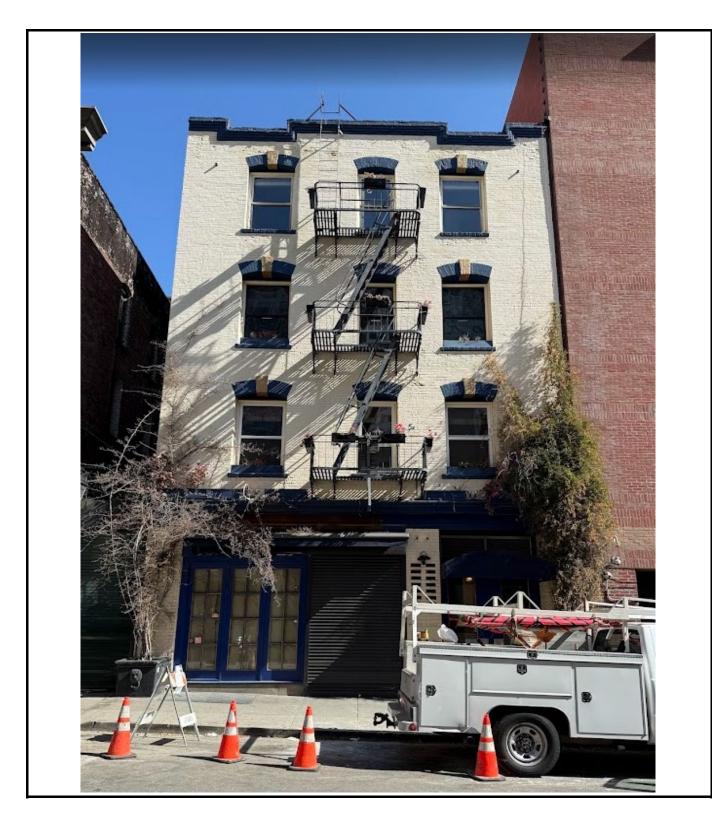


Office of the Assessor / Recorder - City and County of San Francisco Mills Act Valuation



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:NoneLast Sale Date:2/28/2025Fee Appraisal Provided:NoneLast Sale Price:\$32,365,000

FACTORED BASE YEA	AR (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. TechPrincipal Appraiser:R. SpencerDate: 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)
В	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

NATA

		Multi Occupant	Single Occupant		Single Occupant	Rentable Area	Non-Allocated	Total Rentable
Floor Level	Boundary Area	Floor Area	Floor Area	Load Factor A	Floor Load Factor	(W/o NATA)	Tenant Area	Area (W/ NATA)
В	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	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 **Annual** Sq. Ft. Rent/SF Potential Gross Income \$36.94 Basement Retail 3,280 121,163 Mills Act see CoStar \$ 1st Floor Retail 3,210 Χ \$36.94 118,577 Mills Act see CoStar 2nd Floor Office 3,210 Χ \$32.67 \$ 104,871 Mills Act see CoStar Mills Act see CoStar 3rd Floor Office 3,210 \$32.67 \$ 104,871 Χ 810 42,000 Market 4th Floor Residential (studio) \$3,500 see SFARMLS 4th Floor 2,400 78,408 **Market** Office \$32.67 see CoStar 5th Floor 2,890 Residential \$7,000 84,000 Market see SFARMLS ΑII Χ 204,408 6,100 \$28.23

