



The Mark Company Monthly Reports San Francisco

June 2015

Developer-driven. Buyer-centric. Smarter real estate.



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Disclaimer

Notes

- 1) **New Construction** developments are either actively selling for the first time or a rental development that has been converted to for sale and is now actively selling. Most recent closings include the last 10 reported closings that have price and square footage included.
- 2) **Sold Out** developments have completed their original sales process and are now being tracked for resales. Most recent closings include the last 10 reported closings that have price and square footage included. The list may include both new and resale closings as noted.
- 3) This report covers new construction condominium developments with 20+ market rate units and selected sold out developments.
- 4) Assume that developments in the **New Construction** section are actively selling units unless noted otherwise. In addition, list prices and number of units available are based on the month of the report and closings are based on what has been recorded to date. Please note that closings can take 30-60 days to be recorded.
- 5) **Date On Market** refers to the date the Sales Center opened.
- 6) **Average Absorption** is calculated from Date On Market through the date of the report. It accounts for units both in contract and closed.
- 7) **Average Price/SF** is calculated using only units where both square footage and price are known. Average Price/SF is defined as the average price divided by the average square footage. Averages are weighted averages.
- 8) Developments are considered **Sold Out** once the last Market Rate unit has closed OR there have been three months without a closing, all units are in contract and the Sales Center is closed (e.g. there is no active marketing).
- 9) Below Market Rate units are omitted from new construction and resale closings whenever possible.

New Construction

The following section contains sales information and updates for actively selling developments with 20+ Market Rate units.

Project List*

400 Grove
8 Octavia
Arden
Lumina
Mission@1875
Park Lane
Rockwell
Seventy2 Townsend
Summit 800
The San Francisco Shipyard - Phase II
Vida

* Sorted in alphabetical order

New Construction



400 Grove

Located at the corner of Gough and Grove Streets, 400 Grove will feature innovative architecture and stylish flats and townhomes. The modern junior one-, one- and two-bedroom homes will offer easy access to a wide array of entertainment, dining and retail options in the desirable Hayes Valley neighborhood.

Available homes are priced from \$1,125,000 to over \$1,400,000.

Address 400 Grove Street	Developers DDG; DM Development
Total Units 34 (30 Market Rate)	Average HOA Fees \$600 - \$900/month
Date on Market May 2015	Average Absorption 28 units/month
Closings Commenced TBD	Projected Price/SF \$1,300

Sales Status



New Construction



8 Octavia (All Units in Contract)

Designed by award-winning architect, Stanley Saitowitz, 8 Octavia offers 47 modern residences over retail space in Hayes Valley. The one-, two- and three-bedroom homes feature flexible living spaces and designer finishes. The penthouse homes include private outdoor terraces, two-level townhome plans and technology-enabled concierge services and access systems. There are 24 parking spaces.

All units are in contract at 8 Octavia. The project will be moved to the Sold Out section once all units have closed or three months have passed without a closing reported.

Address 8 Octavia Street	Developers DDG; DM Development
Total Units 47 (40 Market Rate)	Average HOA Fees \$580 - \$840/month
Date on Market June 2014	Average Absorption 2 units/month
Closings Commenced November 2014	Last Six Months Price/SF \$1,190 (25 units)

Sales Status



34 closed 6 in contract 0 available

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date
802	2/2	1,001	\$1,250,000	\$1,249	5/28/2015
801	2/2.5	968	\$1,320,000	\$1,364	5/22/2015
606	2/2	1,001	\$1,136,500	\$1,135	5/13/2015
202	2/2	1,001	\$949,000	\$948	4/30/2015
504	2/2	1,001	\$1,250,000	\$1,249	4/29/2015
704	2/2	1,001	\$1,230,000	\$1,229	4/24/2015
402	2/2	1,001	\$1,090,000	\$1,089	4/16/2015
702	2/2	1,001	\$1,130,000	\$1,129	4/9/2015
804	3/2	1,757	\$2,499,000	\$1,422	3/26/2015
706	2/2	1,001	\$1,195,000	\$1,194	3/25/2015
Averages:		1,073	\$1,304,950	\$1,216	

New Construction



Arden (All Units in Contract)

Arden will offer 267 sophisticated residences ideally situated along Mission Creek. The modern homes will feature walkable access to the highly-livable urban neighborhood of Mission Bay.

Interior finishes include hardwood and carpet flooring, Caesarstone countertops, Thermador appliances, full-size Whirlpool washer and dryers and walk in closets in most residences. Residents will enjoy attended lobbies in both buildings, a fireside lounge, fitness center, outdoor wood deck with City views, social lounge, pet wash, resident workshop and more. Closings are expected to commence in Q3 2015.

All units are in contract at Arden. The project will be moved to the Sold Out section once all units have closed or three months have passed without a closing reported.

Address
718 Long Bridge
Street

Developer
Bosa Development
Corporation

Total Units
267

Average HOA Fees
\$780 - \$965/month

Date on Market
June 2014

Average Absorption
52+ units/month

Closings Commenced
TBD

Projected Price/SF
\$1,125

Sales Status

0 closed

267 in contract

0 available

New Construction



Lumina

Lumina is comprised of two towers, 42 and 37 stories high, and two eight-story buildings, all connected by a shared amenity podium. Designed by Bernardo Fort-Brescia of Arquitectonica, in collaboration with San Francisco-based Heller Manus Architects, the building features a curved glass façade and is aiming for LEED Silver certification.

Lumina's studio, one-, two- and three-bedroom residences average just under 1,300 square feet. Amenities include a concierge and valet parking, fitness center, 70-foot lap pool, private dining room, bi-level club lounge, children's play room and rooftop terrace. A 9,500 square foot gourmet market and an approximately 1,500 square foot café are expected to open in the building. The monthly homeowners fee will cover building maintenance, amenities and parking.

Closings are expected to commence in Q3 2015.

Available list prices as of June 2015:

One Bedroom

Starting List Price: \$870,000 - \$1,595,000

Average Size: 650 - 1,000 SF

Starting List Price/SF: \$975 - \$1,800+

Two Bedroom

Starting List Price: \$1,300,000 - \$3,300,000+

Average Size: 1,350 - 1,650 SF

Starting List Price/SF: \$960 - \$2,350+

Three Bedroom

Starting List Price: \$3,200,000 - \$5,595,000+

Average Size: 1,800 - 2,685 SF

Starting List Price/SF: \$1,775 - \$2,100+

Penthouse

Starting List Price: \$49,000,000

Average Size: 14,000 SF

Starting List Price/SF: \$3,500

Address

201 Folsom Street

Developers

Tishman Speyer Properties;
Vanke

Total Units

656

Average HOA Fees

~\$1,000/month

Date on Market

October 2014

Average Absorption

43 units/month

Closings Commenced

TBD

Projected Price/SF

\$1,400

Sales Status

0 closed

300 in contract

356 available

New Construction



Mission@1875 (All Units In Contract)

Mission@1875 features studio, one- and two-bedroom residences in the vibrant Mission District and Valencia corridor. Residents will enjoy a dog run, outdoor pool, rooftop deck and relaxing lounge area.

