

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

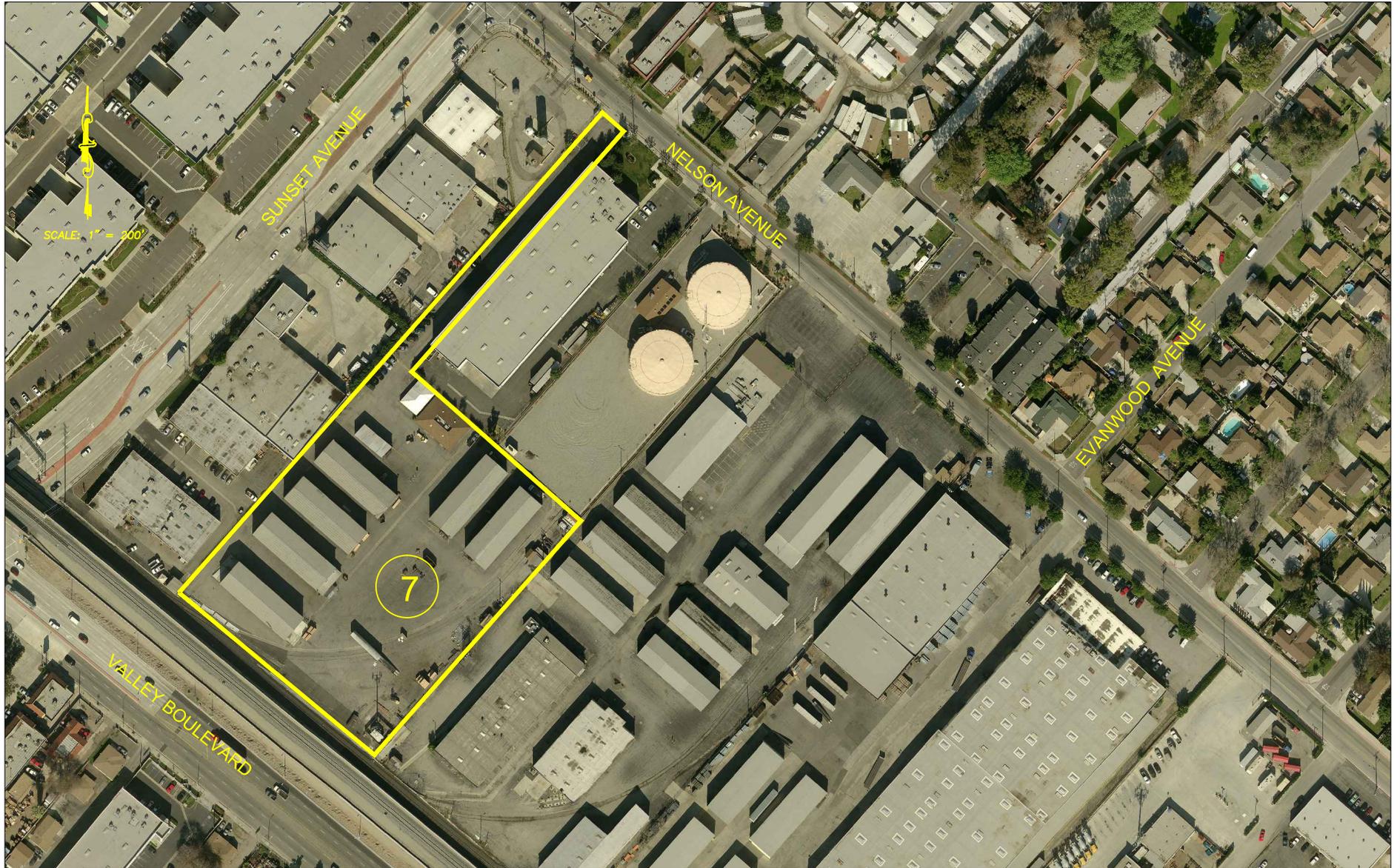
Lease Revenue: \$1,560 per month (T-Mobile cell site to 2018 plus renewal)

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.

