Office of the Assessor / Recorder - City and County of San Francisco

Mills Act Valuation

530 Jackson St

OFFICE OF THE ASSESSOR-RECORDER - CITY & COUNTY OF SAN FRANCISCO

MILLS ACT VALUATION

APN:	0176-009	**Value Date:**	7/1/2025
Address:	530 Jackson St	**Application Date:**	NA
SF Landmark No.:	0	**Application Term:**	NA
Applicant's Name:	SFCA REAL ESTATE HOLDINGS LLC		
Agt./Tax Rep./Atty:	None	**Last Sale Date:**	2/28/2025
Fee Appraisal Provided:	None	**Last Sale Price:**	$32,365,000

FACTORED BASE YEAR (Roll) VALUE		RESTRICTED INCOME APPROACH		SALES COMPARISON APPROACH	
Land	$22,655,500	**Land**	$3,899,057	**Land**	$17,726,224
Imps.	$18,709,500	**Imps.**	$3,219,943	**Imps.**	$ 14,638,776
Personal Prop	$0	**Personal Prop**	$0	**Personal Prop**	$0
Total	$41,365,000	**Total**	$7,119,000	**Total**	**$ 32,365,000**

*Sale price 2/28/2025 plus construction costs

Property Description

Property Type:	Mixed-Use	**Year Built:**	1907	**Neighborhood:**	Jackson Square
Type of Use:	Mixed-Use	**(Total) Rentable Area:**	19,010	**Land Area:**	3,223
Owner-Occupied:		**Stories:**	5	**Zoning:**	C2
Unit Types:		**Parking Spaces:**	0		

Total No. of Units: 0

Special Conditions (Where Applicable)

According to the owners or representatives, 4th floor is split into office and residential. It was confirmed that basement and 1st floor are retail while 2nd and 3rd floors are offices. It was also stated that "demo is on track to start at the end of August or early September and the timeline is roughly 18 months" and "hard cost estimates are roughly $9MM, not including Mills Act." Per SF planning, the 4th and 5th floor are not part of the Mills Act area and will be valued at market cap rate.

Subject property is valued as of 07/01/2025 1) As is condition and 2) As if renovation has been completed and is fully rented out using the same configuration (retail, office and residential) as proposed use submitted by the owner(s) on both scenarios. Normally only one restricted income approach is used and compared with the Factored Base Year and Sales Comparison Approach with the lowest value recommended.

Floors 4-5 are not part of the Mills Act application and are assessed using market capitalization rate. T

A recent Chronicle article and owner(s) existing and proposed square footage confirms the 19,010 square footage. Any potential changes in square footage and other available market information may significantly impact the resulting values.

The benefits of the Mills Act will not materialize until after the $12M renovation is completed and resulting additional value is added to the roll.

Conclusions and Recommendations

	Per Unit	Per SF	Total
Factored Base Year Roll	Mixed-Use	$2,176	$41,365,000
Restricted Income Approach As Is	Mixed-Use	$374	$7,119,000
Restricted Income Approach Post Const	Mixed-Use	$528	$10,031,000
Sales Comparison Approach	Mixed-Use	$1,703	$32,365,000
Recommended Value (Lesser of the three approaches)		**$528**	**$7,119,000**

Appraiser: G. Tech **Principal Appraiser:** R. Spencer **Date:** 9/19/2025

SUBJECT PHOTOGRAPHS AND LOCATOR MAP	
Address:	**530 Jackson St**
APN:	**0176-009**

530 Jackson Street

Standard method of measurement -ANSI/BOMA Z65.1-2024 OFFICE STANDARD

Method A Summary (Short Version)

Floor Level	Boundary Area	Multi Occupant Floor Area	Single Occupant Floor Area	Load Factor A	Single Occupant Floor Load Factor	Rentable Area (W/o NATA)	Non-Allocated Tenant Area	Total Rentable Area (W/NATA)
B	2,777.81	1,764.14	2,195.62	1.3884	1.1156	2,449.33	0.00	2,449.33
1	2,868.35	2,020.56	2,020.56	1.0922	1.0922	2,206.84	0.00	2,206.84
2	2,864.01	1,871.83	2,221.73	1.4444	1.2169	2,703.67	0.00	2,703.67
3	2,919.23	1,906.84	2,256.75	1.4411	1.2177	2,748.01	0.00	2,748.01
4	2,962.79	2,056.46	2,244.18	1.3575	1.2440	2,791.69	0.00	2,791.69
5	2,902.13	1,703.70	1,984.90	1.4015	1.2030	2,387.82	357.36	2,745.18
PH	399.62	0.00	0.00	1.0000	1.0000	0.00	28.69	28.69
Totals	**17,693.95**	**11,323.53**	**12,923.73**			**15,287.35**	**386.05**	**15,673.40**

Floor Level	Boundary Area	Multi Occupant Floor Area	Single Occupant Floor Area	Load Factor A	Single Occupant Floor Load Factor	Rentable Area (W/o NATA)	NATA Non-Allocated Tenant Area	Total Rentable Area (W/ NATA)
B	2,777.81	1,764.14	2,195.62	1.3884	1.1156	2,449.33	-	2,449.33
1	2,868.35	2,020.56	2,020.56	1.0922	1.0922	2,206.84	-	2,206.84
2	2,864.01	1,871.83	2,221.73	1.4444	1.2169	2,703.67	-	2,703.67
3	2,919.23	1,906.84	2,256.75	1.4411	1.2177	2,748.01	-	2,748.01
4	2,962.79	2,056.46	2,244.18	1.3575	1.2240	2,791.69	-	2,791.69
5	2,902.13	1,703.70	1,984.90	1.4015	1.2030	2,387.82	357.36	2,745.18
PH	399.62	-	-	1.0000	1.0000	-	28.69	28.69
	17,693.94	**11,323.53**	**12,923.74**			**15,287.36**	**386.05**	**15,673.41**