The residences include light hardwood flooring, flat panel cabinetry, marble countertops, Bertazzoni gas ranges with convection ovens, Bertazzoni microwaves and Fortis bathroom finishes.

All units are in contract at Mission@1875. The project will be moved to the Sold Out section once all units have closed or three months have passed without a closing reported.

Address
1875 Mission Street

Developer
Corvorn LLC

Total Units
39

Average HOA Fees
\$360 - \$450/month

Date on Market
October 2014

Average Absorption
5 units/month

Closings Commenced
January 2015

Projected Price/SF
\$1,053 (22 units)

Sales Status

22 closed

17 in contract

0 available

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date
308	0/1	623	\$675,000	\$1,083	5/14/2015
208	0/1	626	\$625,000	\$998	5/11/2015
312	2/1	805	\$910,000	\$1,130	4/24/2015
210	1/1	779	\$780,000	\$1,001	4/23/2015
412	2/1	801	\$980,000	\$1,223	4/22/2015
204	1/1	752	\$740,000	\$984	4/21/2015
203	1/1	754	\$754,000	\$1,000	4/17/2015
209	1/1	800	\$765,000	\$956	4/17/2015
406	2/1	631	\$700,000	\$1,109	4/14/2015
403	2/1	752	\$920,000	\$1,223	4/1/2015
Averages:		732	\$784,900	\$1,072	

New Construction



Park Lane

Located in Nob Hill, Park Lane offers 33 ultra-luxury residences in two-, three and four-bedroom floor plan configurations. Finishes include rich 6" plank wood flooring, stainless steel Thermador appliances, marble backsplashes and quartz countertops. Park Lane is a converted TIC building.

Available list prices as of June 2015:

Two Bedroom

Starting List Price: \$2,695,000

Average Size: 2,000 SF

Starting List Price/SF: \$1,347

Address
1100 Sacramento Street

Developer
Russell Flynn

Total Units
33

Average HOA Fees
\$860 - \$4,400/month

Date on Market
October 2013

Average Absorption
1 unit/month

Closings Commenced
December 2013

Last Six Months Price/SF
\$1,502 (3 units)

Sales Status



Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date
804	2/2.5	1,938	\$2,340,000	\$1,207	1/9/2015
504	3/3	2,245	\$2,595,000	\$1,156	1/7/2015
802	3/3	2,497	\$5,100,000	\$2,042	1/6/2015
402	3/3.5	2,395	\$3,295,000	\$1,376	6/30/2014
302	3/3.5	2,390	\$2,995,000	\$1,253	6/6/2014
208	3/3.5	2,537	\$3,200,000	\$1,261	4/25/2014
304	3/3	2,265	\$2,225,000	\$982	4/18/2014
808	3/3.5	2,825	\$3,700,000	\$1,310	3/27/2014
904	3/3	2,148	\$2,500,000	\$1,164	2/28/2014
202	3/3.5	2,389	\$2,565,000	\$1,074	1/28/2014
Averages:		2,363	\$3,051,500	\$1,291	

New Construction



Rockwell

Located at the corner of Pine Street and Franklin Street, Rockwell offers 260 modern residences and artful living spaces. Centered around a courtyard, the two 13-story glass and concrete towers feature a chef's kitchen, solarium and rooftop lounge. Closings are scheduled to commence in Q3 2016.

Available list prices as of June 2015:

One Bedroom

Starting List Price: \$626,000 - \$845,000

Average Size: 500 - 673 SF

Starting List Price/SF: \$1,252 - \$1,255+

Two Bedroom

Starting List Price: \$1,153,000+

Average Size: 927 SF

Starting List Price/SF: \$1,244+

Address
1688 Pine Street

Developer
Oyster Development

Total Units
260

Average HOA Fees
Mid \$600s to high \$700s

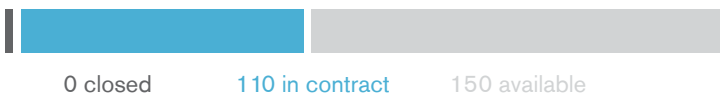
Date on Market
April 2015

Average Absorption
55 units/month

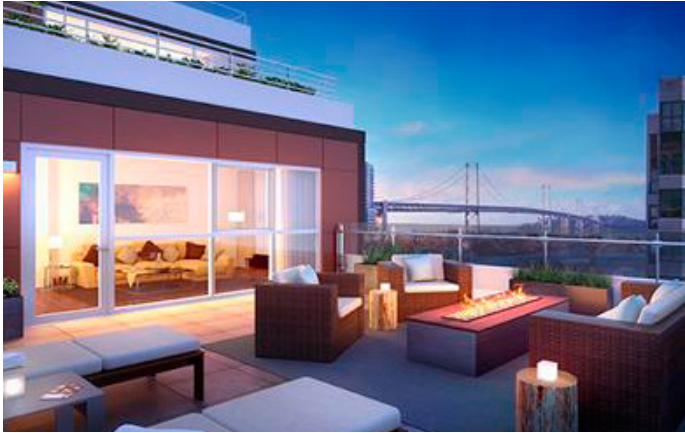
Closings Commenced
TBD

Projected Price/SF
\$1,200

Sales Status



New Construction



Seventy2 Townsend

Located in San Francisco's desirable South Beach neighborhood, Seventy2 Townsend offers 74 residences in one- and two- bedroom configurations. A variety of high-end finishes and appliances are offered and can be customized based on each homebuyer's preference. Amenities include a well-appointed second-floor lounge and spacious outdoor decks.

Available list prices as of June 2015:

One Bedroom

Starting List Price: \$856,000 - \$1,179,000

Average Size: 632 - 900 SF

Starting List Price/SF: \$1,310 - \$1,354

Two Bedroom

Starting List Price: \$1,445,000 - \$1,650,000

Average Size: 1,136 - 1,176 SF

Starting List Price/SF: \$1,272 - \$1,403

Address 72 Townsend Street	Developer KB Home Signature
Total Units 74 (67 Market Rate)	Average HOA Fees \$700 - \$900/month
Date on Market January 2015	Average Absorption 2 units/month
Closings Commenced TBD	Projected Price/SF \$1,300

Sales Status

0 closed 10 in contract 57 available

New Construction



Summit 800

Located in Park Merced, Summit 800 is a collection of new single-family homes and attached condominiums situated on individual lots. The homes are available in three- and four-bedroom configurations sized between approximately 1,500 and 2,300 square feet.

The homes feature Superior Shaw carpeting throughout with stone flooring in the bathrooms, granite slab countertops and Viking appliances. Community amenities include a two-acre park with tot lot and dog park.

