

AT CLUB AUTO SPORT — SILICON VALLEY'S COLLECTOR-CAR CAMPUS

THE COLLECTOR'S HEADQUARTERS

521 Charcot Ave, Suite 101
San Jose, CA



THE IVY GROUP
Commercial Properties, Above & Beyond



FOR SALE

Call for Pricing
Tours by Appointment



BUILDING SIZE

± 12,219 SF + ± 2,750 SF patio
expandable to ± 15,219 SF int.



LOT SIZE

± 19,800 SF
(± 0.45 acres)



YEAR BUILT

2008



ZONING

Planned Development /
Light Industrial (PD/LI)

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 521 Charcot Ave, Suite 101, San Jose, CA ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

SEQUOIA COMMERCIAL GROUP AND THE IVY GROUP ARE PROUD TO PRESENT THE COLLECTOR'S HEADQUARTERS AT CLUB AUTO SPORT — SILICON VALLEY'S PREMIER COLLECTOR-CAR CAMPUS.

521 Charcot Ave, Suite 101 is a rare chance to own a private car museum, event venue, and executive headquarters inside Club Auto Sport, behind private gates in the Golden Triangle.

The interior is ±12,219 SF of finished display and office space with 16-foot ceilings, polished concrete floors, display galleries, private offices, and conference rooms. Systems include full HVAC, integrated security, three private restrooms, three grade-level roll-up doors, 400-amp 3-phase power, and fire sprinklers throughout. Three adjacent parcels totaling ±3,000 SF are available at the buyer's option, bringing the interior to ±15,219 SF.

A ±2,750 SF private landscaped patio adjoins the space, built out with a full bar, pizza oven, BBQ, refrigeration, fireplace, and steel pergola. In total, up to ±18,000 SF of indoor and outdoor space.

The gated campus offers a clubhouse, concierge, catering prep kitchen, and reserved parking, including RV and trailer stalls with 50-amp power. PD/LI zoning allows a wide range of uses: private museum, automotive showroom, corporate headquarters, R&D, or design studio. Well suited to an owner-user, collector, family office, or 1031 exchange buyer.

Private tours are available by appointment.

Unpriced — contact Sequoia Commercial Group and The Ivy Group for pricing guidance.

Building Size	± 12,219 SF plus ± 2,750 SF outdoor patio space = ± 14,969 SF
Expandable	3 adjacent parcels (± 3,000 SF) at buyer's option — up to ± 15,219 SF interior / ± 18,000 SF total
Lot Size	± 19,800 SF or ± 0.45 acres
Year Built	2008
Power	400 A, 120/277 V, 3 Ø (buyer to verify)
Zoning	Planned Development / Light Industrial (PD/LI)
Loading	3 grade level rollup doors
Ceiling Height	16 FT
Campus	Club Auto Sport — gated campus with clubhouse, concierge & catering kitchen
APN	The sale consists of 8 separate legal parcels.



