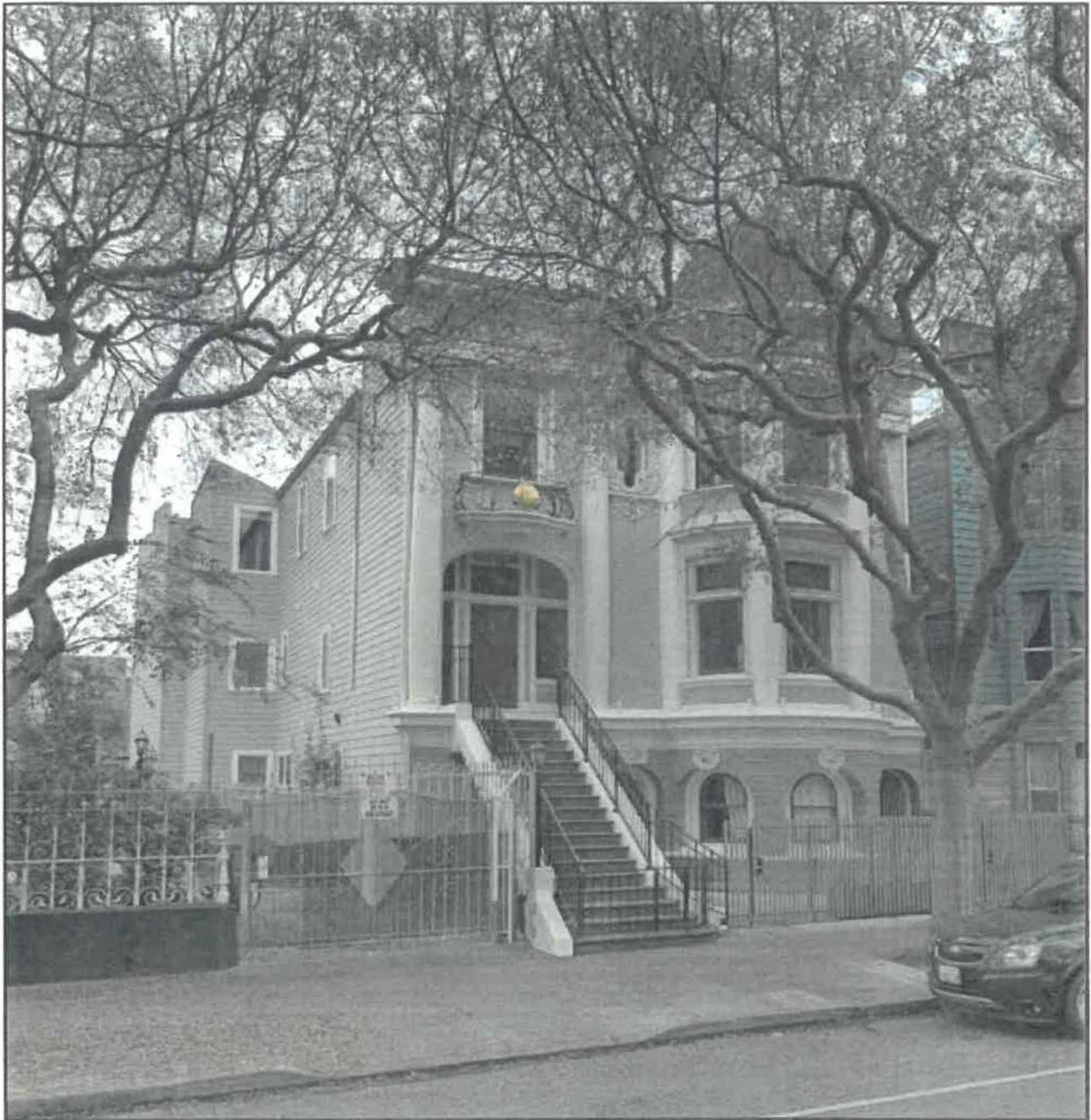




**Office of the Assessor / Recorder - City and County of San Francisco
Mills Act Valuation**



2731-2735 Folsom St

**OFFICE OF THE ASSESSOR-RECORDER - CITY & COUNTY OF SAN FRANCISCO
MILLS ACT VALUATION**

APN:	3640 031	Lien Date:	7/1/2019
Address:	2731-2735 Folsom St	Application Date:	5/1/2019
SF Landmark No.:	276	Application Term:	12 months
Applicant's Name:	Adele Feng; Timothy Yen; Brent Goldman; 2735 Folsom St LLC		
Agt./Tax Rep./Atty:	0.00	Last Sale Date:	3/26/2018
Fee Appraisal Provided:	No	Last Sale Price:	\$6,050,000

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$4,319,698	Land	\$1,871,400	Land	\$4,550,000
Imps.	\$1,851,299	Imps.	\$1,247,600	Imps.	\$1,950,000
Personal Prop	\$0	Personal Prop	\$0	Personal Prop	\$0
Total	\$6,170,997	Total	\$3,119,000	Total	\$ 6,500,000

Property Description

Property Type:	Multi-Unit / Flats	Year Built:	1900/2014	Neighborhood:	Inner Mission 9c
Type of Use:	Residential	(Total) Rentable Area:	5200	Land Area:	4974 square feet
Owner-Occupied:	Yes - 2 out of 3	Stories:	3	Zoning:	RH-2
Unit Types:	Full floor flats	Parking Spaces:	0		

Total No. of Units: 3

Special Conditions (Where Applicable)

*FMV of Subject property determined by aggregating values concluded through sales comparisons of each of the three TIC units. Building partially owner-occupied (2 out of 3 units).