Available homes are priced from \$979,000 to over \$1,675,000.

Address 800 Brotherhood Way	Developers Comstock Homes; Maracor Development
Total Units 182	Average HOA Fees \$248 - \$292/month
Date on Market July 2014	Average Absorption 6 units/month
Closings Commenced TBD	Projected Price/SF \$700

Sales Status

0 closed 60 in contract 122 available

New Construction



The San Francisco Shipyard - Phase II

Located near the water with panoramic views of the Bay and downtown skyline, The San Francisco Shipyard recently launched its second phase of 159 homes. This phase includes the Tides, Thayer, Engel and Alma buildings.

Comprised of contemporary townhomes and condominiums, this extraordinary development will feature top of the line interior finishes, private outdoor space and one-to-one parking. Residents will have access to more than 300 acres of manicured parks and open space as well as easy access to downtown via new public transportation options.

Available homes are priced from the \$500,000s to over \$950,000. The San Francisco Shipyard's first phase of 88 homes sold out in early 2015.

Addresses Donahue and Innes Streets	Developer Lennar Urban
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Phase II Total Units 159 (143 Market Rate)	Average HOA Fees \$250 - \$505/month
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Date on Market April 2015 (Phase II)	Average Absorption 18 units/month (Phase II)
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Closings Commenced TBD	Projected Price/SF TBD
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Sales Status Phase II

0 closed

36 in contract

107 available

New Construction



Vida

Located in the energetic Mission District, Vida offers 114 condominium homes inspired by modern Latin culture. The homes are available in one- and two-bedroom configurations. Finishes include exposed concrete ceilings, expansive views, Bosch and Bertazzoni appliances and high-end cabinetry and countertops.

Residents have access to a landscaped rooftop deck on the seventh floor and various lounge areas. As the tallest building on the block, Vida offers spectacular views of Bernal Heights, Downtown and Twin Peaks.

Address 2558 Mission Street	Developer Oyster Development
Total Units 114	Average HOA Fees \$430 - \$620/month
Date on Market March 2014	Average Absorption 7 units/month
Closings Commenced January 2015	Last Six Months Price/SF \$1,071 (18 units)

Sales Status

33 closed 80 in contract 1 available

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date
408	2/2	905	\$976,000	\$1,078	4/28/2015
514	1/1	507	\$644,797	\$1,272	4/22/2015
314	1/1	507	\$575,000	\$1,134	3/31/2015
204	1/1	680	\$649,000	\$954	3/25/2015
306	2/2	943	\$939,000	\$996	3/6/2015
413	1/1	631	\$689,000	\$1,092	2/27/2015
402	1/1	816	\$799,000	\$979	2/17/2015
308	2/2	905	\$899,000	\$993	1/30/2015
315	1/1	494	\$579,000	\$1,172	1/30/2015
318	1/1	725	\$740,000	\$1,021	1/30/2015
Averages:		711	\$748,980	\$1,053	

Sold Out

The following section contains selected sold out developments.

South of Market

870 Harrison
Blu
Millennium Tower
Mint Collection
One Hawthorne
One Rincon Hill
SOMA Grand
St. Regis Residences
The Brannan
The Infinity
The Metropolitan
The Palms
Watermark

Mission Bay & Candlestick

170 Off Third
235 Berry
255 Berry
Arterra
Madrone
Park Terrace
Radiance at Mission Bay
The San Francisco Shipyard - Phase I

Potrero Hill & Dogpatch

Homes on Esprit Park
Millwheel North
Onyx (Phase 1)
The Potrero

Hayes Valley

300 Ivy
The Hayes

Nob Hill, Russian Hill & Cow Hollow

1645 Pacific
Amero
Blanc
Marlow

Mission

Fifteen Fifteen
Linea
Thirty Five Dolores

Sold Out



870 Harrison

870 Harrison offers easy commute access and a full range of walkable dining and shopping options in the convenient and established South of Market neighborhood. The urban mixed-use development features 26 homes rich with modern design and high-quality materials. Residents enjoy a lovely rooftop garden, parking and secure bicycle storage.

Address 870 Harrison Street	Developer JS Sullivan Development
Total Units 26 (22 Market Rate)	Average HOA Fees \$400 - \$550/month
Date on Market October 2014	Sold Out 2015
Closings Commenced January 2015	Last Six Months Price/SF \$1,057 (18 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
505	2/1.5	898	\$955,000	\$1,063	4/1/2015	New
605	2/1.5	883	\$960,000	\$1,087	2/20/2015	New
402	1/1	612	\$650,000	\$1,062	1/27/2015	New
602	1/1	612	\$720,000	\$1,176	1/27/2015	New
604	2/1	880	\$950,000	\$1,080	1/23/2015	New
301	1/1	612	\$685,000	\$1,119	1/22/2015	New
503	1/1	575	\$578,000	\$1,005	1/22/2015	New
202	1/1	612	\$595,000	\$972	1/21/2015	New
403	1/1	575	\$575,000	\$1,000	1/21/2015	New
203	1/1	575	\$575,000	\$1,000	1/20/2015	New
Averages:		683	\$724,300	\$1,060		

Sold Out



Blu

Blu is a 21-story condominium tower located in the South of Market neighborhood. Designed by Handel Architects, the development features 114 residences and is approximately 214 feet high. The condominium homes range in size from 950 square feet for a two-bedroom to 2,700 square feet for a penthouse. Penthouses boast private roof decks and glass-walled solariums.

Interior finishes feature European cabinetry, hardwood and carpet flooring, Bosch and Viking kitchen appliances and granite countertops. Amenities include a full-time doorman, concierge services, lobby and carousel parking for all residents.

Address
631 Folsom Street

Developers
Malcolm Properties;
Lennar Urban

Total Units
114

Average HOA Fees
\$650 - \$900/month

Date on Market
May 2008

Sold Out
2013

Closings Commenced
May 2009

Last Six Months Price/SF
n/a

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
15B	2/2	1,054	\$1,175,000	\$1,115	8/13/2014	Resale
11B	2/2	1,054	\$1,130,000	\$1,072	8/8/2014	Resale
2E	2/2	906	\$1,030,000	\$1,137	8/1/2014	Resale
18E	2/2	906	\$990,000	\$1,093	1/23/2014	Resale
7B	2/2	1,054	\$985,000	\$935	1/10/2014	Resale
20B	2/2	1,054	\$1,150,000	\$1,091	10/18/2013	Resale
2F	2/2	1,200	\$1,200,000	\$1,000	7/16/2013	Resale
6B	2/2	1,054	\$889,000	\$843	6/28/2013	Resale
16E	2/2	906	\$940,000	\$1,038	6/14/2013	Resale
16B	2/2	1,054	\$1,076,314	\$1,021	5/31/2013	Resale
Averages:		1,024	\$1,056,531	\$1,032		

Sold Out



Millennium Tower

Millennium Tower is located in the heart of San Francisco's South of Market District. Residents are steps away from The Embarcadero, Ferry Building, Chinatown, SFMoMA, Yerba Buena Gardens and Union Square. The project consists of three collections of residences: The City Residences, The Residences and The Grand Residences. Each collection has its own elevator, lobby, homeowners association and selection of finishes.