FLOOR PLAN — MUSEUM, OFFICES & PATIO

THE COLLECTOR'S HEADQUARTERS
MUSEUM · VENUE · HQ

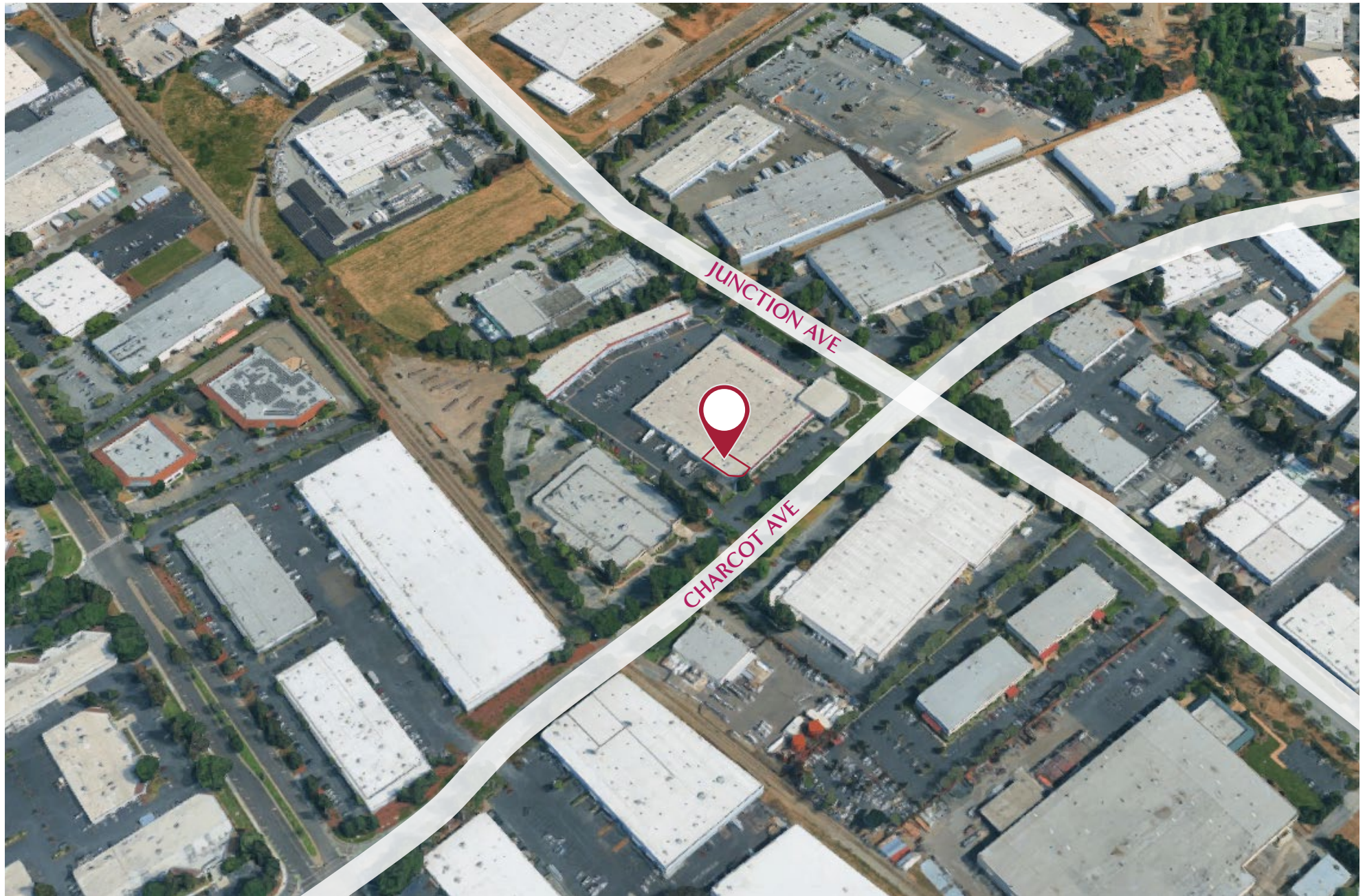
FOR SALE



PERCENTAGE INTEREST IN COMMON AREA, VOTES AND ASSOCIATION DUES ALLOCATED TO EACH UNIT

UNIT	APN	PERCENTAGE INTEREST	VOTES	MONTHLY ASSOCIATION DUES
101	237-34-001	1.349%	1,349	\$873.07
103	237-34-002	1.359%	1,359	\$854.89
105	237-34-003	1.356%	1,356	\$834.54
107	237-34-004	1.365%	1,365	\$834.54
131	237-34-016	0.947%	947	\$550.07
133	237-34-017	0.938%	938	\$586.94
135	237-34-018	0.583%	583	\$374.84
137	237-34-019	0.77%	770	\$493.87
TOTAL		8.667%	8,667	\$5,402.76