Conclusions and Recommendations

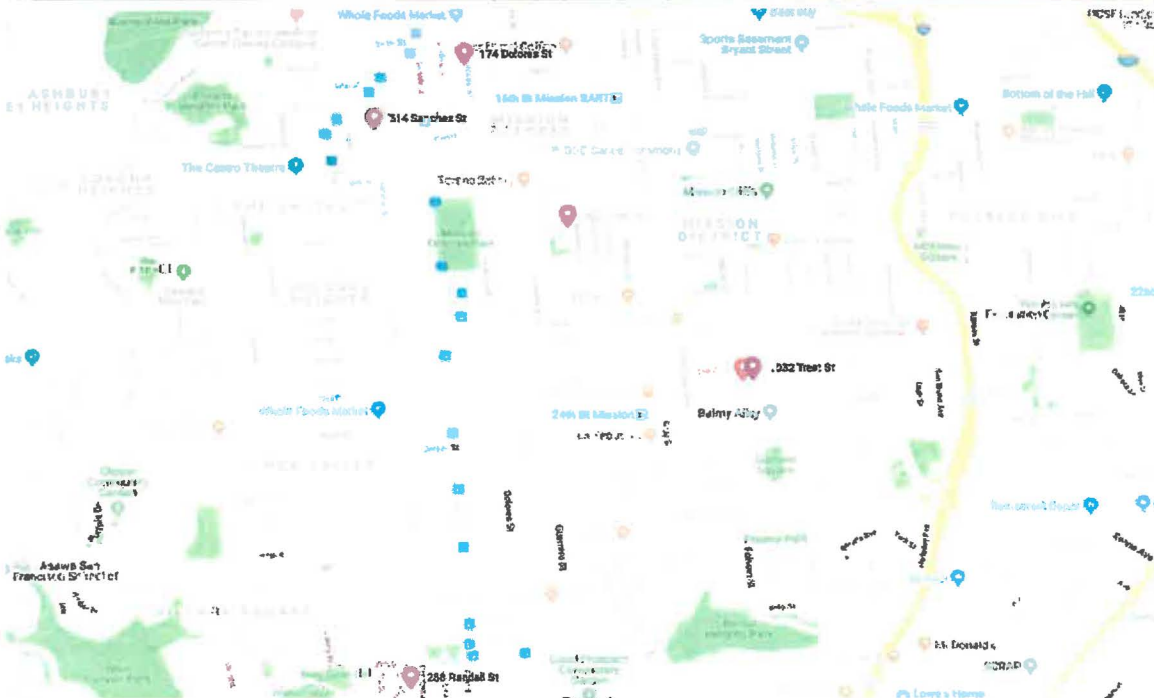
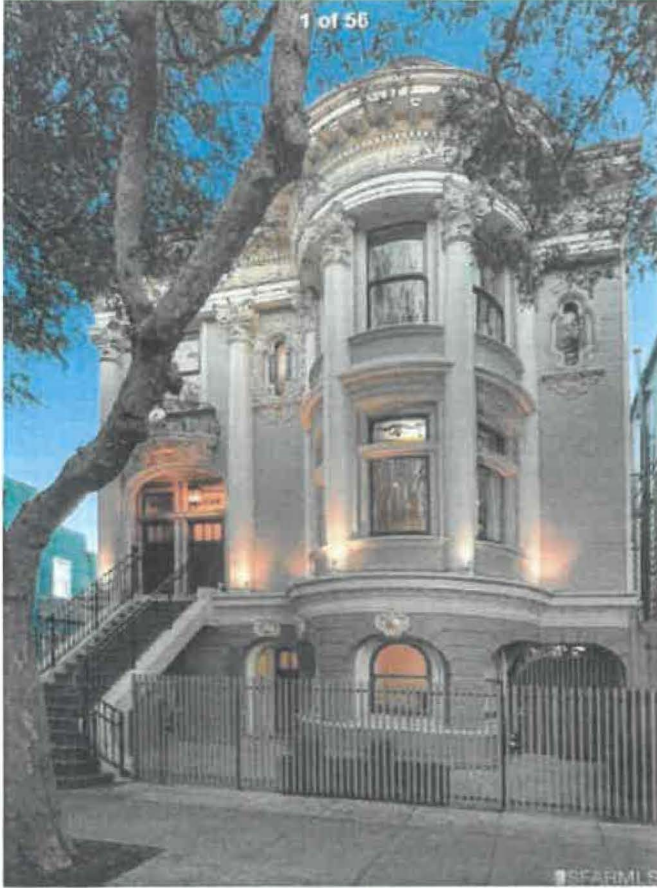
	Per Unit	Per SF	Total
Factored Base Year Roll	\$ 2,056,999	\$ 1,187	\$ 6,170,997
Income Approach - Direct Capitalization	\$ 1,039,667	\$ 600	\$ 3,119,000
Sales Comparison Approach*	\$ 2,166,667	\$ 1,250	\$ 6,500,000
Recommended Value Estimate	\$ 1,039,667	\$ 600	\$ 3,119,000

Appraiser: Laurie Shulock	Principal Appraiser: Concepcion Vindell	Hearing Date:
----------------------------------	--	----------------------