Amenities include an outdoor garden, pool and spa, fitness center run by Sports Club/LA, private lounge with dining area and ground-level retail space. Interior finishes feature hardwood or Berber carpet flooring, Studio Becker cabinetry, marble or brown quartzite countertops and kitchen appliances by Sub-Zero, Wolfe, Miele, GE, Bosch and U-Line.

Address 301 Mission Street	Developer Millennium Partners
Total Units 419	Average HOA Fees \$774 - \$1,750/month
Date on Market November 2007	Sold Out 2013
Closings Commenced April 2009	Last Six Months Price/SF \$1,619 (9 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
301	2/2	2,280	\$3,600,000	\$1,579	5/12/2015	Resale
9J	2/2	1,127	\$1,500,000	\$1,331	4/17/2015	Resale
5E	2/2	1,136	\$1,500,000	\$1,320	4/10/2015	Resale
1004	2/2	1,400	\$3,000,000	\$2,143	4/1/2015	Resale
32E	2/2	1,714	\$2,775,000	\$1,619	3/31/2015	Resale
36D	2/3	1,952	\$4,000,000	\$2,049	3/10/2015	Resale
406	1/2	1,633	\$2,325,000	\$1,424	3/2/2015	Resale
22H	1/1	733	\$1,080,000	\$1,473	1/16/2015	Resale
15A	2/2	1,479	\$2,000,000	\$1,352	12/15/2014	Resale
16H	1/1	773	\$950,000	\$1,229	10/23/2014	Resale
Averages:		1,423	\$2,273,000	\$1,598		

Sold Out



Mint Collection

The Mint Collection originally began selling in early 2007 before leasing units due to market conditions. Select units in the Hales Warehouse and Sliver Building are now being released for sale. The available homes range between 433 and 3,300 square feet in size.

The residences feature 11'6" and 11'15" ceilings, expansive windows, granite and concrete countertops and acid-stained concrete floors. Community amenities include an enclosed parking garage with secure access, 24-hour security and a rooftop deck with fitness center, custom spa, Viking grilling area and sun deck.

Address 2 and 10 Mint Plaza	Developer Martin Building Company
Total Units 21	Average HOA Fees \$355+/month
Date on Market April 2014	Sold Out 2014
Closings Commenced April 2014	Last Six Months Price/SF n/a

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
801	2/1	1,240	\$1,350,000	\$1,089	11/5/2014	Resale
2	1/2	1,559	\$1,550,000	\$994	10/28/2014	New
1	1/2	1,559	\$1,500,000	\$962	10/22/2014	New
4	1/2	1,559	\$1,675,000	\$1,074	10/22/2014	New
5	1/2	1,599	\$1,750,000	\$1,123	10/14/2014	New
305	0/1	433	\$515,000	\$1,189	10/8/2014	New
405	0/1	433	\$525,000	\$1,212	10/8/2014	New
407	1/1	658	\$650,000	\$988	10/8/2014	Resale
306	1/1	674	\$725,000	\$1,076	8/18/2014	New
308	1/1	727	\$735,000	\$1,011	7/25/2014	Resale
Averages:		1,040	\$1,099,000	\$1,057		

Sold Out



One Hawthorne

A beautiful addition to the vibrant South of Market neighborhood, One Hawthorne is a boutique collection of luxury condominium residences. The central location provides homeowners with easy access to a range of cultural activities, restaurants, shopping, parks and transportation options.

The 25-story building represents smart sophisticated living at its best and is a rare residential opportunity in a dynamic and desirable neighborhood. The generous array of amenities includes an attended lobby, fitness center and furnished rooftop deck with barbeque, dining and lounge facilities.

Address
One Hawthorne Street

Developer
Jackson Pacific
Ventures, LLC

Total Units
165

Average HOA Fees
~\$500 - \$720/month

Date on Market
January 2010

Sold Out
2013

Closings Commenced
July 2010

Last Six Months Price/SF
\$1,276 (4 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
9c	2/2	1,298	\$1,725,000	\$1,329	4/15/2015	Resale
3E	1/1	824	\$949,000	\$1,152	4/10/2015	Resale
21C	2/2	1,313	\$1,800,000	\$1,371	2/27/2015	Resale
11E	2/2	1,246	\$1,500,000	\$1,204	1/26/2015	Resale
15A	1/1	909	\$1,060,000	\$1,166	11/4/2014	Resale
14G	1/1	950	\$1,150,000	\$1,211	10/24/2014	Resale
22A	2/2	1,558	\$1,850,000	\$1,187	10/15/2014	Resale
16D	1/1	845	\$1,050,000	\$1,243	8/29/2014	Resale
4D	1/1	826	\$950,000	\$1,150	8/15/2014	Resale
2E	1/1	828	\$900,000	\$1,087	6/10/2014	Resale
Averages:		1,060	\$1,293,400	\$1,221		

Sold Out



One Rincon Hill

At over 50-stories tall, One Rincon Hill is one of the tallest residential developments west of the Mississippi River. The project includes one-, two- and three-bedroom homes. Many of the homes have expansive views of downtown and the water.

The homes feature hardwood flooring, Italian cabinetry from Del Tongo, Sub-Zero refrigerators, Bosch stainless steel appliances and in-home laundry facilities. Amenities include a 24-hour doorman, concierge, high-speed Internet access, fitness center, hospitality room with catering kitchen, valet parking, full-size swimming pool and outdoor barbeque area with a fireplace.

Address 425 First Street	Developer Urban West Associates
Total Units 390	Average HOA Fees \$675 - \$1,000/month
Date on Market June 2006	Sold Out 2013
Closings Commenced February 2008	Last Six Months Price/SF \$1,448 (14 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
3103	2/2	1,328	\$1,968,000	\$1,482	5/29/2015	Resale
5103	2/2	1,328	\$2,600,000	\$1,958	5/29/2015	Resale
1803	2/2	1,278	\$1,565,000	\$1,225	4/30/2015	Resale
2904	3/3	1,947	\$2,950,000	\$1,515	4/28/2015	Resale
404	3/2.5	2,354	\$2,400,000	\$1,020	4/24/2015	Resale
3507	1/1	819	\$1,179,000	\$1,440	3/27/2015	Resale
3208	1/1	755	\$1,079,000	\$1,429	3/11/2015	Resale
2508	1/1	755	\$1,059,000	\$1,403	3/5/2015	Resale
2407	1/1	819	\$1,150,000	\$1,404	2/20/2015	Resale
4607	1/1	819	\$1,288,000	\$1,573	2/18/2015	Resale
Averages:		1,220	\$1,723,800	\$1,413		

Sold Out



SOMA Grand

Located in San Francisco's vibrant South of Market neighborhood, SOMA Grand is near numerous dining and retail options, as well as Union Square, San Francisco Symphony, City Hall and the San Francisco Opera.

