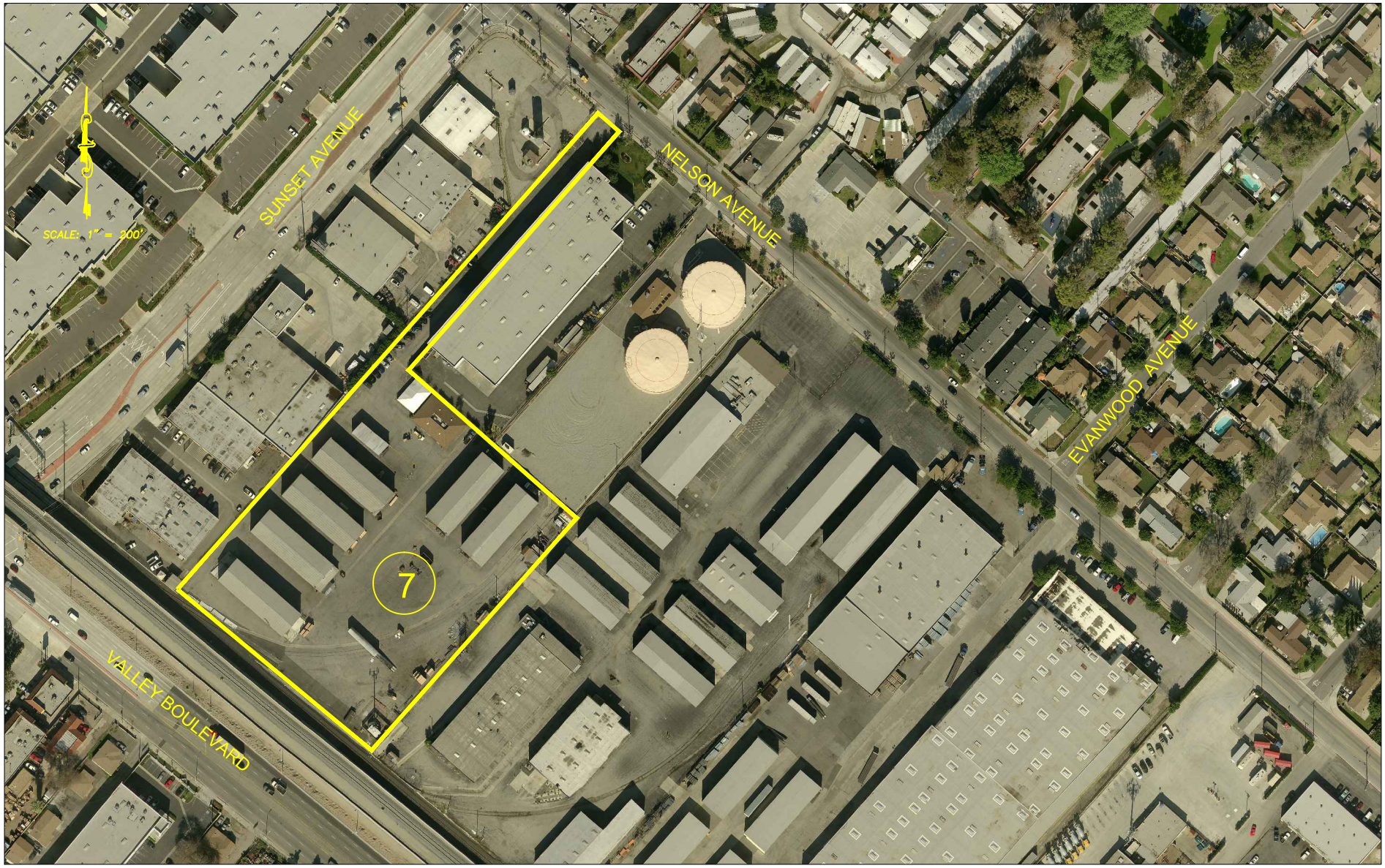
Property Description
Address: 14624 & 14700 Nelson Ave., # 7 & 8 on Property List
Size: 11.49 acres
Date Purchased: December 2010 & July 2010
IUDA Purchase Price: $9,434,228
Estimated Current Value: $7,007,061 @ $14 SF, $7,015,000 March 2012 appraisal update
Reason Acquired: To facilitate redevelopment of the site to new industrial development
Plan and Zoning: Industrial
Lease Revenue: $1,560 per month (T-Mobil cell site to 2018 plus renewal)
Environmental: Phase I
Potential for Transit-Oriented Development: None
History of Development Proposals: The 2 properties were purchased in 2010 as older lumber yards and after acquisition were cleared. The property appraisal was updated for land only in November of 2011 and March of 2012 at a value of $7,015,000. Several companies have expressed their interest in acquiring the property.
Staff Recommendation: Staff recommends the property be offered for sale through direct contact or the use brokers.



7 Address : 14624 Nelson Ave.
City : City of Industry
APN : 8208-006-902
Acre : 4.13 Ac.

Prepared by:
CNC ENGINEERING
Consulting Civil Engineers - Surveyors
255 N. Hacienda Blvd., Ste. 222
City of Industry, Ca. 91744
Phone (626) 333-0336
Fax (626) 336-7076

DESIGN BY: V.S. | DRAWN BY: V.S.