SUBJECT PHOTOGRAPHS AND LOCATOR MAP

Address: 2731-2735 Folsom St

APN: 3640 031



INCOME APPROACH

Address: 2731-2735 Folsom St
Lien Date: 7/1/2019

	<u>Monthly Rent</u>		<u>Annualized</u>	
Potential Gross Income	\$31,000	x	12	\$372,000
Less: Vacancy & Collection Loss			3%	<u>(\$11,160)</u>
Effective Gross Income				\$360,840
Less: Anticipated Operating Expenses (Pre-Property Tax)*			15%	<u>(\$54,126)</u>
Net Operating Income (Pre-Property Tax)				\$306,714

Restricted Capitalization Rate

2019 interest rate per State Board of Equalization			4.7500%	
Risk rate (4% owner occupied/2% all other property types)***			3.4194%	
2018 property tax rate **			1.1630%	
Amortization rate for improvements only				
Remaining economic life (Years)	60	0.0167	0.5000%	
Improvements constitute % of total property value		30%		9.8324%

RESTRICTED VALUE ESTIMATE **\$3,119,436**

Rounded: \$3,119,000

Notes:

- * Annual operating expenses include water service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.
- ** The 2019 property tax rate will be determined in September 2019.
- *** Weighted Risk Rate used as two of the three units are owner-occupied, with Unit 2735 presumed to be tenant-occupied or used for rental purposes. Monthly rent estimated based upon rent comps as well as rent potential quoted in Subject's 2018 MLS listing

Weighted Risk Rate - Owner-Occupied and Leased Units

	<u>Rent</u>	<u>%</u>	<u>Pre-Set Risk Rates</u>	<u>Weighted Risk Rate</u>
Owner-Occupied Monthly Income	\$22,000	71.0%	4.00%	0.028387097
Leased Monthly Income	\$9,000	29.0%	2.00%	<u>0.005806452</u>
	\$31,000			0.034193548

Rent Comparables

Address: 2731-2735 Folsom St
Lien Date: 7/1/2018

Rental Comp #1



Listing Agent: Bill Harkins Brokerage
Address: 30 Abbey St #A
Cross Streets: 17th St
SF: 1,600
Layout: 6br, 2ba, no parking
Monthly Rent: \$9,900
Rent/Foot/Mo: \$6.19
Annual Rent/Foot: \$74.25

Rental Comp #2



Elevation Real Estate, Eddie O'Sullivan
Address: 404 Jersey St
Cross Streets: Castro St
SF: 1,800
Layout: 3br, 2 ba, no parking
Monthly Rent: \$7,795
Rent/Foot/Mo: \$4.33
Annual Rent/Foot: \$51.97

Rental Comp #3



Paragon Real Estate Group, Ogi Kashi
Address: 823 Lake St
Cross Streets: 9th Ave
SF: 2,220
Layout: 3br, 3.5ba, 1 car parking
Monthly Rent: \$10,000
Rent/Foot/Mo: \$4.50
Annual Rent/Foot: \$54.05

Rental Comp #4



GPK Luxury Real Estate, Bryant Kowalczyk
Address: 2519 Chestnut St
Cross Streets: Broderick
SF: 2,085
Layout: 3br, 3ba, 2 car parking
Monthly Rent: \$12,000
Rent/Foot/Mo: \$5.76
Annual Rent/Foot: \$69.06

Rental Comp #5



Listing Agent: Bill Harkins Brokerage
Address: 876 Hampshire St
Cross Streets: 21st St
SF: 1,500
Layout: 4br, 1ba, no parking, furnished
Monthly Rent: \$7,650
Rent/Foot/Mo: \$5.23
Annual Rent/Foot: \$62.80

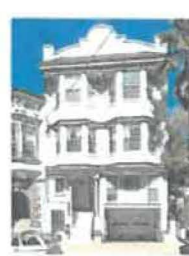
Rental Comp #6



Bill Harkins Brokerage
Address: 54 San Jose Ave
Cross Streets: 23rd St
SF: 2,400
Layout: 8br, 4ba, 1 car parking
Monthly Rent: \$14,500
Rent/Foot/Mo: \$6.04
Annual Rent/Foot: \$72.50



Sotheby's, Grant Edward Beggs
Address: 3324 Scott St
Cross Streets: Chestnut St
SF: 1,550
Layout: 3br, 2ba, 1 car parking
Monthly Rent: \$6,000
Rent/Foot/Mo: \$5.16
Annual Rent/Foot: \$61.94



Bill Harkins Brokerage
Address: 2414 Fulton St
Cross Streets: Willard St N
SF: 1,650
Layout: 5br, 2.25ba, no parking
Monthly Rent: \$7,200
Rent/Foot/Mo: \$4.36
Annual Rent/Foot: \$52.36

2735 Folsom rental



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About 42,100 results (0.51 seconds)

2735 Folsom St, San Francisco, CA 94110 | Zillow

https://www.zillow.com/homedetails/2735-Folsom-.../2103712382_zpid/

The property 2735 Folsom St, San Francisco, CA 94110 is currently not for sale. View details, sales history and Zestimate data for this property on Zillow.

2735 Folsom St, San Francisco, CA 94110 - House for Rent ...

<https://www.apartments.com> > Houses > California > San Francisco

See all available apartments for rent at 2735 Folsom St in San Francisco, CA. 2735 Folsom St has rental units starting at \$12650.

2735 21st St, Sacramento, CA 95818 - Condo for Rent In ...