RESTRICTED INCOME APPROACH AS IS CONDITION

Address: 530 Jackson St
Lien Date: 7/1/2025

		Sq. Ft.		Annual Rent/SF					
Potential Gross Income									
Basement Retail		3,280	x	$36.94		$ 121,163		Mills Act	see CoStar
1st Floor Retail		3,210	x	$36.94		$ 118,577		Mills Act	see CoStar
2nd Floor Office		3,210	x	$32.67		$ 104,871		Mills Act	see CoStar
3rd Floor Office		3,210	x	$32.67		$ 104,871		Mills Act	see CoStar
4th Floor	810	Residential (studio)			$3,500		$ 42,000	Market	see SFARMLS
4th Floor	2,400	Office		$32.67			$ 78,408	Market	see CoStar
5th Floor All	2,890	Residential	x		$7,000		$ 84,000	Market	see SFARMLS
	6,100			$28.23			$ 204,408		
		12,910		$44.98		$ 449,482			
Less: Vacancy & Collection Loss				5%		$ (22,474)	($10,220)	5%	
Effective Gross Income						$ 427,008	$ 194,188		
Less: Anticipated Operating Expenses (Pre-Property Tax)*				3%		$ (12,810)			
Less: Anticipated Operating Expenses (Pre-Property Tax)				5%			($9,709)	Market	
Net Operating Income (Pre-Property Tax)						**$ 414,198**	**$184,478**		

Restricted Capitalization Rate			Mills Act			Market	
2025 interest rate per State Board of Equalization		*Per SBE*	6.2500%			4.9500%	see Online Publications
Risk rate (4% owner occuped / 2% all other property types)			2.0000%				
2024 property tax rate **			1.1714%			1.1714%	
Amortization rate for improvements only							
Remaining economic life (in years)	45	0.0222	0.6667%				REL estimate only and can change post renovation (not started yet).
Improvements constitute % of total property value	30%			**10.0881%**	**6.1214%**		

RESTRICTED VALUE ESTIMATE	**$4,105,818**	
MARKET VALUE ESTIMATE		**$3,013,661**
TOTAL COMBINED VALUE	**$7,119,479**	
ROUNDED	**$7,119,000**	

RESTRICTED INCOME APPROACH POST CONSTRUCTION

Address: 530 Jackson St
Lien Date: 7/1/2025

					Annual Rent/SF					
			Sq. Ft.		**Rent/SF**					
Potential Gross Income										
Basement	Retail		3,280	x	$56.00		$ 183,680		**Mills Act**	**see CoStar**
1st Floor	Retail		3,210	x	$56.00		$ 179,760		**Mills Act**	**see CoStar**
2nd Floor	Office		3,210	x	$55.00		$ 176,550		**Mills Act**	**see CoStar**
3rd Floor	Office		3,210	x	$55.00		$ 176,550		**Mills Act**	**see CoStar**
4th Floor		810	Residential (studio)			$3,500		$ 42,000	**Market**	**see SFARMLS**
4th Floor		2,400	Office		$46.00			$ 110,400	**Market**	**see CoStar**
5th Floor	All	2,890	Residential	x		$7,000		$ 84,000	**Market**	**see SFARMLS**
		6,100			$38.75			$ 236,400		
			12,910		$55.50		$ 716,540			
Less: Vacancy & Collection Loss					5%		$ (35,827)	($11,820)	5%	
Effective Gross Income							$ 680,713	$ 224,580		
Less: Anticipated Operating Expenses (Pre-Property Tax)*					3%		$ (20,421)			
Less: Anticipated Operating Expenses (Pre-Property Tax)					5%			($11,229)	**Market**	
Net Operating Income (Pre-Property Tax)							**$ 660,292**	**$213,351**		

Restricted Capitalization Rate			**Mills Act**			**Market**	
2025 interest rate per State Board of Equalization		*Per SBE*	6.2500%			4.9500%	**see Online Publications**
Risk rate (4% owner occuped / 2% all other property types)			2.0000%				
2024 property tax rate **			1.1714%			1.1714%	
Amortization rate for improvements only							
Remaining economic life (in years)	45	0.0222	0.6667%				REL estimate only and can change post renovation (not started yet).
Improvements constitute % of total property value		30%		**10.0881%**	**6.1214%**		

RESTRICTED VALUE ESTIMATE	**$6,545,274**	
MARKET VALUE ESTIMATE		**$3,485,330**
TOTAL COMBINED VALUE	**$10,030,604**	
ROUNDED	**$10,031,000**	