Homes are available in junior one-, one-, one-plus, two- and three-bedroom floor plans and range in size from 618 to 1,523 square feet. The building features a landscaped Park Level, state-of-the-art fitness center, onsite carshare, full concierge service and valet parking.

Address
1160 Mission Street

Developers
AGI Capital Partners;
TMG Partners

Total Units
246

Average HOA Fees
\$550 - \$650/month

Date on Market
March 2007

Sold Out
2010

Closings Commenced
November 2008

Last Six Months Price/SF
\$1,044 (11 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
2010	1/1	771	\$750,000	\$973	5/28/2015	Resale
2305	1/1	654	\$785,000	\$1,200	5/20/2015	Resale
2102	1/1	764	\$900,000	\$1,178	4/21/2015	Resale
1012	1/1	662	\$715,000	\$1,080	4/6/2015	Resale
2013	2/2	1,131	\$1,325,000	\$1,172	4/3/2015	Resale
1503	1/1	756	\$800,000	\$1,058	4/1/2015	Resale
1911	1/1	765	\$735,000	\$961	3/9/2015	Resale
1801	2/2	1,201	\$1,200,000	\$999	2/20/2015	Resale
1109	1/1	764	\$760,000	\$995	1/9/2015	Resale
803	1/1	755	\$688,000	\$911	1/9/2015	Resale
Averages:		822	\$865,800	\$1,053		

Sold Out



St. Regis Residences

Located atop the 40-story St. Regis Hotel San Francisco, these 5-star residences are a convergence of world-class architecture and hospitality. Beginning on the 22nd floor, the elegant and spacious two- and three-bedroom homes, along with three limited edition penthouses, offer generous layouts with masterful touches in a full-service hotel.

Address
188 Minna Street

Developers
Starwood Capital;
Carpenter & Company

Total Units
102

Average HOA Fees
\$1,500 - \$2,600/month

Date on Market
September 2004

Sold Out
2006

Closings Commenced
October 2005

Last Six Months Price/SF
\$1,609 (3 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
33C	2/2.5	1,670	\$2,700,000	\$1,617	5/1/2015	Resale
38B	2/2.5	1,619	\$2,850,000	\$1,760	4/20/2015	Resale
25B	2/2.5	1,777	\$2,600,000	\$1,463	2/13/2015	Resale
23C	2/2.5	1,670	\$3,150,000	\$1,886	8/8/2014	Resale
36C	2/2.5	1,670	\$3,250,000	\$1,946	6/4/2014	Resale
34F	2/2.5	1,527	\$3,100,000	\$2,030	5/20/2014	Resale
38C	2/2.5	1,670	\$3,250,000	\$1,946	5/19/2014	Resale
25C	2/2.5	1,670	\$2,750,000	\$1,647	5/14/2014	Resale
28F	2/2.5	1,527	\$2,850,000	\$1,866	5/14/2014	Resale
24b	2/2.5	1,780	\$2,052,600	\$1,153	11/25/2013	Resale
Averages:		1,658	\$2,855,260	\$1,722		

Sold Out



The Brannan

Consisting of three towers, The Brannan offers one-, two- and three-bedroom floorplans and an array of amenities that include an attended lobby in each building, concierge services, an outdoor pool with cabanas and grilling facilities and fitness center.

Its inspiring design, carefully chosen amenities, spacious homes and incredible views have established the building as one of the premier residences in the entire Bay Area. The style of internationally acclaimed interior designer Christian Liaigre creates a superb combination of luxury and sophistication.

Address
219, 229, 239
Brannan Street

Developer
Reliance Development
Group

Total Units
336

Average HOA Fees
\$850 - \$1,050/month

Date on Market
2000

Sold Out
2003

Closings Commenced
July 2000

Last Six Months Price/SF
\$1,303 (6 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
3G	3/3	1,694	\$2,495,000	\$1,473	5/1/2015	Resale
9J	2/2	1,412	\$1,760,000	\$1,246	3/25/2015	Resale
9K	2/2	1,224	\$1,752,000	\$1,431	2/26/2015	Resale
1E	1/1	524	\$500,000	\$954	1/13/2015	Resale
3H	1/1.5	927	\$920,000	\$992	1/9/2015	Resale
10J	2/2	1,141	\$1,595,000	\$1,398	12/23/2014	Resale
9D	2/2	1,347	\$1,810,000	\$1,344	11/7/2014	Resale
1G	1/1	1,032	\$780,000	\$756	10/29/2014	Resale
7C	2/2	1,321	\$1,400,000	\$1,060	10/20/2014	Resale
17J	2/2	1,393	\$1,980,000	\$1,421	9/26/2014	Resale
Averages:		1,202	\$1,499,200	\$1,248		

Sold Out



The Infinity

Located on Folsom Street between Spear and Main, The Infinity is a landmark of contemporary design in San Francisco. The Infinity was designed by renowned architect Bernardo Fort-Brescia of Arquitectonica in collaboration with Heller Manus Architects of San Francisco. The ultimate modern urban community features two towers rising 37 and 42 stories and two podium buildings of eight and nine stories.

The Infinity is distinguished by a sleek exterior design with expansive, undulating curved glass walls that rise into the sky, affording each homeowner with their very own panoramic San Francisco "bay window." Amenities include a swimming pool, fitness center, club lounge with a catering kitchen, landscaped courtyard, 24-hour attended lobby, private theatre, concierge and business center. Most of the homes feature expansive City and Bay views.

Address 318 & 338 Spear Street; 301 & 333 Main Street	Developer Tishman Speyer Properties
Total Units 650	Average HOA Fees ~\$700/month
Date on Market June 2006	Sold Out 2011
Closings Commenced February 2008	Last Six Months Price/SF \$1,497 (16 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
21G	1/1	807	\$1,125,000	\$1,394	5/21/2015	Resale
T20H	2/2	1,317	\$1,702,000	\$1,292	5/20/2015	Resale
9G	3/2	1,331	\$1,635,000	\$1,228	5/15/2015	Resale
IT3A	2/2	1,159	\$1,275,000	\$1,100	5/6/2015	Resale
IT4G	0/1	538	\$753,000	\$1,400	5/6/2015	Resale
T26D	2/2	1,317	\$2,420,000	\$1,838	4/7/2015	Resale
23B	2/2	1,317	\$2,418,000	\$1,836	3/27/2015	Resale
5B	2/2.5	1,812	\$2,369,000	\$1,307	3/17/2015	Resale
35A	2/2	1,268	\$2,480,000	\$1,956	3/3/2015	Resale
9c	3/2.5	1,429	\$1,850,000	\$1,295	2/27/2015	Resale
Averages:		1,230	\$1,802,700	\$1,466		

Sold Out



The Metropolitan

Located in Rincon Hill, The Metropolitan consists of two towers of luxury condominiums. Amenities include a concierge, indoor pool and spa, fitness center, library, recreation room and business center.