<https://www.apartments.com> > Condos > California > Sacramento

See all available apartments for rent at 2735 21st St in Sacramento, CA. 2735 21st St has rental units starting at \$1195.

2735 Folsom St, San Francisco, CA 94110 4 ... - Zumper

<https://www.zumper.com/...for-rent/.../4-bedroom-mission-san-francisco-ca>

4 Bedroom Condo with 3 Bathrooms for rent at 2735 Folsom St, San Francisco, CA 94110 for \$11000 per month.

2735 Folsom St, San Francisco, CA 94110 4 ... - Zumper

<https://www.zumper.com/...for-rent/.../4-bedroom-mission-san-francisco-ca>

4 Bedroom Condo with 3 Bathrooms for rent at 2735 Folsom St, San Francisco, CA 94110 for \$11500 per month.

Search Results

58 listings found

Listing #	Type	Status	Status Date	List/Sell \$	DOM	Address	City	Subdiv	BD	BA	Sq Ft
478459		Closed	01/04/19	\$3,900/mo	21	381 31st Ave	San Francisco	1 - Central Richmond	3	1.50	1671
482257		Closed	04/09/19	\$3,995/mo	23	383 31st Ave #Top	San Francisco	1 - Central Richmond	3	2	1671
473940		Closed	08/15/18	\$4,900/mo	12	209 4th Ave	San Francisco	1 - Inner Richmond	3	1.50	1500
478381		Closed	03/10/19	\$4,900/mo	86	208 4th Ave	San Francisco	1 - Inner Richmond	4	1.50	1600
473261		Closed	07/23/18	\$7,300/mo	4	178 Parker Ave	San Francisco	1 - Jordan Park/Laurel H	4	3	1900
474442		Closed	09/24/18	\$10,000/mo	40	823 Lake St	San Francisco	1 - Lake Street	3	3.50	2220
473942		Closed	09/23/18	\$6,800/mo	9	2360 Fulton St	San Francisco	1 - Lone Mountain	5	1	1571
474923		Closed	08/18/18	\$8,200/mo	5	2412 Fulton St	San Francisco	1 - Lone Mountain	6	3	2270
474924		Closed	08/21/18	\$7,200/mo	9	2414 Fulton St	San Francisco	1 - Lone Mountain	5	2.25	1650
474925		Closed	08/09/18	\$6,000/mo	4	2416 Fulton St	San Francisco	1 - Lone Mountain	4	2	1500
486011		Closed	06/07/19	\$6,350/mo	6	2334 Fulton St	San Francisco	1 - Lone Mountain	4	2.50	1600
480435		Closed	02/28/19	\$5,500/mo	31	873 46th Ave	San Francisco	1 - Outer Richmond	4	3	1600
476501		Closed	02/01/19	\$6,700/mo	39	229 Noe	San Francisco	5 - Duboce Triangle	4	1.50	
473941		Closed	08/22/18	\$6,725/mo	6	1880 Page St #5	San Francisco	5 - Haight Ashbury	4	2.25	1500
485024		Closed	05/20/19	\$9,600/mo	0	1855 Oak St #top	San Francisco	5 - Haight Ashbury	6	3	2100
474936		Closed	09/18/18	\$9,900/mo	29	30 Abbey St #A	San Francisco	5 - Mission Dolores	6	2	1600
473585		Closed	09/01/18	\$7,795/mo	32	404 Jersey St	San Francisco	5 - Noe Valley	3	2	1800
482850		Closed	03/31/19	\$14,500/mo	3	64 San Jose Ave	San Francisco	5 - Noe Valley	8	4	2400
473487		Closed	10/05/18	\$8,000/mo	41	717 Corbett Ave	San Francisco	5 - Twin Peaks	3	3	2156
482716		Closed	03/26/19	\$5,200/mo	3	1405 McAllister St	San Francisco	6 - Alamo Square	3	2	1500
482709		Closed	04/22/19	\$6,250/mo	24	625 Fillmore St #A	San Francisco	6 - Alamo Square	3	2.50	
483046		Closed	05/23/19	\$5,499/mo	52	805 Page St	San Francisco	6 - Hayes Valley	3	1	1500
475150		Closed	09/25/18	\$8,000/mo	23	3324 Scott St	San Francisco	7 - Marina	3	2	1550
476584		Closed	05/18/19	\$12,000/mo	73	2519 Chestnut St	San Francisco	7 - Marina	3	3	2085
480768		Closed	02/24/19	\$5,700/mo	23	1946 Lombard St	San Francisco	7 - Marina	3	1.50	
484280		Closed	05/30/19	\$5,500/mo	29	1948 Lombard St #1948	San Francisco	7 - Marina	3	2	
473950		Closed	07/27/18	\$5,800/mo	17	752 South Van Ness Ave	San Francisco	9 - Inner Mission	3	1.50	1735
474727		Closed	09/05/18	\$6,696/mo	10	2125 Bryant St #315	San Francisco	9 - Inner Mission	3	3	1671
484208		Closed	05/28/19	\$7,850/mo	17	876 Hampshire St	San Francisco	9 - Inner Mission	4	1	1500

2735 Folsom St

2735 Folsom St, San Francisco, CA 94110 - Mission



No Availability

Avoid Scams

Routes California / San Francisco 2735 Folsom St

2 Weeks Ago



There are no available units.

Alert Me When Units Are Available

Bed	Baths	# of Units	Average SF
4 Beds	3 Baths	1	1,600 SF

These similar rentals nearby have available units.