Existing & Proposed Areas

FLOOR	SQUARE FOOTAGE		PREVIOUS USE					PROPOSED USE				
Basement	3,280	SF	Bar:	3,280	SF		SF	Bar:	3,280	SF		SF
First Floor	3,210	SF	Restaurant/ Bar:	3,210	SF		SF	Restaurant/Bar:	3,210	SF		SF
Second Floor	3,210	SF	Office Suite:	3,210	SF		SF	Office Suite:	3,210	SF		SF
Third Floor	3,210	SF	Office Suite:	3,210	SF		SF	Office Suite:	3,210	SF		SF
Fourth Floor	3,210	SF	Office Suite/ Residential Unit	2,400	SF	810	SF	Office Suite/ Residential Unit	2,400	SF	810	SF
Fifth Floor	2,890	SF	Residential Suite:	2,890	SF		SF	Residential Suite:	2,890	SF		SF
	19,010			18,200		810			18,200		810	

Rent Roll - Occupancy Summary

As of Date: 07/30/2025 Show Excluded Units: No Show All Amounts: Monthly

Property: 530 Jackson

Unit	Lease Name	Lease Type	Lease From	Lease To	Term (Months)	Area	Base Rent	Rent Per Area	Recovery Per Area	Misc Per Area	Total Per Area
B100	Vacant					2,449.00		2,449.00			
100	Vacant					2,207.00		2,207.00			
200	Law Offices Of Brian Larsen	Full Service gross	3/1/2025	7/31/2025	mtm	2,704.00	$ 10,000.00	2,704.00			
300	Vacant					2,748.00		2,748.00			
400	Vacant					991		991.00			
450	Vacant					1,801.00		1,801.00			
500	Vacant					2,745.00		2,745.00			
Summary											
		Total Units	**Percentage**		**Total Area**	**Percentage**	**Total Base Rent**	**Total Rent Per Area**	**Total Recovery Per Area**	**Total Misc Per Area**	**Total Charges Per Area**
	Occupied	1	17.00%		2,704.00	17.00%	$ 10,000.00				
	Vacant	6	83.00%		12,941.00	83.00%					
	Totals	7	100%		15,645.00	100%					

Source: CBRE Research, Q2 2025.

The average core multifamily going-in cap rate fell by 6 basis points (bps) to 4.75% in Q2, while the average exit cap rate fell by 4 bps to 4.96%. Core unlevered IRR targets increased by 3 bps to 7.70%, largely due to a 100-bp increase in Denver because of short-term oversupply conditions. Core underwriting metrics are now in line with where they were in early 2023. The spread between going-in and exit cap rates for core assets increased to 20 bps in Q2. The spread is expected to increase over the next two years, with going-in cap rates compressing more than exit cap rates as the Fed cuts rates.

Source: Link to CBRE

AI Overview

Q1 and Q2 2025 published cap rates for commercial real estate

Based on the provided search results, here's a summary of published cap rates across various commercial real estate sectors for Q1 and Q2 2025:

Multifamily

- Q1 2025: Average core multifamily going-in cap rates fell to 4.83%, according to CBRE. Cap rates were stabilizing around 5.7% according to another source.
- Q2 2025: Average core multifamily going-in cap rates fell further to 4.75%, according to CBRE. Value-add cap rates dropped to 5.20%. Apartment Cap Rates are also reported with ranges:
  - Suburban A Class: 5.75
  - Suburban B Class: 5.88
  - Suburban C Class: 6.25
  - Value Added Acquisition: 7.27

Source: AI Overview

Figure 3: Buyer Valuation Underwriting Assumptions for Core & Value-Add Multifamily Assets

Quarter	Average Annual Rent Growth Underwriting First 3 Years (%)		Unlevered IRR Target (%)		Going-in Cap Rate (%)		Exit Cap Rate (%)		Spread between going-in and exit cap rates (bps)	
	Core	Value-Add	Core	Value-Add	Core	Value-Add	Core	Value-Add	Core	Value-Add
Q2 2024	2.1	2.9	7.84	9.91	4.95	5.31	5.12	5.53	17	22
Q3 2024	2.5	3.0	7.75	9.69	4.90	5.16	5.05	5.41	15	25
Q4 2024	2.7	3.0	7.73	9.60	4.88	5.21	5.03	5.37	15	16
Q1 2025	2.7	3.1	7.67	9.60	4.81	5.28	5.00	5.39	19	11
Q2 2025	2.8	3.3	7.70	9.58	4.75	5.20	4.96	5.38	21	18
Movement in	%	%	bps	bps	bps	bps	bps	bps	bps	bps
Q3 2024	0.4	0.1	-9	-22	-5	-15	-7	-12	-2	3
Q4 2024	0.2	0.0	-2	-9	-2	5	-2	-4	0	-9
Q1 2025	0.0	0.1	-6	0	-7	7	-3	2	4	-5
Q2 2025	0.1	0.2	3	-2	-6	-8	-4	-1	2	7

