

Losness Investment Real Estate Corp



3794 Underwood Drive
San Jose, 95117
Units: 4
Price: \$625,000
CAP: 5.2%
GRM: 12.6
COE: 4/20/01



919 Delbert Way
San Jose, 95126
Units: 6
Price: \$760,000
CAP: 6.3%
GRM: 9.9
COE: 4/20/01



505 – 529 Chiechi Ave.
San Jose, 95126
Units: 45
Price: \$4,500,000
CAP: 5.72%
GRM: 10.14
COE: 9/1/00



1212 W. Washington
Sunnyvale, 94086
Units: 12
Price: \$1,992,000
CAP: 5.2%
GRM: 12.5
COE: 3/30/01



48 Lark Center Drive
Larkfield, 95403
Units: 12
Price: \$1,270,000
CAP: NA
GRM: NA
COE: 9/21/00



1080 Eugene Ave.
San Jose, 95126
Units: 8
Price: \$725,000
CAP: NA
GRM: NA
COE: 9/13/00



970 Clyde Ave.
Santa Clara, 95054
Units: 4
Price: \$1,090,000
CAP: 3.6%
GRM: 18.2
COE: 1/17/01



438 S Buena Vista Ave.
San Jose, 95126
Units: 8
Price: \$1,350,000
CAP: 4.8%
GRM: 13.3
COE: 6/13/01



987 E. Williams St.
San Jose, 95116
Units: 3
Price: \$470,000
CAP: 6.3%
GRM: 11.5
COE: 3/27/01



201–207 Gramercy Place
San Jose, 95116
Units: 8
Price: \$1,000,000
CAP: 8.2%
GRM: 8.1
COE: 9/18/01

Phone: 408.288.3500
Fax: 408.288.3506
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260 Adler Ave.
Campbell, 95008
Units: 4
Price: \$810,000
CAP: 7.5%
GRM: 9.8
COE: 7/26/01



202 Gramercy Place
San Jose, 95116
Units: 4
Price: \$585,000
CAP: 5.8%
GRM: 11.7
COE: 9/26/01



532 North Central Ave.
Campbell, 95008
Units: 14
Price: \$2,500,000
CAP: 8.1%
GRM: 9.4
COE: 6/29/01



2509 SE 109th Ave.
Portland, OR 97266
Units: 20
Price: \$1,250,000
CAP: 9.7%
GRM: 7.1
COE: 8/20/01



994 – 996 S. 7th St.
San Jose, 95112
Units: 2
Price: \$480,000
CAP: 5.7% / GRM: 13.3
COE: 11/30/01



920 Villa Ave.
San Jose, 95126
Units: 5
Price: \$625,000
CAP: 7.0% / GRM: 9.9
COE: 4/30/02



3040 Howe Ave.
Sacramento, 95821
Units: 46
Price: \$3,175,000
CAP: 7.7%
GRM: 7.4
COE: 7/03/02



75 Roudtable Drive
San Jose, 95111
Units: 10
Price: \$1,175,000
CAP: 5.9%
GRM: 10.9
COE: 8/20/02



317 North 7th St.
San Jose, 95112
Units: 2
Price: \$475,000
CAP: 5.6%
GRM: 13.6
COE: 11/05/02



11951 North First Ave.
Oro Valley, AZ 95112
Units: NNN
Price: \$5,180,000
CAP: 7.3%
GRM: N/A
COE: 01/10/03

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56 Boston Ave.
San Jose, 95128
Units: 6
Price: \$710,000
CAP: 6.0%
GRM: 6.4
COE: 12/03/02



2254 Luz Ave.
San Jose, 95116
Units: 13
Price: \$1,515,000
CAP: 6.5 %
GRM: 9.86
COE: 11/22/02



449 North 6th St.
San Jose, 95112
Units: 5
Price: \$745,000
CAP: 6.7%
GRM: 9.8
COE: 01/16/02



619 Manzanita Ave.
Redwood City, CA 94061
Units: 4
Price: \$649,000
CAP: 5.9 %
GRM: 12.0
COE: 2/21/03



1351 Castlemont
San Jose, 95128
Units: 10
Price: \$1,150,000
CAP: 6.3 %
GRM: 10.8
COE: 4/11/03



445 North 1st St.
San Jose, 95112
Units: 8
Price: \$1,250,000
CAP: 8.2 %
GRM: 8.2
COE: 2/14/03



254 Pamela Avenue
San Jose, CA 95116
Units: 6
Price: \$745,000
CAP: 6.0% / GRM:
11.8
COE: 11/4/03



260 Pamela Avenue
San Jose, CA 95116
Units: 6
Price: \$745,000
CAP: 6.0%
GRM: 11.8
COE: 11/4/03



358 Page Street
San Jose, CA 95126
Units: 9
Price: \$920,000
CAP: 5.8%
GRM: 10.2
COE: 1/16/04



960-2 Weddell Ave
Sunnyvale, CA 94087
Units: 20
Price: \$1,900,000
CAP: 6.3%
GRM: 10.3
COE: 3/28/04