Below are rent ranges for similar nearby apartments.

Unit	Average Size	Lowest	Typical	Premium
1 Bed	547 Sq Ft	\$2,295	\$3,81	\$7,414
2 Bed	713 Sq Ft	\$1,795	\$4,17	\$5,619
3 Bed	1,024 Sq Ft	\$3,600	\$5,374	\$14,350
4 Bed	1,500-1,385 Sq Ft	\$4,200	\$7,651	\$13,567
5 Bed	200 Sq Ft	\$5,500	-	-

About 2735 Folsom St San Francisco, CA 94110

Ref. 72910

HomeSuite is a furnished **housing** provider where on-demand housing meets concierge level service. Contact us today to book your dream rental.

Toll free: (800) 953-0586

Email: sales_support@yourhomesuite.com

All HomeSuite properties come fully-furnished and have at least a 30 day minimum lease term (see below for minimum lease term of this specific unit)

Prices subject to change for different **lengths** of stay or times of the year. Please inquire with more details to get a quote.

Additional Property Information Below

Move In Date: 2017-06-01

Utilities: 0

Tenant Pays Utilities: No

Minimum Lease: 1 months

Maximum Lease:

Deposit: 5000

Cable: No

Internet: No

Electricity/Gas: No

Heat: No

Parking: Street Parking Available, Parking Type

Furniture Alteration: Not

Maximum Occupants: 6

Laundry: Laundry In Unit, Laundry Type

Pets: Cat Friendly, Dog Friendly

Lovely home in a historical 1899 building which has been extensively renovated with new plumbing, electrical and elegant finishes throughout. The apartment up for rent has 4 bedrooms and 3.5 baths, ideal for a family or a group of friends on vacation.



Features and Amenities:

- Spacious 1800 square foot open floor plan
- 4 bedrooms, 3.5 bathrooms
- Accommodates up to 8 people
- 2 Master Bedroom suites have private bathrooms.
- Well-equipped gourmet kitchen
- Dining room seats 6 people comfortably
- Kitchen island with 4 more seats
- Exclusive outdoor patio off the living room
- Cable TV and Wifi available for your entertainment needs
- Laundry in unit

Live in this lively neighborhood of Mission District where you'll be central to almost anywhere. Public transportation is easily accessible, and great shops and **restaurants** are just **a few** blocks away - everything within reach on foot!

- One Half block to Inner Mission 24th St **Shopping** & MUNI
- **Two Blocks to BART**
- Three Blocks to Valencia Corridor
- **Close to Highway 101**
- Other Places Nearby:

 > San Francisco **General Hospital Foundation**

 > Walgreens

 > Potrero del Sol - Outdoor space including a skate park, playground & lawn for ball games & picnics

 > Garfield Square - 3.5-acre neighborhood hub with **athletic courts**, a swimming pool & picnic grounds, plus public art.

PLEASE NOTE:

- Pets OK
- **NO Smoking**







← See nearby apartments

Create an alert for 4 Bedrooms apartments like this

🔔 Create alert

OFF MARKET

2735 Folsom St

San Francisco Mission Apartments for Rent



\$10,500
1340 TAYLOR Apartments & Suites
4 Bedrooms · 3 Bathrooms



\$9,990
Cabrillo St & 24th Ave
4 Bedrooms · 2 Bathrooms



\$10,000
Pierce St & Sutter St
4 Bedrooms · 2 Bathrooms



\$12,000
80 Gold Mine Dr
4 Bedrooms · 3 Bathrooms



\$12,500
Divisadero Street & Duboce Street
4 Bedrooms · 3 Bathrooms

See apartments in Mission

See apartments in San Francisco



Off market

Since Jul 21, 2017

⚠️ **Summer!** This listing is no longer available. Message similar apartments for rent in Mission or San Francisco

Message Similar Places

Similar listings



\$10.5K 4 Beds

About 2735 Folsom St

📍 🏠 📄



4 Beds



3 Full, 1 Half Bath



1,800 sqft



No pets



5+ Days Ago

Available September 1st

\$10.5K 4 Beds

1140 Taylor St

No. 100

2735 Folsom Street is a striking remodel of a classic unit in a three-unit building in one of the most desirable neighborhoods of San Francisco, the Inner Mission. The 4 bedroom, 3.5 bathroom flat boasts an open floor plan with spacious bedrooms, modern bathrooms, a gourmet kitchen, and access to the magical rear garden. The building's ideal location and exciting array of amenities nearby make it a compelling option. Folsom Street is an oasis in the center of it all.

With a spacious 1,800 square foot open floor plan, this expansive unit boasts 4 bedrooms and 3.5 bathrooms. A well-equipped gourmet kitchen is perfect for creating that perfect meal after a day of fresh finds from the farmer's market. The dining room seats six people comfortably with options to seat four more at the generous kitchen island. An exclusive use outdoor patio is conveniently located off the living room. There are two master bedroom suites with private bathrooms plus two additional bedrooms. Cable TV and wireless internet are available for your entertainment needs. The building has been extensively renovated with new plumbing, electrical systems, and elegant finishes.