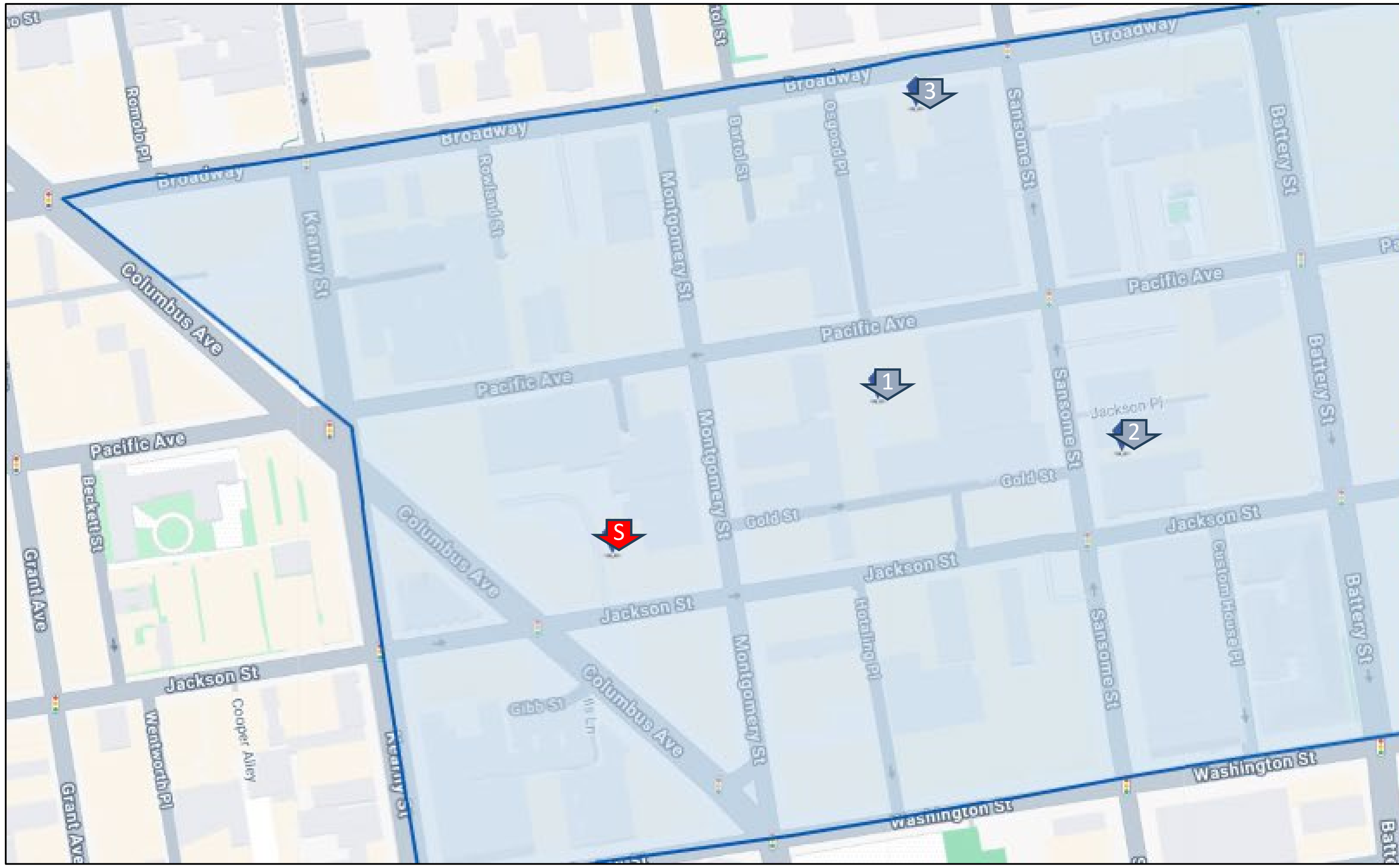
Source: CBRE Research, Q2 2025.

Source: Link to CBRE

Comp ID	APN	Property Address	Submarket Name	Property Type	Secondary Type	Sale Date	Sale Price	Sale Price Comment	Sale Status	Building SF	Price Per SF	Vacancy	Floors	Year Built	Building Class	Parking	FAR	Market Time	Zoning	Actual Cap Rate	Pro Forma Cap Rate	Typical Floor (SF)	Star Rating	Land Area SF	Price Per SF Land	Sale Condition	Transaction Notes
7176301	0164-030	325-333 Broadway	Jackson Square	Office	Office/Residential	5/7/2025	$ 3,400,000	Confirmed	Sold	14,200	$ 239.44		4	1921	C		4.07		C2, San Francisco			3,550	3 Star	3,485	$ 975.61	High Vacancy Property,REO Sale	A private individual sold this 13,741 square foot, class c office building to another private individual for $3,400,000, or approximately $247.43 per square foot. The property was sold completely vacant. The capitalization rate is unable to be calculated due to the vacancy. This was also an REO sale. The brokers involved stated there is substantial renovations taking place currently including a rooftop cabana. The information in this comparable has been verified by the listing brokers and buyer broker.
7085252	0176-009	530 Jackson St	Jackson Square	Office		2/28/2025	$ 32,365,000	Confirmed	Sold	15,615	$ 2,072.69		4	1907	B		5.12		C-2, San Francisco			3,100	3 Star	3,049	$ 10,614.96		Brick & Timber Collective acquired this 15,615 square foot office property from a private individual for $32,365,000 or $2,072 per square foot. The information in this comparable was sourced from public records.
6960507	0174-007	706 Sansome St	Jackson Square	Office		11/25/2024	$ 7,550,000	Confirmed	Sold	12,604	$ 599.02		4	1909	B		4.00	208	C2			3,151	3 Star	3,151	$ 2,396.06		A private individual sold this 9,001 square foot, class b office building to another private individual for $7,550,000, or approximately $599.02 per square foot. This was an owner user sale. The property was on the market for 215 days. The buyer is planning to operate their business out of the location. The information in this comparable has been confirmed by the listing brokers.
6726805	0175-027	451 Pacific Ave	Jackson Square	Office		5/13/2024	$ 8,750,000	Confirmed	Sold	10,264	$ 852.49		5	1908	B		2.99	475	C-2, Community Business			2,053	3 Star	3,437	$ 2,545.82	Historical Site	MXB Properties sold this 10,264 square foot class B office building to Thrive Capital for $8,750,000 or approximately $852.49 per square foot. The property was vacant at the time of sale therefore a a capitalization rate is negligible. The property intends to be owner occupied. All information was confirmed via the listing broker and public record.