 12,910
 \$44.98
 \$ 449,482

 Less: Vacancy & Collection Loss
 5%
 \$ (22,474)
 (\$10,220)
 5%

 Effective Gross Income
 \$ 427,008
 \$ 194,188

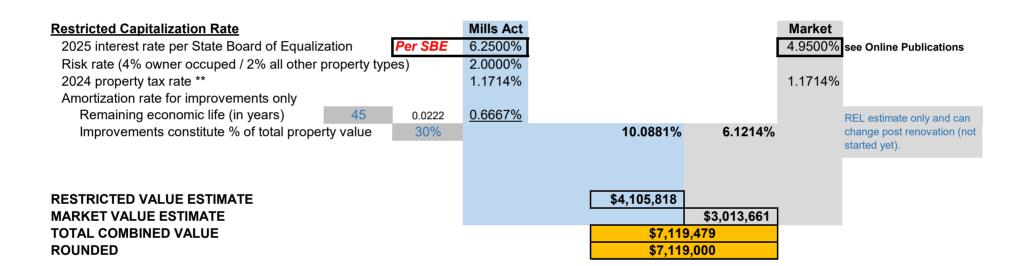
Less: Anticipated Operating Expenses (Pre-Property Tax)*

Less: Anticipated Operating Expenses (Pre-Property Tax)

5%

(\$9,709) Market

Net Operating Income (Pre-Property Tax) \$ 414,198 \$184,478



RESTRICTED INCOME APPROACH POST CONSTRUCTION Address: 530 Jackson St **Lien Date:** 7/1/2025 **Annual** Sq. Ft. Rent/SF Potential Gross Income \$56.00 183,680 Basement Retail 3,280 Mills Act see CoStar \$56.00 \$ 179,760 1st Floor Retail 3,210 Χ Mills Act see CoStar 2nd Floor Office 3,210 Χ \$55.00 \$ 176,550 Mills Act see CoStar Mills Act see CoStar 3rd Floor Office 3,210 \$55.00 \$ 176,550 Χ 810 42,000 Market 4th Floor Residential (studio) \$3,500 see SFARMLS 4th Floor 2,400 \$46.00 110,400 **Market** see CoStar Office 5th Floor 2,890 Residential \$7,000 \$ 84,000 Market see SFARMLS ΑII Χ

\$38.75

\$55.50

236,400

\$213,351

716,540

660,292

Less: Vacancy & Collection Loss 5% \$ (35,827) (\$11,820) 5%

Effective Gross Income \$ 680,713 \$ 224,580

12,910

6,100

Net Operating Income (Pre-Property Tax)

Less: Anticipated Operating Expenses (Pre-Property Tax)*

Less: Anticipated Operating Expenses (Pre-Property Tax)

\$ (20,421)

(\$11,229)

Market

Mills Act **Restricted Capitalization Rate** Market 2025 interest rate per State Board of Equalization Per SBE 6.2500% 4.9500% see Online Publications 2.0000% Risk rate (4% owner occuped / 2% all other property types) 2024 property tax rate ** 1.1714% 1.1714% Amortization rate for improvements only Remaining economic life (in years) 0.0222 0.6667% REL estimate only and can 10.0881% 6.1214% change post renovation (not Improvements constitute % of total property value 30% started yet). **RESTRICTED VALUE ESTIMATE** \$6,545,274 \$3,485,330 MARKET VALUE ESTIMATE **TOTAL COMBINED VALUE** \$10,030,604 **ROUNDED** \$10.031.000

Existing & Proposed Areas

	SQUARE											
FLOOR	FOOTAGI	Ε	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 Fro	m 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	Percenta	ge	Total Area	Percentage	Total Base Rent	Total Rent Per	Total Recovery	Total Misc Per	Total Charges
	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: <u>Link to CBRE</u>



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

o Suburban B Class: 5.88

Suburban C Class: 6.25

Value Added Acquisition: 7.27

Source: Al Overview

Online Publications

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

Quarter	Growth I	Annual Rent Underwriting 3 Years (%)	200000	evered IRR arget (%)		oing-in Rate (%)		Exit Rate (%)	going	ad betweer in and exi rates (bps)
	Core	Value-Add	Core	Value-Add	Core	Value-Add	Core	Value-Add	Core	Value-Ad
Q2 2024	2.1	2.9	7.84	9.91	.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: Link to CBRE