CITY OF INDUSTRY

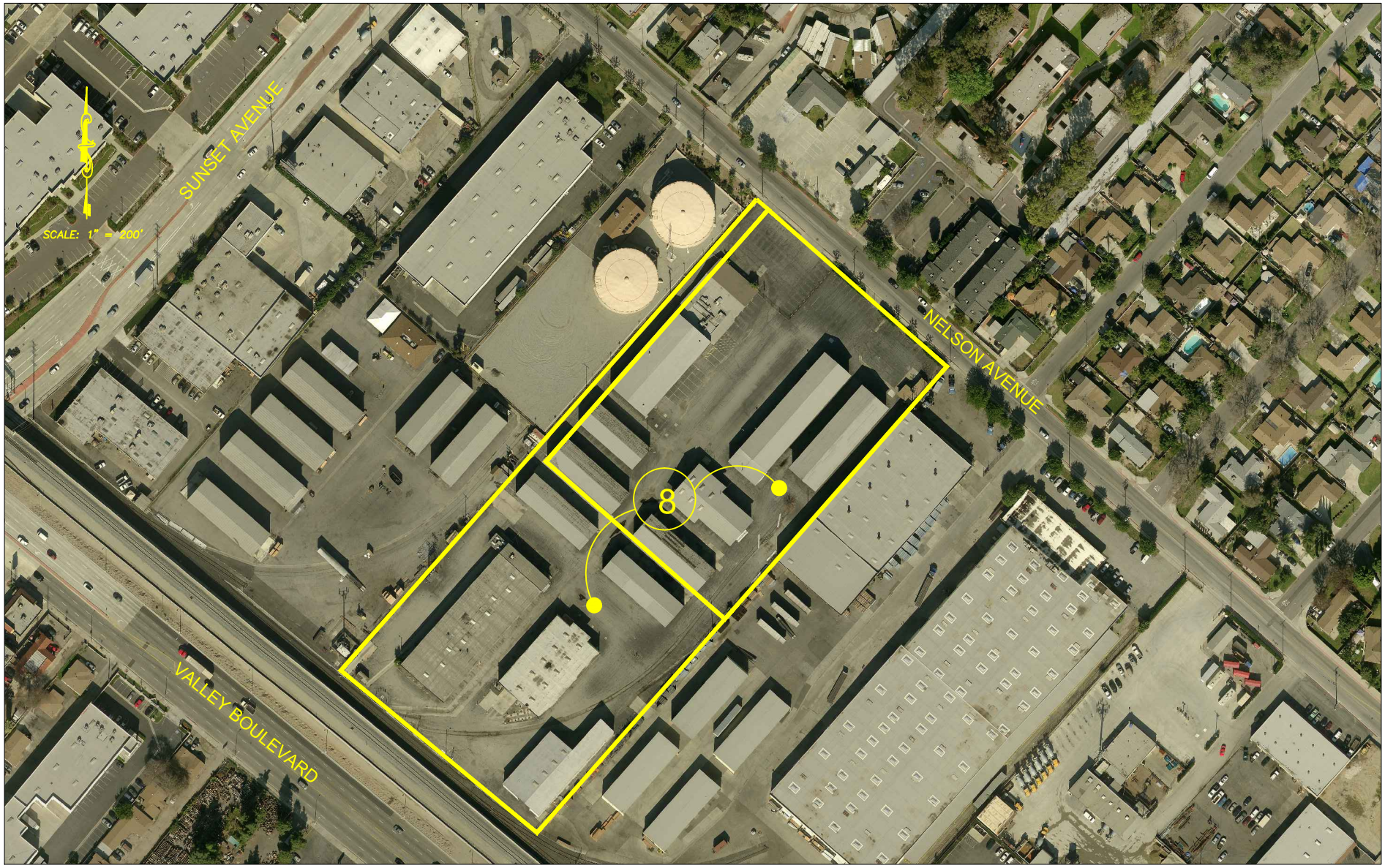
SUCCESSOR AGENCY OF THE INDUSTRY URBAN-DEVELOPMENT AGENCY

PROPERTY LIST ITEM #7

CHECKED BY: D.T.M.
DATE: OCTOBER 2012

JOB No. MP 12-03#3

SHT. 1 OF 1



(8) Address : 14700 and 14710 Nelson Ave.
City : City of Industry
APN : 8208-006-900 & 8208-006-901
Acre : 7.36 Ac.

Prepared by:
CNC ENGINEERING
Consulting Civil Engineers - Surveyors
256 N. Hacienda Blvd., Ste. 222
City of Industry, Ca. 91744
Phone (626) 333-0336
Fax (626) 336-7078

DESIGN BY: V.S. | DRAWN BY: V.S.

CITY OF INDUSTRY

SUCCESSOR AGENCY OF THE INDUSTRY URBAN-DEVELOPMENT AGENCY

PROPERTY LIST ITEM #8

CHECKED BY: D.T.M.
DATE: OCTOBER 2012

JOB No. MP 12-03#3

SHT. 1 OF 1