Accepted Sale Price	$ 32,365,000	Allocation
Land	$ 22,655,500	70%
Imps	$ 9,709,500	30%

Subject property is right next to the Jony Ive acquisitions in the Jackson Square districts.
This proximity impacts the higher sale price.



3

Sold May 2025 • $3.4M ($239.44/SF)
Investment
325-333 Broadway
San Francisco, CA 94133
14,200 SF • Office • Built 1921, Renovated 1985
REO Sale
★★★☆☆
+ VIEW MORE

S

Sold Feb 2025 • $32.4M ($2.1K/SF)
Investment
530 Jackson St
San Francisco, CA 94133
15,615 SF • Office • Built 1907, Renovated 1998
★★★☆☆
+ VIEW MORE

2

Sold Nov 2024 • $7.6M ($599.02/SF)
Owner User • 208 Days on Market
706 Sansome St
San Francisco, CA 94111
12,604 SF • Office • Built 1909, Renovated 1985
★★★☆☆
+ VIEW MORE

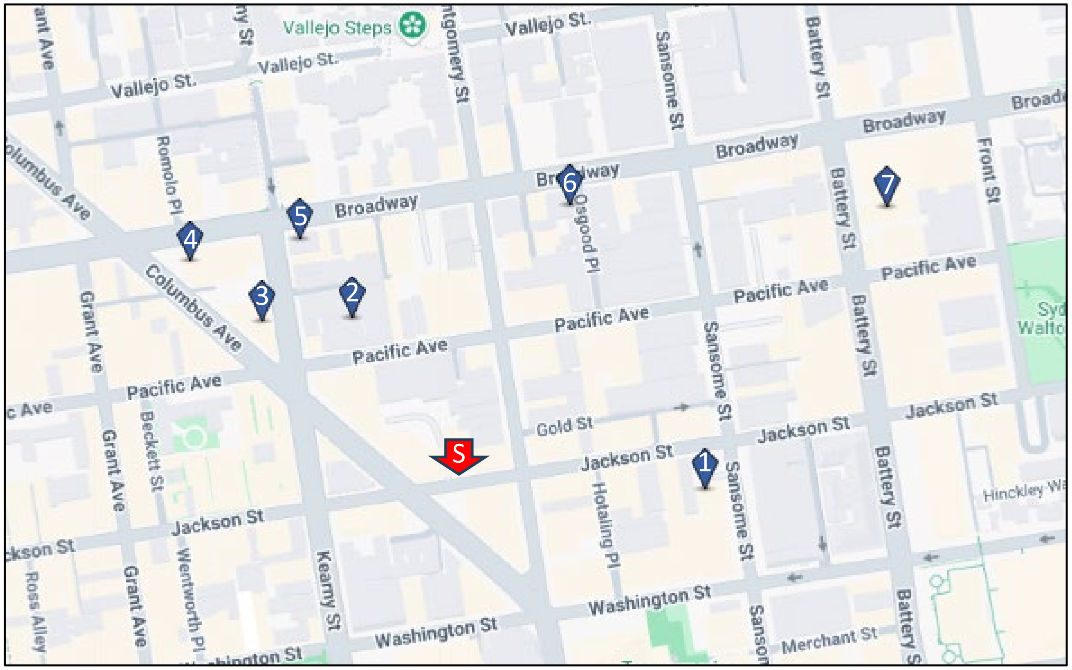
1

Sold May 2024 • $8.8M ($852.49/SF)
Owner User • 475 Days on Market
451 Pacific Ave
San Francisco, CA 94133
10,264 SF • Office • Built 1908, Renovated 1980
Historical Site
★★★☆☆
+ VIEW MORE