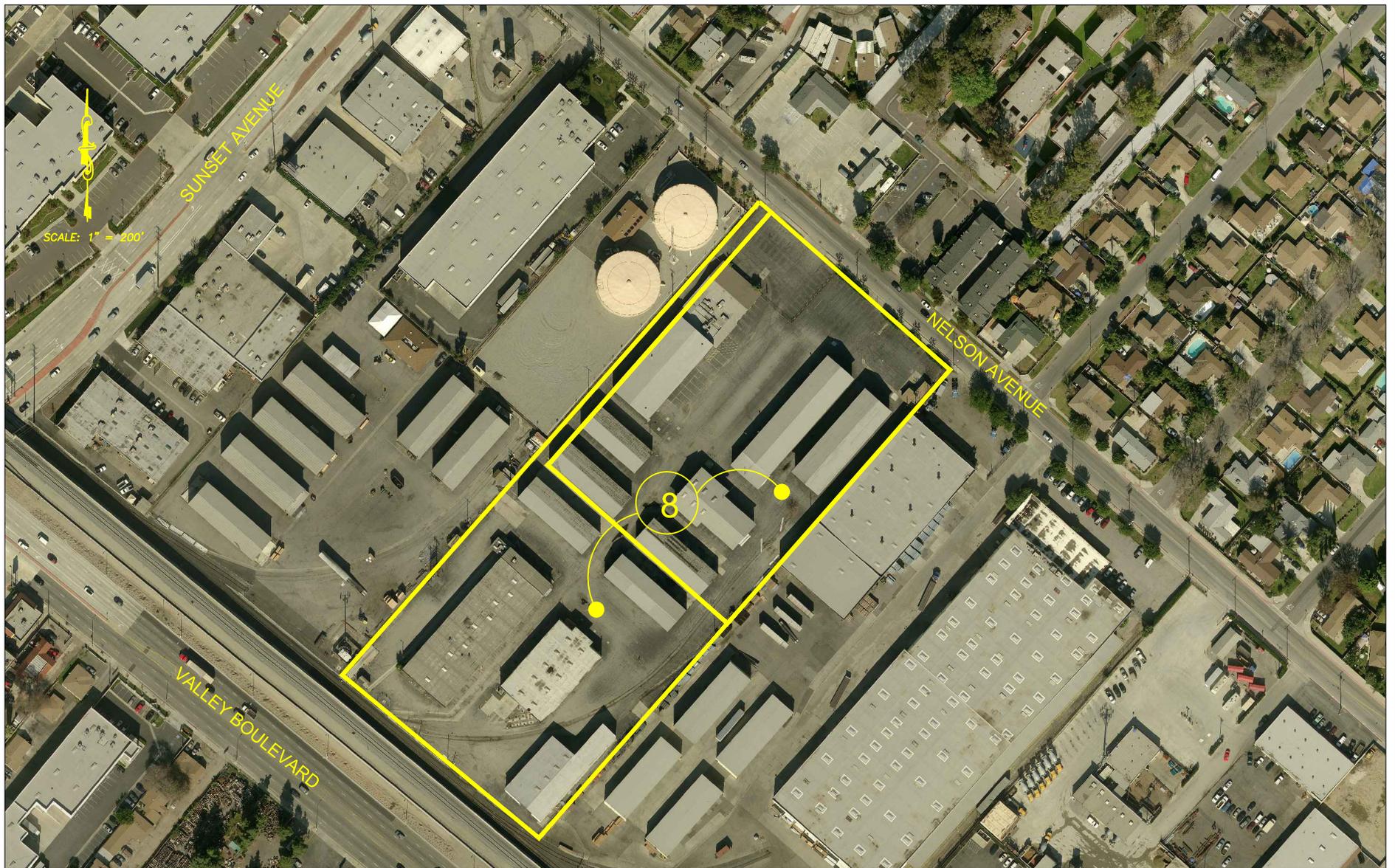
Staff Recommendation: Staff recommends the property be offered for sale through direct contact or the use brokers.



SCALE: 1" = 300'

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. Mainline Blvd., Ste. 222 City of Industry, Ca. 91746 Phone (951) 333-0226 Fax (951) 338-7076			CITY OF INDUSTRY SUCCESSOR AGENCY OF THE INDUSTRY URBAN-DEVELOPMENT AGENCY PROPERTY LIST ITEM #7	
	DESIGN BY: V.S. DRAWN BY: V.S.	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.

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 ENGINEERING
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CITY OF INDUSTRY
SUCCESSOR AGENCY OF THE INDUSTRY
URBAN-DEVELOPMENT AGENCY
PROPERTY LIST ITEM #8

JOB No. MP 12-03#3 SHT. 1 OF 1