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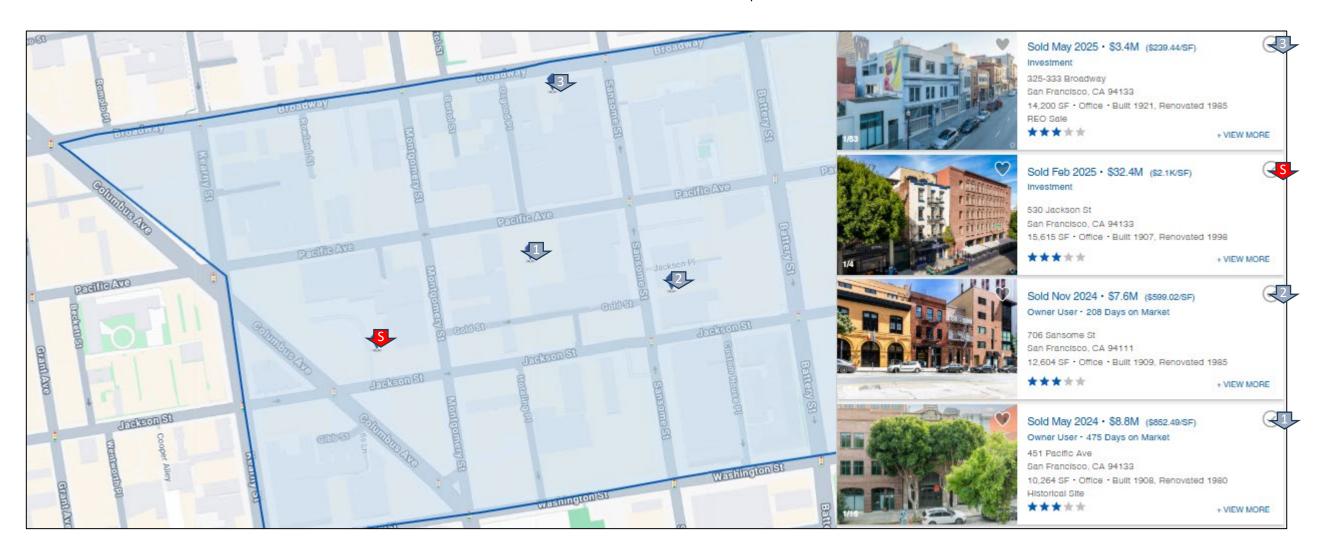
CoStar Sales Comps

	1	1		Property	1			Sale Price	Sale				т т	Year I	Building			Market		Actual Cap	Pro Forma	Typical	Star	Land	Price Per SF	: [1
Comp ID	APN	Property Address	Submarket Name		Secondary Type	Sale Date	Sale Price	Comment	Status	Building SF	Price Per S	F Vacancy	Floors			Parking	FAR		Zoning	Rate	Cap Rate	Floor (SF)		Area SF	Land	Sale Condition	Transaction Notes
7176301		325-333 Broadway		Office	Office/Residential	5/7/2025		Confirmed			\$ 239.44		_	1921	C	, si king	4.07	·······	C2, San Francisco	1000	cop rate		3 Star	3,485		High Vacancy	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
7085252	0176-009	530 Jackson St	Jackson Square	Office		2/28/2025	\$ 32,365,000	Confirmed	Sold	15,615	\$ 2,072.69	9	4	1907 E	В		5.12		C-2, San Francisco			3,100	3 Star	3,049	\$ 10,614.96	5	broker. 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	2	4	1909 [В		4.00	208	C2				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	В		2.99	475	C-2, Community Business			2,053	3 Star	3,437	\$ 2,545.82	2 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.