CoStar Office Comps

Sign Date	Start Date		Address	SulanarRet	City		SF Leased	Rent/ SF/ Yr	Services	Rent Type	Use	Lease Type	Term		Exp Date	Tenant	Lease Status	Deal Type	Move In Date	Mos on Mrkt		Comp ID	Market
Jun-25	Aug-25	Comp 3a	200-222 Columbus Ave	Jackson Square	San Francisco	3rd	1,348	$ 39.00	FS	Asking	Office	Direct					Executed	New Lease	Aug-25	1	mo	281049621	San Francisco
May-25	Jul-25	Comp 1	619-621 Sansome St	Jackson Square	San Francisco	2nd	2,570	$ 53.00	MG	Asking	Office	Direct	3	yrs	Jun-28		Executed	New Lease	Jul-25	1	mo	271373298	San Francisco
Feb-25	Mar-25	Comp 3b	200-222 Columbus Ave	Jackson Square	San Francisco	3rd	1,133	$ 39.00	FS	Asking	Office	Direct	1	yrs	Mar-28		Executed	New Lease	Mar-25	8	mos	274457711	San Francisco
Dec-24	Jan-25	Comp 4	535-539 Broadway St	Jackson Square	San Francisco	1st	1,000	$ 30.00	IG	Starting	Office	Direct	3	yrs	Jan-28		Executed	New Lease	Jan-25	18	mos	271817581	San Francisco
Sep-24	Oct-24	Comp 2	570-574 Pacific Ave	Jackson Square	San Francisco	3-4	8,196	$ 54.00	IG	Asking	Office	Direct	5	yrs	Sep-29	Stuff by LUXE	Executed	New Lease	Oct-24	31	mos	269451631	San Francisco
Sep-24	Oct-24	Comp 3c	200-222 Columbus Ave	Jackson Square	San Francisco	2nd	100	$ 54.00	FS	Asking	Office	Direct	1	yrs	Oct-25		Executed	New Lease	Oct-24	7	mos	269424941	San Francisco
Sep-24	Oct-24	Comp 6	99 Osgood Pl	Jackson Square	San Francisco	3-4,PENT	4,149	$ 45.00		Asking	Office	Direct	3	yrs	Oct-27		Executed	New Lease	Oct-24	2	mos	268855021	San Francisco
Aug-24	Aug-24	Comp 5a	483-493 Broadway	Jackson Square	San Francisco	2nd	2,998	$ 29.00		Asking	Office	Direct	1	yrs	Aug-25		Executed	New Lease	Sep-24	55	mos	267373721	San Francisco
Jun-24	Jul-24	Comp 7	724 Battery	Jackson Square	San Francisco	1st	4,234	$ 55.00		Asking	Office	Direct					Executed	New Lease	Jul-24	3	mos	265812531	San Francisco
Jun-24	Jul-24	Comp 3d	200-222 Columbus Ave	Jackson Square	San Francisco	3rd	180	$ 54.00	FS	Asking	Office	Direct	1	yrs	Jul-25		Executed	New Lease	Jul-24	4	mos	265290581	San Francisco

	Office	Count	
Average	$ 45.20	10	
Median	$ 49.00	10	
Maximum	$ 55.00	10	USE
Minimum	$ 29.00	10	
Near 7/1/2025	$ 46.00	2	
Jan-Aug 25	$ 40.25	4	


Vallejo Steps
Vallejo St.
Vallejo St.
Vallejo St.
Broadway
Broadway
Broadway
Pacific Ave
Pacific Ave
Pacific Ave
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Jackson St
Jackson St
Jackson St
Washington St
Washington St
Columbus Ave
Romolo Pl
Grant Ave
Beckett St
Wentworth Pl
Kearny St
Osgood Pl
Gold St
Hotaling Pl
Sansome St
Sansome St
Sansome St
Battery St
Battery St
Battery St
Battery St
Front St
Merchant St
Ross Alley
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S

Show Criteria

Basic Criteria

Space Use	Office, Retail
Lease Type	Direct
Deal Type	New Lease, Renewal
Lease Status	Executed
Rental Rate Per SF Per Year ($/SF/Yr)	$1 to $1999
Rent Type	Asking Rent, Effective Rent, Starting Rent

Building Criteria

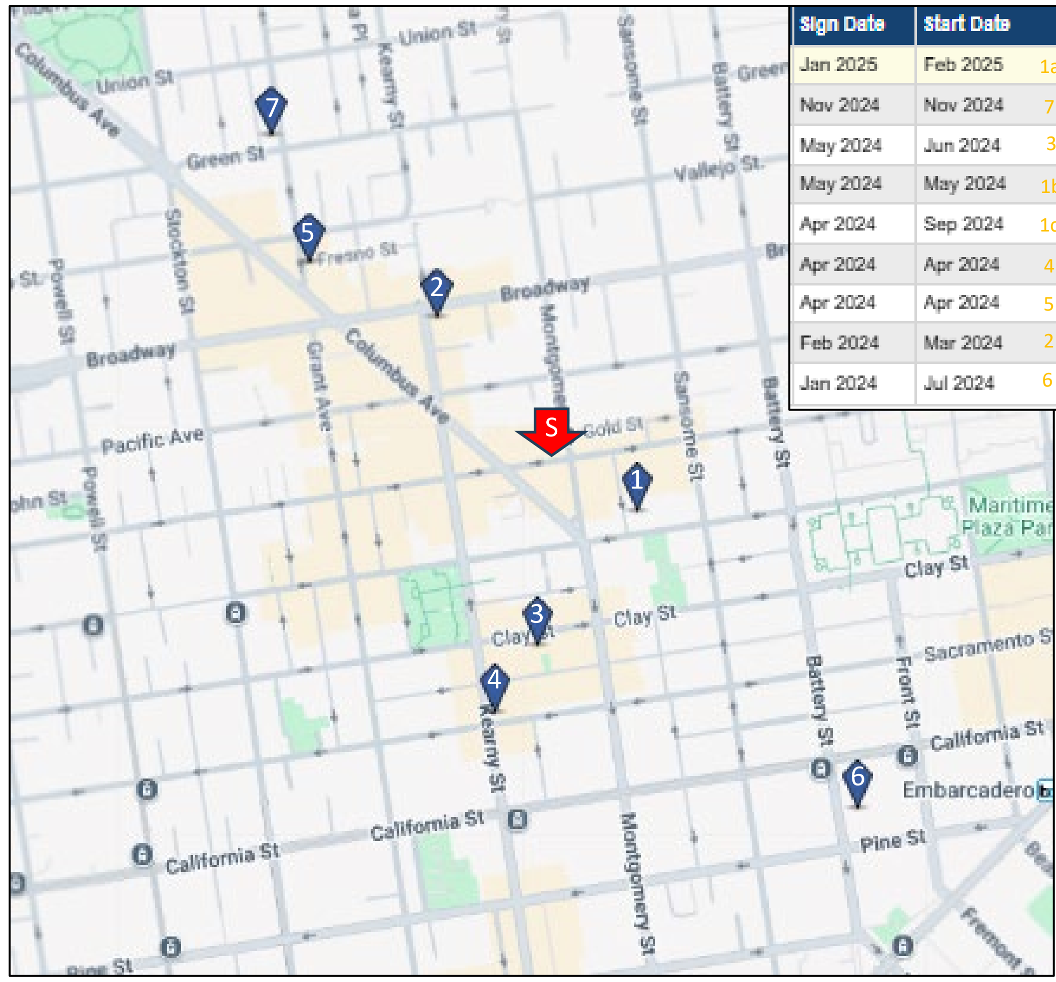
Type of Property	Office, Retail
Property Size	up to 20000 SF