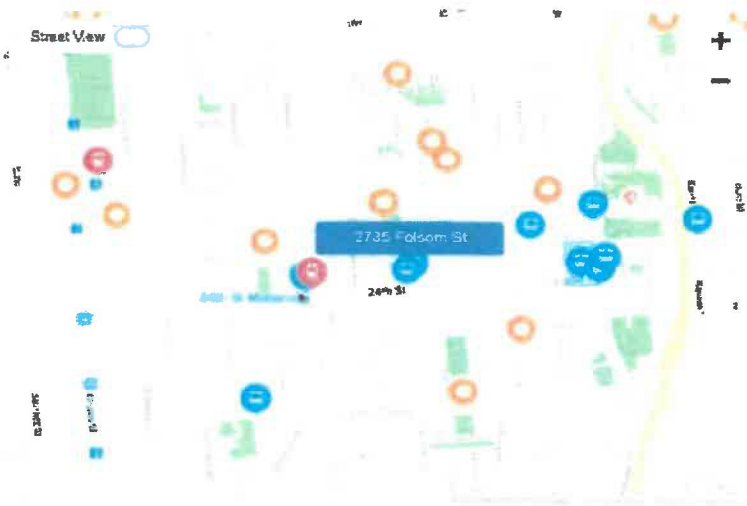
Located at Folsom and 23rd Street, this one-of-a-kind condo in the Mission District is around the corner from great restaurants like Flour and Water, Blowfish Sushi, Atlas Cafe, and Local Mission Eatery. The original Philz Coffee, Local Mission Market, Sidewalk Juice, and new city park/playground are steps away. Conveniences such as the Potrero Hill Safeway and Valencia Whole Foods are just minutes away. There is easy access to tech shuttles to the Peninsula, main bus routes, 24th Street BART Station, Interstate 280, and downtown. Live in and experience one of San Francisco's most diverse neighborhoods!

- Spacious 1,800 square foot open floor plan (per owner)
- Large living room and dining room
- Gourmet kitchen with custom cabinetry, slate stone counters, Bertazzoni 6-burner gas stove, KitchenAid refrigerator, Bosch dishwasher, built-in Marvel wine fridge
- 4 spacious bedrooms including two master suites
- All bedroom closets are outfitted with custom storage systems
- 3.5 luxurious bathrooms featuring contemporary tile, Grohe fixtures, deep soaking tubs, glass-enclosed showers and high-efficiency Toto toilets
- Natural white oak flooring throughout living areas and bedrooms
- Custom stained glass window detailing
- LG energy-efficient front loading washer and gas dryer in unit
- New plumbing, electrical, mechanical, forced-air gas furnace, and on-demand tankless hot water heaters
- Hat channel and Green Glue technology soundproofing between each floor
- Street parking

Near This Condo - 2735 Folsom St, San Francisco, CA 94110

-  Rail Lines 2 ▾
-  Bus Lines 13 ▾
-  Schools 55 ▾

97 Walk Score®
Walker's Paradise



Similar Nearby Apartments for Rent

See more [San Francisco apartments](#)



\$10.5K 4 Beds
1340 Taylor St
Nob Hill



\$9,990 4 Beds · 2 baths
Cabrillo St & 24th Ave
Central Richmond



\$10K 4 Beds · 2 baths
Pierce St & Sutter St
Lower Pacific Heights



\$12K 4 Beds · 3 baths
69 Gold Mine Dr
Non Valley



\$12.5K 4 Beds · 3 baths
Divisadero Street & Duboce
Street
Marina Vista/Inshbury



\$11.5K 4 Beds · 2 baths
Sacramento Street & Lyon
Street
Pacific Heights



\$9,995 4 Beds · 3 baths
284 Mallorca Way
Marina



\$11.9K 4 Beds · 3 baths
1925 Rowdhattes Ave
Central Heights



This pad is no longer available.
 Explore listings in the same area

\$10,000
 4 beds 3.5 baths 1,800 sqft

No longer available

PO 2735 Folsom Street
 San Francisco, CA 94110

2735 Folsom Street highlights
 Updated 2 years ago

About 2735 Folsom Street

2735 Folsom Street is a striking remodel of a classic unit in a three-unit building in one of the most desirable neighborhoods of San Francisco, the Inner Mission. The fully furnished 4 bedroom, 3.5 bathroom flat boasts an open floor plan with spacious bedrooms, modern bathrooms, a gourmet kitchen, and access to the magical rear garden. The building's ideal location and exciting array of amenities nearby make it a compelling option. Folsom Street is an oasis in the center of it all.

With a spacious 1,800 square foot open floor plan, this expensive unit boasts 4 bedrooms and 3.5 bathrooms. A well-equipped gourmet kitchen is perfect for creating that perfect meal after a day of fresh finds from the farmers market. The dining room seats six people comfortably with options to seat four more at the generous kitchen island. An exclusive use outdoor patio is conveniently located off the living room. There are two master bedroom suites with private bathrooms plus two additional bedrooms. Cable TV and wireless internet are available for your entertainment needs. The building has been extensively renovated with new plumbing, electrical systems, and elegant finishes.

Located at Folsom and 29th Street, this one-of-a-kind condo in the Mission District is around the corner from great restaurants like Flour and Water, Blawie's Sushi, Atlas Cafe, and Local Mission Bakery. The original Philz Coffee, Local Mission Market, SlideWell Juice, and new city park/playground are steps away. Conveniences such as the Paterno Hill Safeway and Valencia Whole Foods are just minutes away. There is easy access to tech shuttles to the Peninsula, main bus routes, 24th Street BART Station, Interstate 280, and downtown. Live in and experience one of San Francisco's most diverse neighborhoods!