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430 Maude Ave
Sunnyvale, CA 94085
Units: 12
Price: \$1,900,000
CAP: 6.3%
GRM: 11.2
COE: 4/6/04



750 Johanna Ave
Sunnyvale, CA 94085
Units: 7
Price: \$700,000
CAP: 5.4%
GRM: 12.3
COE: 4/13/04



1265 Park Ave
San Jose, CA 95126
Units: 8
Price: \$1,010,000
CAP: 6%
GRM: 11.6
COE: 9/22/04



4773 Snow Ave
San Jose, CA 95111
Units: 3
Price: \$825,000
CAP: 3.4%
GRM: 10.6
COE: 7/26/04



1061 S Almaden Ave
San Jose, CA 95110
Units: 6
Price: \$920,000
CAP: 5.6%
GRM: 10.6
COE: 9/22/04



66 South 22nd Street
San Jose, CA 95116
Units: 6
Price: \$630,000
CAP: 5.1%
GRM: 12.3
COE: 9/23/04



769 South 2nd Street
San Jose, CA 95112
Units: 5
Price: \$615,000
CAP: 5.4%
GRM: 12.2
COE: 12/04/05



529-555 South 4th Street
San Jose, CA 95112
Units: 34
Price: \$2,089,000
CAP: 6.1%
GRM: 8.84
COE: 3/30/05



Monroe Street
Mountain View, CA
Units: 10
Price: \$2,340,000
CAP: 3.06%
GRM: 19.49
COE: 4/15/05



1960 Southwest Exwy
San Jose, CA 95126
Units: 4
Price: \$1,020,000
CAP: 3.25%
GRM: 17.8
COE: 4/14/05

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3784 Bertini Ct
San Jose, CA 95117
Units: 4
Price: \$960,000
CAP: 2.48%
GRM: 21.4
COE: 5/17/05



1061 S Almaden Ave
San Jose, CA 95110
Units: 6
Price: \$920,000
CAP: 5.6%
GRM: 10.6
COE: 6/24/05



66 South 22nd Street
San Jose, CA 95116
Units: 6
Price: \$850,000
CAP: 4.88%
GRM: 12.91
COE: 10/18/04



1559 Alta Glen Drive
San Jose, CA 95125
Units: 6
Price: \$1,400,000
CAP: 3.73%
GRM: 15.79
COE: 10/25/05



35 Jeffers Way
Campbell, CA 95008
Units: 4
Price: \$1,225,000
CAP: 2.58%
GRM: 21.37
COE: 11/1/05



853 Henry Street
Malvern, AR 72104
Units: NNN
Price: \$1,359,379
CAP: 7.25%
GRM: N/A
COE: 10/21/05



760-770 N 12th Street
San Jose, CA 95112
Units: 6
Price: \$955,000
CAP: 4.7%
GRM: 13.67
COE: 11/18/05



3832 Moorpark Ave
San Jose, CA 95117
Units: 4
Price: \$955,000
CAP: 3.37%
GRM: 18.74
COE: 1/27/06



1420 Essex Way
San Jose, CA 95117
Units: 4
Price: \$990,000
CAP: 3.32%
GRM: 17.9
COE: 3/17/06



1414 Essex Way
San Jose, CA 95117
Units: 4
Price: \$971,000
CAP: 3.36%
GRM: 17.95
COE: 3/17/06

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218 Haynes Street
Talladega, AL
Units: NNN
Price: \$1,049,000
CAP: 7.14%
GRM: N/A
COE: 8/1/06