Geography Criteria

Geography	User Defined Polygon Search

Lease Criteria

Print Criteria Close



Sign Date	Start Date		Address	City	Floor	SF Leased	Rent/SF/Yr	Services	Rent Type	Use	Lease Type	Term	Exp Date	Tenant	Lease Status	Deal Type	Move-In Date	Mos on Mrkt	Free Rent	Suite
Jan 2025	Feb 2025	1a	520-550 Washington St	San Francisco	1st	1,965	$56.60	IG	Effective	Retail	Direct	3 yrs	Jan 2028	Branch Furniture	Executed	New Lease	Feb 2025	20 Mos	0 Mos	524
Nov 2024	Nov 2024	7	1401-1415 Grant Ave	San Francisco	1st	1,000	$60.00		Asking	Retail	Direct	5 yrs	Nov 2029		Executed	New Lease	Nov 2024	7 Mos		
May 2024	Jun 2024	3	643 Clay St	San Francisco	LL,GRND	1,622	$80.04		Asking	Retail	Direct	5 yrs 5 mos	Nov 2029		Executed	New Lease	Jun 2024	29 Mos		
May 2024	May 2024	1b	520-550 Washington St	San Francisco	1st	1,946	$34.88	IG	Effective	Retail	Direct	3 yrs	May 2027	Joe Hamer Salon	Executed	New Lease	May 2024	20 Mos	2 Mos	
Apr 2024	Sep 2024	1c	520-550 Washington St	San Francisco	1st	2,058	$50.00	IG	Starting	Retail	Direct	5 yrs	Sep 2029	Rebecca Camacho Presents LLC	Executed	New Lease	Sep 2024	13 Mos		
Apr 2024	Apr 2024	4	600-602 Kearny St	San Francisco	1st	450	$180.00	NNN	Asking	Office/Retail	Direct				Executed	New Lease	Apr 2024	5 Mos		
Apr 2024	Apr 2024	5	1226-1230 Grant Ave	San Francisco	1st	850	$45.20		Asking	Retail	Direct				Executed	New Lease	Apr 2024	9 Mos		
Feb 2024	Mar 2024	2	483-493 Broadway	San Francisco	1st	2,998	$39.00		Asking	Retail	Direct	10 yrs	Feb 2034	The Pottery Studio	Executed	New Lease	Mar 2024	40 Mos		
Jan 2024	Jul 2024	6	130 Battery St	San Francisco	GRND	5,016	$62.50		Starting	Retail	Direct	1 yr	Jun 2025	Flagstar Bank NA	Executed	Renewal	Jul 2024			

Comps	Average	Count	Criteria
1a	$ 56.00	1	date
1a & 7	$ 58.00	2	date
1-3	$ 51.98	5	proximity
1-5	$ 69.30	7	proximity
1-7	$ 67.51	9	proximity

1b & 2	$ 36.94

Comps	Leased SF	Rents
1a	1,965	$ 56.00
7	1,000	$ 60.00
3	1,622	$ 80.04
1b	1,946	$ 34.88
1c	2,058	$ 50.00
4	450	$ 180.00
5	850	$ 45.20
2	2,998	$ 39.00
6	5,016	$ 62.50

Show Criteria

Basic Criteria

Space Use	Retail
Lease Type	Direct
Deal Type	New Lease, Renewal
Lease Status	Executed
Rental Rate Per SF Per Year ($/SF/Yr)	$1 to $1999
Rent Type	Asking Rent, Effective Rent, Starting Rent

Geography Criteria

Geography	User Defined Search

Lease Criteria

Start Date	from 01/01/2024

Print Criteria Close

(Residentia

Listing #	MLS Origin	Property Subtype	Type	Subtype Description	Status	Contractual Date	List/Close $	Leasing Price		Street Number Name Direction	City	County	Area/District	BD	BA	BD	BA		SqFt	Date Available
425023955	SFAR	Condominium	CNDO	Low-Rise (1-3),Luxury,Mid- Rise (4-8)	**Closed**	04/25/25	$2,745/mo	$2,745	/mo	942 Market St #601	San Francisco	San Francisco	SF District 8	1	1 (1 0)	1	1	0	769	03/26/25
425027437	SFAR	Condominium	CNDO	Full,Hi-Rise (9+),Luxury	**Closed**	05/19/25	$3,950/mo	$3,950	/mo	201 Sansome St #301	San Francisco	San Francisco	SF District 8	1	1 (1 0)	1	1	0	677	05/01/25