Viewing 1 - 26 of 204

HAYES VALLEY



Price

- Fully furnished
- 4 bedrooms, 3.5 bathrooms
- Spacious 1,800 square foot open floor plan (per owner)
- Large living room and dining room
- Gourmet kitchen with custom cabinetry, silicstone counters, Bertazzoni 8-burner gas stove, KitchenAid refrigerator, Bosch dishwasher, built-in Marvel wine fridge
- 4 spacious bedrooms including two master suites
- All bedroom closets are outfitted with custom storage systems
- 3.5 luxurious bathrooms featuring contemporary tile, Grohe fixtures, deep soaking tubs, glass-enclosed showers and high-efficiency Toto toilets
- Natural white oak flooring throughout living areas and bedrooms
- Custom stained glass window detailing
- LG energy-efficient front loading washer and gas dryer in unit
- New plumbing, electrical, mechanical, forced-air gas furnace, and on-demand tankless hot water heaters
- Mat channel and Green Glue technology soundproofing between each floor
- Street parking
- 1-year lease term

Pricing comparison

\$4,186

At \$10,000, this listing is priced \$4,186 more than the current market rate for a 4 bedroom home in Mission.

Other 4 bedroom homes..

- In Mission go for \$5,814
- In San Francisco go for \$7,519
- In San Francisco go for \$7,519
- In 94110 go for \$12,500

Nearby schools

University

University Of San Francisco

University Of San Francisco

University Of San Francisco



2735 Folsom Street
23 photos



2735 Folsom Street
29 photos

Sales Comparison Approach - TIC

APN: 3640 031
Address: 2731 Folsom St
Value Date: 7/1/2019

	SUBJECT	COMPARABLE SALE 1		COMPARABLE SALE 2		COMPARABLE SALE 3	
APN	3640 031	3640 077		3664 004		6653 040	
Address	2731 Folsom St	1032 Treat Ave		314 Sanchez St		288 Randall St	
Proximity to Subj.		.1 mi		1.6 mi		1.6 mi	
Sales Price		\$2,007,000		\$2,700,000		\$2,800,000	
Conditions of Sale		None	0%	None	0%	None	0%
Effective/Sale Date	7/1/2019	6/1/2019		8/31/2018		4/30/2019	
Cash Equivalency							
Market Conditions		Stable	0%	Stable	0%	Stable	0%
ADJ. SALES PRICE							
\$ Per GBA		\$1,056		\$1,346		\$1,580	
	DESCRIPTION	DESCRIPTION	+(-) \$ADJ.	DESCRIPTION	+(-) \$ADJ.	DESCRIPTION	+(-) \$ADJ.
Rights Conveyed	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Neighborhood	Inner Mission	Inner Mission		Eureka Valley/ Dolores Hts	-\$135,000	Glen Park	-\$140,000
Location	Good	Good		Good		Good	
Complex Type	TICs	TICs		TICs		TICs	
Total No. of Units	3	3		2		2	
View	Neighborhood	Neighborhood		Neighborhood		City/Downtown	-\$280,000
Floor	Top	Top		Bottom	\$10,000	Bottom	\$10,000
No. of Levels	1	2		2		3	
Year Bilt	1900	1940		1927		1976	
Year Renovated	2014	2016		2018		2019	
Condition	Good	Good		Good		Good	
GLA	1,815	1,800		2,008	-\$55,000	1,772	
Total # of Rooms	6	7		7		6	
Bedrooms	3	3		3		3	
Full/Bath baths	3.0	2.5	\$25,000	3.0	\$0	4	-\$50,000
Parking	0	1	-\$40,000	1	-\$40,000	1	-\$40,000
Amenities	Shared Yard	Private Roof Deck	-\$10,000	Excl Use Yard	-\$5,000	Balcon./Yard	
Adjusted PPSF		\$1,043		\$1,234		\$1,288	
Net Adj. (total)			(25,000)		225,000		(500,000)
Total Adj. as %			-1.2%		-8.3%		-18%
ADJ. SALES PRICE			\$1,982,000		\$2,475,000		\$2,300,000

REMARKS

Adjustments:

- 5% for Neighborhood
- 10% for View
- \$10,000 for Floor
- \$650 per square foot for GLA
- \$50,000 for Baths (or fractions thereof)
- \$40,000 for Parking
- \$5,000 - \$10,000 for Outdoor Amenities

CONCLUSIONS:

INDICATED RANGE OF VALUE BY THE SALES COMPARISON APPROACH: FROM: \$1,982,000 TO: \$2,475,000

Final Concluded Value as of 7/1/2019: = \$2,250,000

Appraiser: Laurie Shulock **Principal Appraiser:** Concepcion Vindell **Date:** 7/3/2019