PROPERTY PHOTOS

THE COLLECTOR'S HEADQUARTERS
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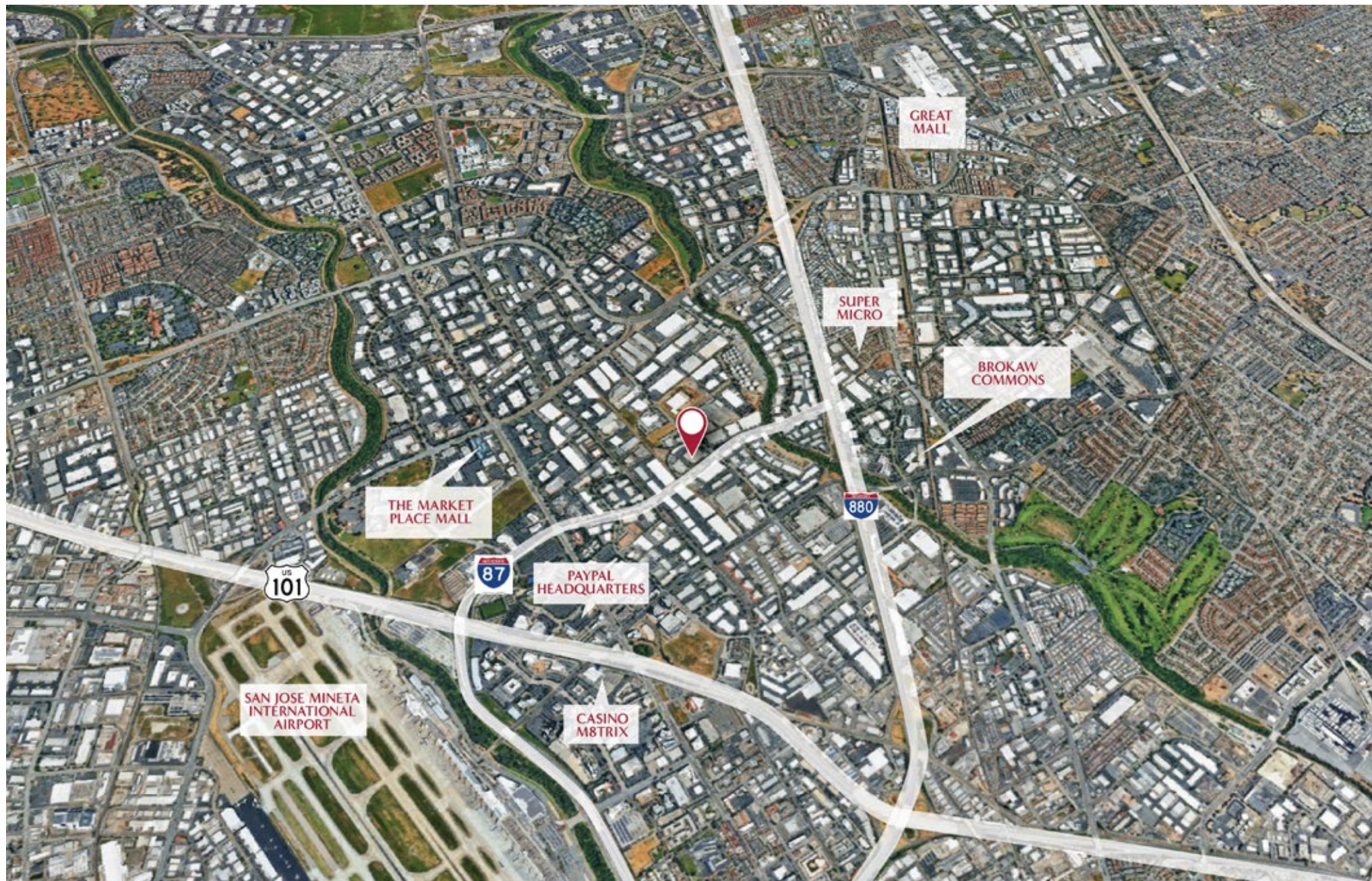
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AMENITY MAP

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FOR DETAILS AND TOUR

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