

**MARKET DATA SUMMARY**

**Residential Land Sales**

Item No.	Location A.P. Number	Seller Buyer	Date Doc. No.	Sale Price	Acres Sq. ft.	Units	Density (du/ac)	Price/acre Price/Acre	Price/sq. ft.	Price/unit	Remarks
Sub.	Nelles Site Whittier		7/1/2005	N/A	N/A			N/A			Generally level land along southerly side of Whittier Boulevard, east of Sorenson.
<b>RESIDENTIAL LAND SALES</b>											
1	SEC Scott & Cullen Whittier 8230-028-51	Lennar MBK Homes	3/1/2005 N/A	\$14,820,000 ±	6.10 265,716	114	18.7	\$2,429,508	\$55.77	\$130,000	Vacant site at rear of Whittwood Town Center project. Buyer to construct 114 townhomes.
2	1361 El Camino Real Tustin 500-141-22	Cottages Apartments, LLC IRP Nevis Tustin LLC	8/31/2004 789892	\$15,100,000	5.12 223,027	93	18.2	\$2,949,219	\$67.70	\$162,366	Buyer to demolish existing apartment project to build 93 new townhomes. Adjacent to I-5 Freeway.
3	NEC Truslow & Harbor Fullerton 033-041-08 thru 30 except 31 033-043-04 thru 11, and 28	Bushala LLC The Olson Co.	6/30/2004 600064	\$10,700,000	6.00 261,360	120	20.0	\$1,783,333	\$40.94	\$89,167	Buyer to build 120 townhomes and lofts next to Fullerton train station. Land area includes abandoned streets and alleys.
4	N/S Edinger, W/O Fairview Santa Ana 407-107-16, 17 407-041-31, 32, 39	John Laing Homes	5/9/2005 355081	\$6,200,000	2.97 129,158	44	14.8	\$2,087,542	\$48.00	\$140,909	Old medical office and other bldgs to be demolished. Buyer plans 44 townhomes over garages.
5	W/S Magnolia, N/O Lincoln Anaheim 070-171-05	Commons Apartments Brandywine Homes	2/26/2004 146800	\$17,000,000	9.26 403,366	114	12.3	\$1,835,853	\$42.15	\$149,123	Apartment bldgs. demolished by buyer. 76 townhomes and 38 SFR's planned.
6	S/S Katella, W/O Gilbert Garden Grove 132-071-09, 10, 11, 13, 31-37	Garden Grove Redevelop Brandywine Homes	12/7/2004 1086839	\$8,605,000	4.16 181,136	42	10.1	\$2,068,510	\$47.51	\$204,881	Competitive bid. Will be 42 detached SFR's on 3,500 to 4,000 sq. ft. lots. 2,500± sq. ft. each. Prices in mid \$700,000's.
7	1773 W. San Bernardino Rd. West Covina 8435-015-036	Arakelian Trust DC Corporation	2/18/2005 377018	\$6,500,000	6.02 262,231	60 to 64	10.0±	\$1,079,734	\$24.79	\$104,839 (average)	Small retail bldg. and house to be demolished. Buyer is planning for 60 to 64 homes. Level site.