Sales Comparison Approach - TIC

APN: 3640 031
Address: 2733 Folsom St
Value Date: 7/1/2019

	SUBJECT	COMPARABLE SALE 1		COMPARABLE SALE 2		COMPARABLE SALE 3	
APN	3640 031	3697 070		3640 077		6653 040	
Address	2733 Folsom St	3521 19th St		1032 Treat Ave		288 Randall St	
Proximity to Subj.		.9 mi		.1 mi		1.6 mi	
Sales Price		\$1,818,880		\$2,007,000		\$2,800,000	
Conditions of Sale		None	0%	None	0%	None	0%
Effective/Sale Date	7/1/2019	5/24/2019		5/1/2019		4/30/2019	
Cash Equivalency							
Market Conditions		Stable	0%	Stable	0%	Stable	0%
ADJ. SALES PRICE							
\$ Per GBA		\$1,236		\$1,056		\$1,580	
	DESCRIPTION	DESCRIPTION	+(-) \$ADJ.	DESCRIPTION	+(-) \$ADJ.	DESCRIPTION	+(-) \$ADJ.
Rights Conveyed	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Neighborhood	Inner Mission	Mission Dolores		Inner Mission		Glen Park	-\$140,000
Location	Good	Good		Good		Good	
Complex Type	TICs	TICs		TICs		TICs	
Total No. of Units	3	3		3		2	
View	Neighborhood	Neighborhood		Neighborhood		City/Downtown	-\$280,000
Floor	Middle	Top	-\$10,000	Top	-\$10,000	Bottom	
No. of Levels	1	1		2		3	
Year Blt	1900	1907		1940		1976	
Year Renovated	2014	2016/2019		2016		2019	
Condition	Good	Good		Good		Good	
GLA	1,697	1,471	\$147,000	1,900	\$147,000	1,772	
Total # of Room	5	5		7		6	
Bedrooms	3	3		3		3	
Full/Bath baths	2.5	1.5	\$50,000	2.5	\$0	4	-\$75,000
Parking	0	2	-\$80,000	1	-\$40,000	1	-\$40,000
Amenities	Shared Yard	Shared Garden		Private Roof Deck	-\$10,000	Balcony/Yard	
Adjusted PPSF		\$1,309		\$1,102		\$1,278	
Net Adj. (total)			107,000		87,000		(535,000)
Total Adj. as %			5.9%		4.3%		-19%
ADJ. SALES PRICE			\$1,925,880		\$2,094,000		\$2,265,000

REMARKS

Adjustments:

- 5% for Neighborhood
- 10% for View
- \$10,000 for Floor
- \$650 per square foot for GLA
- \$50,000 for Baths (or fractions thereof)
- \$40,000 for Parking
- \$5,0000 - \$10,000 for Outdoor Amenities

CONCLUSIONS:

INDICATED RANGE OF VALUE BY THE SALES COMPARISON APPROACH: FROM: \$1,925,880 TO: \$2,265,000

Final Concluded Value as of 7/1/2019: = \$2,100,000

Appraiser: Laurie Shulock Principal Appraiser: Concepcion Vindell Date: 7/3/2019

Sales Comparison Approach - TIC

APN: 3640 031
Address: 2735 Folsom St
Value Date: 7/1/2019

	SUBJECT	COMPARABLE SALE 1		COMPARABLE SALE 2		COMPARABLE SALE 3	
APN	3640 031	3597 070		3544 013		3640 077	
Address	2735 Folsom St	3521 19th St		174 Dolores St		1032 Treat Ave	
Proximity to Subj.		.9 ml		1.6 ml		.1 ml	
Sales Price		\$1,818,880		\$2,715,000		\$2,007,000	
Conditions of Sale		None	0%	None	0%	None	0%
Effective/Sale Date	7/1/2019	5/24/2019		6/5/2019		5/1/2019	
Cash Equivalency							
Market Conditions		Stable	0%	Stable	0%	Stable	0%
ADJ. SALES PRICE							
\$ Per GBA		\$1,236		\$1,468		\$1,056	
	DESCRIPTION	DESCRIPTION	+(-) \$ADJ.	DESCRIPTION	+(-) \$ADJ.	DESCRIPTION	+(-) \$ADJ.
Rights Conveyed	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Neighborhood	Inner Mission	Mission Dolores		Mission Dolores		Inner Mission	
Location	Good	Good		Superior	-\$135,750	Good	
Complex Type	TICs	TICs		TICs		TICs	
Total No. of Units	3	3		3		3	
View	Neighborhood	Neighborhood		Neighborhood		Neighborhood	
Floor	Bottom	Top	-\$10,000	Bottom		Top	-\$10,000
No. of Levels	1	1		1		2	
Year Blt	1900	1907		1915		1940	
Year Renovated	2014	2016/2019		2019		2018	
Condition	Good	Good		Good		Good	
GLA	1,688	1,471	\$141,000	1,850	-\$105,000	1,900	\$141,000
Total # of Room	6	5		6		7	
Bedrooms	4	3		3		3	
Baths	3.5	1.5	\$100,000	2.0	\$75,000	2.5	\$0
Parking	0	2	-\$80,000	1	-\$40,000	1	-\$80,000
Amenities	Deck/Yard	Shared Garden		Yard		Private Roof Deck	-\$10,000
Adjusted PPSF		\$1,339		\$1,356		\$1,078	
Net Adj. (total)			151,000		(205,750)		41,000
Total Adj. as %			8.3%		-7.6%		2%
ADJ. SALES PRICE			\$1,969,880		\$2,509,250		\$2,048,000

REMARKS

Adjustments:

- 5% for Location
- \$10,000 for Floor
- \$650 per square foot for GLA
- \$50,000 for Baths (or fractions thereof)
- \$40,000 for Parking
- \$10,000 for Outdoor Amenities

CONCLUSIONS:

INDICATED RANGE OF VALUE BY THE SALES COMPARISON APPROACH: FROM: \$1,969,880 TO: \$2,509,250

Final Concluded Value as of 7/1/2019: = \$2,150,000

Appraiser: Laurie Shulock **Principal Appraiser:** Concepcion Vindell **Date:** 7/3/2019