358 Page Street
San Jose, CA 95126
Units: 9
Price: \$1,135,000
CAP: 4.79%
GRM: 13.5
COE: 6/10/06



1147 W Hamilton
Campbell, CA 95008
Units: 4
Price: \$872,000
CAP: 2.90%
GRM: 19.21
COE: 6/7/06



1123 Francisco Avenue
San Jose, CA 95126
Units: 4
Price: \$880,000
CAP: 2.92%
GRM: 18.51
COE: 6/14/06



5678 Via Monte Drive
San Jose, CA 95118
Units: 4
Price: \$899,000
CAP: 3.06%
GRM: 18.41
COE: 7/6/06



561 S 7th Street
San Jose, CA 95112
Units: 6
Price: \$615,000
CAP: N/A%
GRM: 50.85
COE: 10/11/06



1333 Essex Way
San Jose, CA 95117
Units: 2
Price: \$780,000
CAP: 1.98%
GRM: 24.76
COE: 12/15/06



5089 Lapa Drive
San Jose, CA 95129
Units: 4
Price: \$905,000
CAP: 3.58
GRM: 16.17
COE: 12/22/06



268 Pamela Avenue
San Jose, CA 95116
Units: 6
Price: \$785,000
CAP: 4.44%
GRM: 13.5
COE: 1/12/07



3506 Alden Way
San Jose, CA 95117
Units: 4
Price: \$862,290
CAP: 3.62%
GRM: 16.23
COE: 3/23/07

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1269 Poplar Ave #202
Sunnyvale CA 94086
Units: Condo
Price: \$493,000
CAP: N/A
GRM: N/A
COE: 6/3/2007



1056 Nottingham Place
San Jose, CA 95117
Units: 2
Price: \$776,000
CAP: 2.70%
GRM: 23.20
COE: 6/25/07



545 Northlake Drive
San Jose, CA 95117
Units: 4
Price: \$809,000
CAP: 3.83%
GRM: 18.8
COE: 7/28/07



605 Bryan Avenue
Sunnyvale CA 94086
Units: 6
Price: \$1,100,000
CAP: 4.51%
GRM: 15.04
COE: 8/20/07



2214 Camden Avenue
San Jose, CA 95124
Units: 2
Price: \$749,000
CAP: 2.19%
GRM: 23.98
COE: 9/5/07



1499 Four Oaks Road
San Jose CA 95131
Units: SFR
Price: \$580,000
CAP: N/A
GRM: N/A
COE: 10/31/2007



430 E Maude Avenue
Sunnyvale CA 94085
Units: 12
Price: \$2,025,000
CAP: 5.91%
GRM: 12.93
COE: 11/20/07



2061 La Miel Court
Campbell CA 95008
Units: 2
Price: \$765,000
CAP: 4.12%
GRM: 22.65
COE: 11/21/07



1059 Lackawanna Ct
Sunnyvale CA 94087
Units: SFR
Price: \$850,000
CAP: N/A
GRM: N/A
COE: 11/29/07



794 Dona Avenue
Sunnyvale CA 94087
Units: SFR
Price: \$815,000
CAP: N/A
GRM: N/A
COE: 11/30/07

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**10447 Merriman Rd
Cupertino CA 95014**
Units: 2
Price: \$1,345,395
CAP: 3.60%
GRM: 24.15
COE: 11/29/07



**20277 Vista Court
Cupertino CA 95014**
Units: 2
Price: \$1,180,000
CAP: 3.27%
GRM: 27.51
COE: 12/7/07



**3819 Barker Drive
San Jose, CA 95117**
Units: 4
Price: \$929,000
CAP: 5.28%
GRM: 16.83
COE: 12/18/07



**11556 SE Fuller Road
Milwaukie OR 97222**
Units: 93
Price: \$7,600,000
CAP: 5.72%
GRM: 9.34
COE: 1/17/08



**3251 Rustic Drive
Santa Clara, CA 95051**
Units: 2
Price: \$655,000
COE: 7/16/2008



**3176 Cadillac Drive
San Jose, CA 95117**
Units: 9
Price: \$1,225,000
CAP: 6.24%
GRM: 10.71
COE: 6/5/2008



**190 Boston Ave
San Jose, CA 95128**
Units: 6
Price: \$724,000
CAP: 6.0%
GRM: 11.77
COE: 8/28/08



**1591 Daphne Drive
San Jose, CA 95129**
Units: SFR
Price: \$1,025,000
COE: 5/7/2008



**14929 Standish Drive
San Jose, CA 95124**
Units: SFR
Price: \$695,000
COE: 2/19/2008



**890 Leigh Ave
San Jose, CA 95128**
Units: 2
Price: \$ 643,500
COE: 10/24/2008

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777 S Second Street
San Jose CA 95112
Units: 8
Price: \$837,500
CAP: 7.1%
GRM: 9.63
COE: 9/29/2008



