

EARLY INSIGHTS REPORT

ENGAGED BY

Client Name: Andrew Battistessa

Client Company: Lender House Account

Client Address: 1344 Coloma Road, #850, Gold River, CA

Order Number: 23D20-75961-392

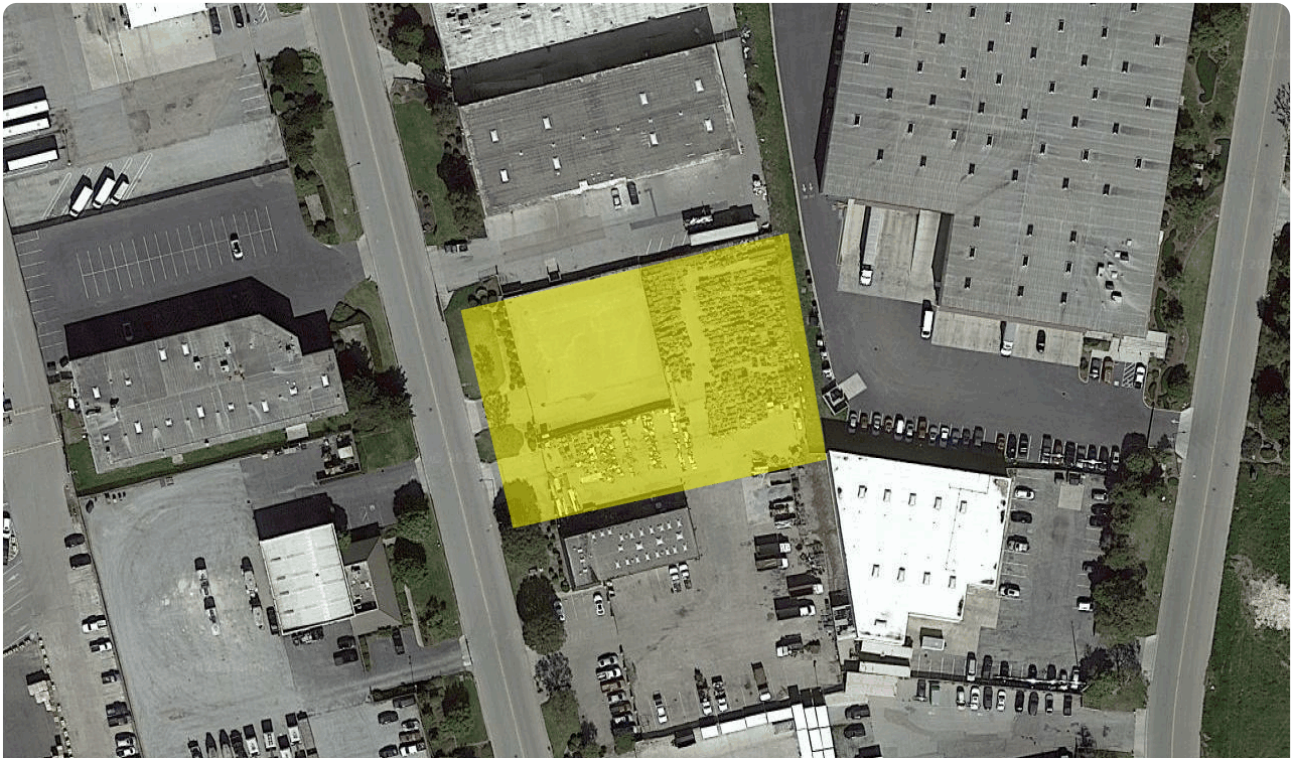
Date Engaged: Apr 20, 2023

Project Name: 11125 Commercial Pkwy, Castroville, CA 95012, USA

Reference ID#:

PROPERTY OVERVIEW

► (866) 901-7201 | CREtelligent.com



SUBJECT PROPERTY

11125 Commercial Pkwy, Castroville, CA 95012, USA

APN: 133492007000

PROPERTY SUMMARY

Land Use: Industrial-Vacant Land

Parcel Number: 133492007000

Parcel Centroid: 36.75689, -121.74016

FIPS CODE: 06053

Jurisdiction: Monterey County

Assessed Land Value: \$ 362,074

Assessment Year: 2022

Assessed Improvement Value: \$0

Legal Description: CASTROVILLE
INDUSTRIAL PARK UNIT NO 1 TRACT NO
867 LOT 19 1 AC