Average	$3,348
USE	$3,500

(Residential Lease)

Listing #	MLS Origin	Property Subtype	Type	Subtype Description	Status	Contractual Date	List/ Close $	Leasing Price		Street Number Name Direction	City	County	Area/District	BD	BA	SqFt	Date Available
425031576	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	**Closed**	06/01/25	$8,100/mo	$ 8,100	/mo	333 Bush St #3806	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,668	04/18/25
425027437	SFAR	Condominium	CNDO	Full,Hi-Rise (9+),Luxury	**Closed**	05/19/25	$3,950/mo	$ 3,950	/mo	201 Sansome St #301	San Francisco	San Francisco	SF District 8	1	1 (1 0)	677	05/01/25
425023955	SFAR	Condominium	CNDO	Low-Rise (1-3),Luxury,Mid- Rise (4-8)	**Closed**	04/25/25	$2,745/mo	$ 2,745	/mo	942 Market St #601	San Francisco	San Francisco	SF District 8	1	1 (1 0)	769	03/26/25
425016760	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	**Closed**	04/07/25	$6,990/mo	$ 6,990	/mo	611 Washington St #2109L	San Francisco	San Francisco	SF District 8	1	2 (2 0)	1,800	03/04/25
425013294	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	**Closed**	03/08/25	$15,400/mo	$ 15,400	/mo	690 Market St #1704	San Francisco	San Francisco	SF District 8	3	3 (3 0)	1,900	02/20/25
425010207	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	**Closed**	03/05/25	$7,750/mo	$ 7,750	/mo	690 Market St #2201	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,680	04/11/25
425008116	SFAR	Condominium	CNDO	Hi-Rise (9+),Modified	**Closed**	03/04/25	$4,250/mo	$ 4,250	/mo	946 Stockton St #14E	San Francisco	San Francisco	SF District 8	3	2 (2 0)	975	03/01/25
81985705	MLSL	Condominium	CNDO	Attached	**Closed**	12/26/24	$5,250/mo	$ 5,250	/mo	333 Bush St #3805	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,785	11/04/24
424054898	SFAR	Condominium	CNDO	Luxury	**Closed**	10/11/24	$9,000/mo	$ 9,000	/mo	288 Pacific Ave #4D	San Francisco	San Francisco	SF District 8	2	3 (2 1)	1,485	08/05/24
424003899	SFAR	Condominium	CNDO	Luxury	**Closed**	09/25/24	$9,500/mo	$ 9,500	/mo	288 Pacific Ave #2H	San Francisco	San Francisco	SF District 8	2	3 (2 1)	1,248	03/01/24
424054662	SFAR	Condominium	CNDO	Luxury,Mid-Rise (4-8)	**Closed**	08/30/24	$8,300/mo	$ 8,300	/mo	288 Pacific Ave #PHC	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,453	09/14/23
424032819	SFAR	Condominium	CNDO	Luxury	**Closed**	07/31/24	$9,750/mo	$ 9,750	/mo	288 Pacific Ave #4D	San Francisco	San Francisco	SF District 8	2	3 (2 1)	1,485	05/15/24
424048699	SFAR	Condominium	CNDO	Attached,Hi-Rise (9+),Luxury	**Closed**	07/25/24	$4,850/mo	$ 4,850	/mo	690 Market St #1605	San Francisco	San Francisco	SF District 8	1	2 (1 1)	1,050	09/01/24
424024600	SFAR	Condominium	CNDO	Hi-Rise (9+)	**Closed**	06/20/24	$19,000/mo	$ 19,000	/mo	690 Market St #2402	San Francisco	San Francisco	SF District 8	2	3 (2 1)	3,023	04/16/24
424014597	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	**Closed**	06/01/24	$4,500/mo	$ 4,500	/mo	611 Washington St #2306	San Francisco	San Francisco	SF District 8	1	2 (1 1)	1,241	04/01/24
424014373	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	**Closed**	03/30/24	$5,000/mo	$ 5,000	/mo	333 Bush St #3801	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,320	03/08/24
424004575	SFAR	Condominium	CNDO	Low-Rise (1-3)	**Closed**	03/08/24	$7,500/mo	$ 7,500	/mo	640 Davis St #19	San Francisco	San Francisco	SF District 8	3	3 (3 0)	1,836	01/24/24
423910528	SFAR	Condominium	CNDO	Attached,Hi-Rise (9+),Luxury	**Closed**	02/23/24	$9,000/mo	$ 9,000	/mo	690 Market St #2202	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,396	09/18/23
423925064	SFAR	Condominium	CNDO	Hi-Rise (9+)	**Closed**	02/01/24	$4,200/mo	$ 4,200	/mo	333 Bush St #4202	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,250	12/01/23
423733311	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	**Closed**	01/16/24	$5,000/mo	$ 5,000	/mo	333 Bush St #4003	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,668	05/01/23

ALL	$ 7,502	1,485	$ 60.60
SELECTED	$ 7,049	1,429	$ 59.18