1020 Elm Steet
San Jose CA 95126
Units: 23
Price: \$2,415,000
CAP: 6.4%
GRM: 10.20
COE: 1/30/2009



1758 Yosemite Drive
Milpitas CA 95035
Units: SFR- REO sale
Price: \$ 430,000
COE: 5/15/2009



240 Mountain View Ave
Mountain View CA 94041
Units: 8
Price: \$875,000
CAP: 5.9%
GRM: 11.28
COE: 3/10/2009



10921 Axtell Street
Castroville CA 95012
Units: SFR- REO
Price: \$ 130,000
COE: 4/1/2009



2269 Huran Dr
San Jose CA 95122
Units: SFR
Bed 3/ Bath 1
Price: \$290,000
COE: 4/10/2009



976 Connie Drive
Campbell CA 95008
Units: SFR
Bed 4/ Bath 2
Price: \$620,000
COE: 10/9/2009



561 S 7th Street
San Jose Ca 95112
Units: 6
Price: \$815,000
CAP: 6.8%
GRM: 9.31
COE: 12/17/2010



3690 Haig Street
Santa Clara CA 95054
Units: 8
Price: \$1,150,000
CAP: 8.95%
GRM: 9.43
COE: 1/26/2010



13155 Llagas Avenue
San Martin CA 95046
Units: SFR
Bed 3/ Bath 2
Price: \$ 465,000
COE: 2/10/2010

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2120 Monroe Street
Santa Clara CA 95054
Units: 6
Price: \$820,000
CAP: 5.82%
GRM: 11.35
COE: 3/30/2010



1254 Traugher Street
Milpitas CA 95035
Units: SFR
Bed 2/ Bath 1
Price: \$ 380,000
COE: 3/31/2010



1171 Curtner Ave
San Jose CA 94041
Units: SFR
Bed 1/ Bath 1
Price: \$208,000
COE: 4/27/2010



1108 Husted Ave
San Jose CA 95125
Units: SFR
Bed 2/ Bath 2
Price: \$470,000
COE: 6/4/2010



116 Dot Ave
Campbell CA 95008
Units: Condo
Bed 3/ Bath 2
Price: \$411,000
COE: 9/10/2010



344 Floyd Street
San Jose CA 95110
Units: 4- Short Sale
Price: \$600,000
CAP: 5.92%
GRM: 10.27
COE: 10/5/2010



1221 Magnolia Ave
San Jose CA 95126
Units: SFR
Bed 2/ Bath 1
Price: \$400,000
COE: 11/5/2010



1020 Elm Street
San Jose CA 95126
Units: 23
Price: \$2,050,000
CAP: 7.74%
GRM: 8.64
COE: 12/9/2010



568 Cambridge Ave
Palo Alto CA 94041
Units: 3
Price: \$885,000
CAP: 3.29%
GRM: 25.66
COE: 3/9/2011



1115 Saint Joseph Ave
Los Altos CA 94024
Units: SFR
Bed 3/ Bath 2
Price: \$1,142,600
COE: 3/25/2010

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605 Bryan Avenue
San Jose CA 95112
Units: 6
Price: \$910,000
CAP: 4.91
GRM: 12.19
COE: 7/4/2011



56 Mountain View Ave
Mountain View CA 94041
Units: 7
Price: \$1,340,000
CAP: 5%
GRM: 12.86
COE: Active



195 Winterwind Wy
Watsonville CA 95076
Units: SRF
Price: \$1,700,000
Bed 2/ Bath 2
COE: Active



914 College Drive
San Jose CA 95128
Units: 10
Price: \$1,470,000
CAP: 6.16%
GRM: 11.17
COE: Active



785 E Duane Ave
Sunnyvale CA 94085
Units: 4
Price: \$790,000
CAP: 4.96
GRM: 13.72
COE: Active



997 Ravenscourt Avenue
Campbell CA 95008
Units: 16
Price: \$2,200,000
CAP: 6.49
GRM: 10.05
COE: Under Contract

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OVERALL TRANSACTION RECORD

Type of Asset	# of Transactions	Total # of Units	Total Price
APARTMENTS	79	698	\$92,825,185
NNN	3	3	\$7,588,379
SINGLE FAMILY RESIDENCES	14	14	\$9,002,600
CONDO	2	2	\$904,000

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