Amenities:

Lot Size: 45,193 sq ft

Acres: 1.037

Year Built:

Building Count: 0

Building Area: 0 sq ft

Stories:

Topography:

Elevation: 32.35 feet

Slope: 0.51 degrees, Flat to Very Low



LOW

ELEVATED



REGULATORY SUMMARY | SUBJECT PROPERTY

Hazardous Waste Generator Facility (4x)

MODERATE

Hazardous Material Storage or Use Site

MODERATE

Administrative Environmental Tracking Site

MODERATE

BUILDING SUMMARY

Replacement Cost: per sq ft

Year Built:

Roof Year: 1982

Building Count: 0

Aspect: 261.63 degrees/South

Building Square Footage: 0 sq ft

RECENT PERMIT ACTIVITY

PERMIT DATE: 1988-01-19

VALUATION: \$ 6000.00

Permit Type

Permit Status

Work Class

FINALED

Commercial Additions or Alterations

Estimated Value: \$461,000

Number of Transactions

Median Sales Price Per Sq Foot (\$)

No Chart for Number of Transactions

COMPARABLE SALES COUNT: 12

	Low	High	Mean	Median
Gross Building Area	507	201,434	31,543	7,822
Net Rentable Area	15,508	61,932	38,720	38,720
Number of Floors	1	2	1	1
Year Built	1,941	1,987	1,965	1,964
Time Since Last Sale (Months)	1	48	25	31
Sale Price	25,000	24,000,000	3,855,909	917,500
Sale Price / SF (Gross Area)	14	317	140	119
Sale Price / SF (Rentable Area)	112	112	112	112



RENT, VACANCY RATE & MEDIAN SALE
INFORMATION DETAILED IN THE FULL REPORT.

LOW

ELEVATED

CLIMATE RISKS

Fire

MODERATE

Drought

LOW

Flood

LOW

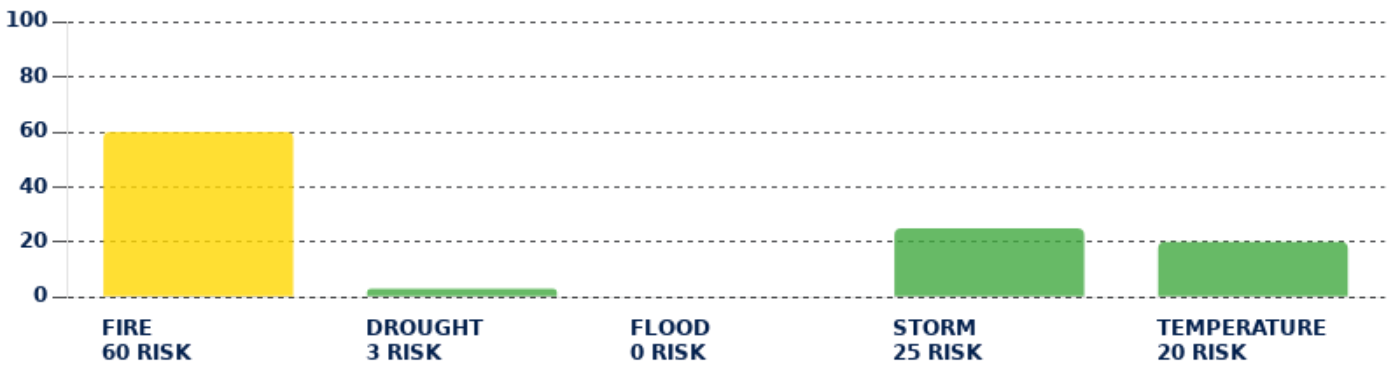
Storm

LOW

Temperature

LOW

RISK RATINGS: 0-60/100



ABOUT THESE RATINGS

Our ratings reflect hazard risk at a property relative to the rest of the contiguous United States. Ratings are based on projected 2050 risk and the change from historical risk. A rating of 0 represents the lowest risk; 100 is the highest.



CRIME RISKS

Forcible Rape	ELEVATED
Aggravated Assault	ELEVATED
Murder	MODERATE
Forcible Robbery	MODERATE
Burglary	MODERATE
Motor Vehicle Theft	MODERATE
Larceny	LOW

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