Address
333 & 355 First Street

Developer
Crescent Heights

Total Units
342

Average HOA Fees
\$550 - \$650/month

Date on Market
October 2003

Sold Out
2005

Closings Commenced
May 2004

Last Six Months Price/SF
\$1,209 (8 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
1110	1/1	675	\$845,000	\$1,252	5/28/2015	Resale
2102	2/2	1,622	\$1,915,000	\$1,181	4/24/2015	Resale
S907	2/2	983	\$1,280,000	\$1,302	4/17/2015	Resale
N307	2/2	875	\$1,025,000	\$1,171	4/10/2015	Resale
1110	1/1	757	\$775,000	\$1,024	2/17/2015	Resale
1404	2/2	1,071	\$1,300,000	\$1,214	2/6/2015	Resale
2302	2/2	1,622	\$2,000,000	\$1,233	2/5/2015	Resale
1507	2/2	950	\$1,199,000	\$1,262	1/26/2015	Resale
1507	2/2	1,290	\$1,410,000	\$1,093	9/25/2014	Resale
2305	2/2	1,166	\$1,462,750	\$1,255	7/23/2014	Resale
Averages:		1,101	\$1,321,175	\$1,200		

Sold Out



The Palms

Located on the corner of Brannan & Fourth Streets, The Palms offers easy access to some of San Francisco's finest restaurants, shopping, art galleries, entertainment options and public transportation. Amenities include a concierge, doorman, business center, fitness center, 20-seat theatre, garage parking and private "Palms Park."

The homes features dramatic City, downtown and Bay Bridge views, balconies, stainless steel Bosch appliances and walnut hardwood flooring. Floor plans are available in junior one-, one-, two- and three-bedroom configurations.

Address
555 Fourth Street

Developer
Cassidy Construction

Total Units
300

Average HOA Fees
~\$500/month

Date on Market
November 2005

Sold Out
2008

Closings Commenced
August 2006

Last Six Months Price/SF
\$1,111 (13 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
804	2/2	993	\$1,070,000	\$1,078	5/19/2015	Resale
839	2/2.5	1,126	\$1,500,000	\$1,332	5/19/2015	Resale
933	1/1	872	\$1,005,000	\$1,153	4/14/2015	Resale
747	0/1	454	\$548,000	\$1,207	4/1/2015	Resale
620	0/1	536	\$575,000	\$1,073	3/19/2015	Resale
707	1/1	752	\$785,000	\$1,044	3/13/2015	Resale
813	2/2.5	1,762	\$1,900,000	\$1,078	3/5/2015	Resale
846	1/1	868	\$950,000	\$1,094	3/4/2015	Resale
402	1/1	670	\$705,000	\$1,052	2/25/2015	Resale
802	1/1	670	\$770,000	\$1,149	2/2/2015	Resale
Averages:		870	\$980,800	\$1,127		

Sold Out



Watermark

Watermark is comprised of 136 well-appointed one-, two- and three-bedroom residences. Homes feature floor-to-ceiling views of the City and Bay.

Premium finishes include fixtures by Cifial, Hansgrohe, Duravit and Kohler, as well as Bosch and Sub-Zero appliances. All homes include honed black granite kitchen countertops, operable windows, 9-foot ceilings and central air.

Amenities include an attended lobby, secure parking, state-of-the-art fitness center featuring Pilates equipment and weight machines, a heated outdoor pool and spa and lushly landscaped common deck with a Thermador gas barbeque grill and dramatic water and Bay Bridge views.

Address 501 Beale Street	Developer Lend Lease
Total Units 136 (120 Market Rate)	Average HOA Fees \$729/month
Date on Market September 2005	Sold Out 2006
Closings Commenced April 2006	Last Six Months Price/SF \$1,453 (3 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
18F	2/2	1,128	\$1,450,000	\$1,285	4/24/2015	Resale
PH1E	3/2	1,362	\$2,250,000	\$1,652	4/14/2015	Resale
16G	2/2	1,037	\$1,425,000	\$1,374	2/6/2015	Resale
7C	1/1	801	\$899,800	\$1,123	11/26/2014	Resale
4F	1/1.5	843	\$818,000	\$970	11/25/2014	Resale
5C	1/1	801	\$890,000	\$1,111	11/25/2014	Resale
18D	2/2	1,259	\$1,860,000	\$1,477	7/23/2014	Resale
12D	2/2	1,259	\$1,450,000	\$1,152	7/9/2014	Resale
8C	1/1	801	\$885,000	\$1,105	7/7/2014	Resale
15G	2/2	1,037	\$1,185,000	\$1,143	4/3/2014	Resale
Averages:		1,033	\$1,311,280	\$1,270		

Sold Out



170 Off Third

Located in South Beach, 170 Off Third is close to shopping, dining and an ever-expanding list of entertainment options, including AT&T Park, The Embarcadero and Ferry Building.

Homes feature panoramic city and bay views, built-in computer workstations, granite countertops, stainless steel KitchenAid appliances and secure parking. Building amenities include a two-story Club Room, fitness center and landscaped courtyard with pool, sun deck and outdoor barbeque grills.

Address
177 King Street
177 Townsend Street

Developer
Security Properties

Total Units
198 (174 Market Rate)

Average HOA Fees
\$580/month

Date on Market
February 2007

Sold Out
2009

Closings Commenced
June 2007

Last Six Months Price/SF
\$1,166 (6 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
835	2/2	927	\$1,090,000	\$1,176	5/11/2015	Resale
430	2/2	968	\$1,279,000	\$1,321	5/5/2015	Resale
528	2/2	1,092	\$1,258,000	\$1,152	4/27/2015	Resale
436	1/1	755	\$825,000	\$1,093	4/6/2015	Resale
814	2/2	1,029	\$1,156,000	\$1,123	3/23/2015	Resale
810	1/1	752	\$830,000	\$1,104	12/23/2014	Resale
426	1/1	852	\$875,000	\$1,027	11/4/2014	Resale
511	2/2	900	\$1,175,000	\$1,306	8/27/2014	Resale
529	0/1	475	\$570,000	\$1,200	8/20/2014	Resale
507	1/1	464	\$635,000	\$1,369	8/14/2014	Resale
Averages:		821	\$969,300	\$1,180		

Sold Out



235 Berry

235 Berry features a central courtyard and concierge services. The homes include stainless steel Bosch appliances, ceramic tile and carpet flooring and granite slab countertops. There is one deeded parking space per home and all feature outdoor space.