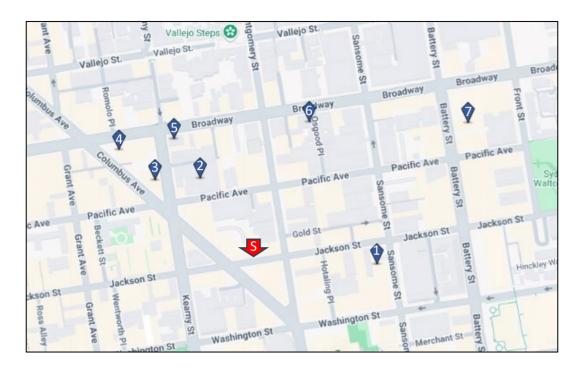
CoStar Sales Map

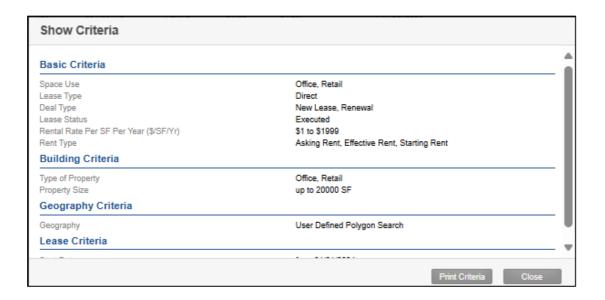


CoStar Office Comps

										Rent		Lease							Mos on		
Sign Date	Start Date		Address	SulanarRet	City		SF Leased	Rent/ SF/ Yr	Services	Type	Use	Туре	Term	Exp Date	Tenant	Lease Status	Deal Type	Move In Date	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	

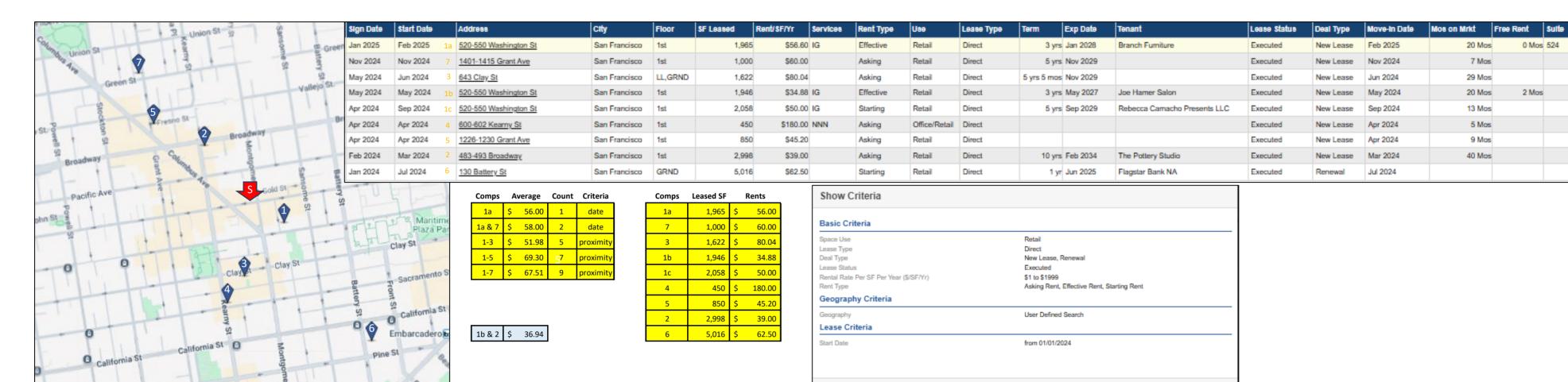




Print Criteria Close

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SFARMLS 0-1

(Residentia

<u> </u>																			_	
		MLS	Property				Contractual	List/Close	Leasing		Street Number Name			Area/Distric						Date
L	isting#	Origin	Subtype	Type	Subtype Description	Status	Date	\$	Price		Direction	City	County	t	BD	BA	BD	BA	SqFt	Available
42	25023955	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
42	25027437	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

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U.S. Patent 6,910,045

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Average \$3,348 USE \$3,500

SFARMLS Leases

(Residential Lease)

(Residenti		36)								I							
	MLS					Contractual				Street Number Name							
Listing #	Origin	Property Subtype	Туре	Subtype Description	Status	Date	List/ Close \$	Leasing I	Price	Direction	City	County	Area/District	BD	ВА	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 (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 (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 (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 (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 (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 (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 (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	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	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 (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	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	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	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 (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 (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 (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 (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 (2 0)	1,668	05/01/23

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