Address
235 Berry Street

Developer
Signature Properties

Total Units
99

Average HOA Fees
~\$500/month

Date on Market
February 2006

Sold Out
2008

Closings Commenced
November 2006

Last Six Months Price/SF
\$1,044 (2 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
306	2/2	1,610	\$1,660,000	\$1,031	4/2/2015	Resale
611	2/2	1,215	\$1,290,000	\$1,062	3/4/2015	Resale
415	2/2	1,235	\$1,180,000	\$955	9/9/2014	Resale
711	2/2	1,215	\$1,260,000	\$1,037	7/24/2014	Resale
312	2/2	955	\$1,160,000	\$1,215	3/21/2014	Resale
706	2/2.5	1,590	\$1,695,000	\$1,066	3/14/2014	Resale
401	2/2	1,070	\$1,100,000	\$1,028	3/10/2014	Resale
406	2.5	1,610	\$1,445,000	\$898	3/10/2014	Resale
408	2/2	1,420	\$1,375,000	\$968	3/10/2014	Resale
102	2/2.5	1,255	\$1,125,000	\$896	2/19/2014	Resale
Averages:		1,318	\$1,329,000	\$1,009		

Sold Out



255 Berry

Developed by Signature Properties, 255 Berry is located along Mission Creek in Mission Bay. Residences offer views of the City and bay and feature a landscaped courtyard. Amenities include a 24-hour concierge service, in-home security systems and granite countertops.

Address
255 Berry Street

Developer
Signature Properties

Total Units
100

Average HOA Fees
~\$550 - \$600/month

Date on Market
October 2003

Sold Out
2005

Closings Commenced
May 2004

Last Six Months Price/SF
\$985 (1 unit)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
507	1/1	873	\$860,000	\$985	12/24/2014	Resale
413	2/2	1,050	\$1,020,000	\$971	10/8/2014	Resale
107	2/3	1,707	\$1,650,000	\$967	9/16/2014	Resale
317	2/2.5	1,712	\$1,750,000	\$1,022	7/2/2014	Resale
114	3/2.5	1,950	\$1,750,000	\$897	5/9/2014	Resale
106	2/3	1,723	\$1,325,000	\$769	2/20/2014	Resale
102	2/2.5	1,170	\$1,040,000	\$889	12/13/2013	Resale
412	2/2	1,464	\$1,235,000	\$844	11/22/2013	Resale
111	2/3	1,345	\$1,325,000	\$985	9/5/2013	Resale
516	2/2	1,223	\$1,300,000	\$1,063	7/17/2013	Resale
Averages:		1,422	\$1,325,500	\$932		

Sold Out



Arterra

Arterra was designed as San Francisco's first LEED-certified residential high-rise building, featuring recycled and sustainable construction materials and finishes and two grass rooftops.

The development consists of three buildings: a 16-story tower and nine- and six-story mid-rise structures. Amenities include a 24-hour attended front desk, wellness center with fitness equipment, and a community lounge with an indoor/outdoor fireplace, entertainment system and kitchen. The homes include Energy Star-rated stainless steel Whirlpool appliances, Bosch dishwashers, bamboo flooring, Studio Becker cabinetry and granite slab countertops.

Address
300 Berry Street

Developer
Intracorp San Francisco

Total Units
269

Average HOA Fees
~\$300 - \$500/month

Date on Market
June 2006

Sold Out
2010

Closings Commenced
November 2008

Last Six Months Price/SF
\$1,130 (7 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
303	1/1	732	\$900,000	\$1,230	5/8/2015	Resale
1412	2/1	966	\$1,200,000	\$1,242	4/30/2015	Resale
505	1/1	732	\$880,000	\$1,202	4/9/2015	Resale
558	3/2	1,260	\$1,336,000	\$1,060	3/10/2015	Resale
816	1/1	666	\$715,000	\$1,074	12/10/2014	Resale
515	1/1	730	\$780,000	\$1,068	12/9/2014	Resale
902	1/1	728	\$760,900	\$1,045	12/9/2014	Resale
1010	2/1	970	\$1,080,000	\$1,113	11/10/2014	Resale
622	1/1	866	\$888,000	\$1,025	10/31/2014	Resale
558	3/2	1,260	\$1,265,000	\$1,004	10/17/2014	Resale
Averages:		891	\$980,490	\$1,100		

Sold Out



Madrone

Madrone delivers beautifully executed homes on San Francisco's south waterfront. Located in the heart of Mission Bay, Madrone offers easy access to some of the city's finest restaurants and attractions, as well as public transportation and freeways.

The one-, two- and two-bedroom plus floor plans are designed to be spacious, comfortable and modern. Amenities include an outdoor pool and spa, sundeck, entertaining kitchen, fitness center, screening room and attended lobby. Interior finishes include Caesarstone slab countertops, Bosch dishwashers, European-inspired cabinetry, oak or maple hardwood flooring and Whirlpool washer and dryers.

Address
435 China Basin Way

Developer
Bosa Development Corporation

Total Units
329

Average HOA Fees
\$678 - \$899/month

Date on Market
September 2011

Sold Out
2013

Closings Commenced
August 2012

Last Six Months Price/SF
\$1,194 (17 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
808	2/2	1,273	\$1,550,000	\$1,218	5/29/2015	Resale
1102	2/2	1,492	\$1,850,000	\$1,240	5/28/2015	Resale
219	2/2	1,401	\$1,575,000	\$1,124	5/18/2015	Resale
119	1/1	973	\$915,000	\$940	5/8/2015	Resale
1108	2/2	1,261	\$1,900,000	\$1,507	5/4/2015	Resale
113	1/1	886	\$840,000	\$948	4/30/2015	Resale
1203	2/2	1,562	\$1,750,000	\$1,120	4/24/2015	Resale
102	2/2	1,649	\$1,600,000	\$970	4/20/2015	Resale
330	2/2	1,246	\$1,450,000	\$1,164	4/14/2015	Resale
1205	3/2	1,921	\$3,050,000	\$1,588	4/10/2015	Resale
Averages:		1,366	\$1,648,000	\$1,206		

Sold Out



Park Terrace

Located along Mission Creek in San Francisco's thriving Mission Bay neighborhood, Park Terrace is surrounded by 49 acres of parks and promenades. The development is located conveniently next to public transportation, Safeway and AT&T Park.

The development features a cardio fitness center, landscaped courtyard with a fountain and barbeque area, secured lobby and conference room. The homes include stainless steel GE Profile appliances, hardwood flooring in the kitchens, carpeting in the living areas, granite countertops and European frameless cabinets with an amber stain.

Address
325 Berry Street

Developers
Opus West; Phoenix Property Company

Total Units
110

Average HOA Fees
\$430 - \$500/month

Date on Market
June 2006

Sold Out
2009

Closings Commenced
August 2007

Last Six Months Price/SF
\$1,140 (2 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
419	1/1	962	\$1,025,000	\$1,065	5/11/2015	Resale
301	2/2	1,259	\$1,507,500	\$1,197	2/11/2015	Resale
317	1/1	741	\$890,000	\$1,201	9/26/2014	Resale
615	1/1	846	\$820,000	\$969	8/20/2014	Resale
505	2/2	1,303	\$1,308,000	\$1,004	7/22/2014	Resale
325	1/1	907	\$903,500	\$996	6/2/2014	Resale
618	2/2	1,210	\$1,250,000	\$1,033	5/16/2014	Resale
417	1/1	741	\$720,000	\$972	5/13/2014	Resale
718	2/2	1,210	\$1,256,000	\$1,038	5/5/2014	Resale
405	2/2	1,303	\$1,145,000	\$879	2/12/2014	Resale
Averages:		1,048	\$1,082,500	\$1,033		

Sold Out



Radiance at Mission Bay

Radiance at Mission Bay is situated along the waterfront and features homes that range in size from 850 to 2,175 square feet.

The residences feature hardwood and carpet flooring, European-style wood veneer cabinetry, KitchenAid stainless steel appliances and Caesarstone countertops. Each home includes a parking space. Community amenities consist of a lobby, concierge, fitness room, community room with kitchen and rooftop deck with an outdoor firepit and barbecue area.

Address
330 Mission Bay
Boulevard

Developer
Bosa Development
Corporation

Total Units
99

Average HOA Fees
\$650 - \$750/month

Date on Market
March 2007

Sold Out
2009

Closings Commenced
July 2008

Last Six Months Price/SF
\$1,060 (4 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
802	2/2	1,620	\$1,800,000	\$1,111	4/22/2015	Resale
402	1/1.5	906	\$999,000	\$1,103	4/3/2015	Resale
702	2/2	1,608	\$1,670,000	\$1,039	4/3/2015	Resale
409	1/1	977	\$949,000	\$971	2/12/2015	Resale
606	2/2	1,772	\$2,995,000	\$1,690	11/14/2014	Resale
107	3/3	1,848	\$1,600,000	\$866	5/12/2014	Resale
417	2/2	1,391	\$1,250,000	\$899	1/31/2014	Resale
116	3/2	1,718	\$1,312,500	\$764	1/14/2014	Resale
401	2/5	1,149	\$1,100,000	\$957	11/15/2013	Resale
207	3/2	1,814	\$1,550,000	\$854	10/9/2013	Resale
Averages:		1,480	\$1,522,550	\$1,029		

Sold Out



The San Francisco Shipyard - Phase I

The San Francisco Shipyard launched its first phase of 88 homes in the Olympia and Merchant buildings in June 2014. This master-planned development features modern interior finishes, private outdoor space and one-to-one parking. Residents have access to more than 300 acres of manicured parks and open space as well as easy access to downtown via new public transportation options.

Address
645 Howard Street
11 Innes Court

Developer
Lennar Urban

Total Units
88 (79 Market Rate)

Average HOA Fees
\$250 - \$505/month

Date on Market
June 2014

Sold Out
2015

Closings Commenced
January 2015

Last Six Months Price/SF
\$635 (16 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
10	2/2	1,012	\$755,000	\$746	3/9/2015	New
13	3/3	1,490	\$916,000	\$615	1/13/2015	New
11	3/2	1,426	\$881,000	\$618	1/7/2015	New
16	2/2	1,013	\$643,000	\$635	1/7/2015	New
17	2/2	1,013	\$643,000	\$635	1/7/2015	New
22	2/2	948	\$721,000	\$761	1/7/2015	New
23	3/2	1,426	\$861,000	\$604	1/7/2015	New
24	3/2	1,426	\$888,500	\$623	1/7/2015	New
25	3/2.5	1,418	\$900,500	\$635	1/7/2015	New
1	3/3	1,587	\$920,500	\$580	1/6/2015	New
Averages:		1,276	\$812,950	\$637		

Sold Out



Homes on Esprit Park

Homes on Esprit Park is located in San Francisco's Central Waterfront area. Interior finishes include waxed concrete, bamboo and Berber carpet flooring, Liebherr stainless steel refrigerators, Bertazzoni stainless steel gas ranges, hand-crafted wood cabinetry and granite countertops.

Address
900 Minnesota Street

Developer
BUILD, Inc.

Total Units
142

Average HOA Fees
\$350 - \$500/month

Date on Market
October 2007

Sold Out
2012

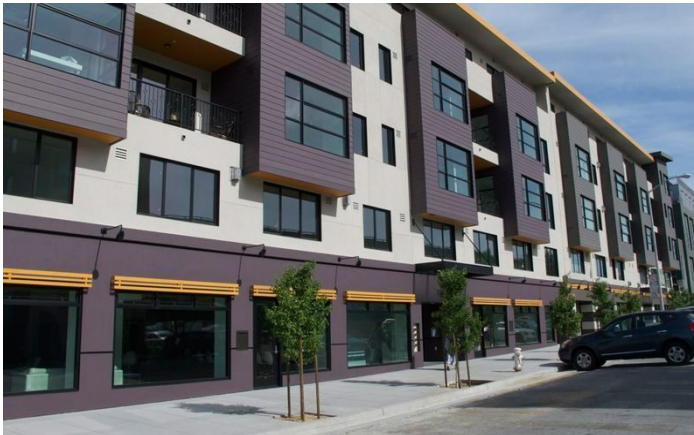
Closings Commenced
November 2008

Last Six Months Price/SF
\$977 (5 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
356	1/1.5	863	\$891,000	\$1,032	5/15/2015	Resale
257	1/1.5	835	\$855,000	\$1,024	4/23/2015	Resale
⁸³⁰ Minnesota	2/2.5	1,659	\$1,400,000	\$844	3/13/2015	Resale
516	2/2.5	1,610	\$1,700,000	\$1,056	3/3/2015	Resale
112	1/1.5	835	\$825,000	\$988	1/15/2015	Resale
840	2/2	1,675	\$1,510,000	\$901	10/31/2014	Resale
105	1/2	1,099	\$1,025,000	\$933	10/22/2014	Resale
122	1/1.5	855	\$780,000	\$912	10/10/2014	Resale
364	1/1.5	835	\$751,000	\$899	9/12/2014	Resale
356	1/1	835	\$800,000	\$958	9/10/2014	Resale
Averages:		1,110	\$1,053,700	\$949		

Sold Out



Millwheel North

Millwheel North features spacious one-, two- and three-bedroom residences in the up and coming Dogpatch neighborhood. Residents will enjoy a boutique hotel aesthetic, landscaped courtyard and secure parking.

The residences include dark hardwood flooring, carpet, gas fireplaces, shaker-style cabinetry, Caesarstone countertops, KitchenAid refrigerators, Bertazzoni gas ranges with convection ovens, Bertazzoni microwaves and Bosch dishwashers.

Address
1275 Indiana Street
1260 Minnesota Street

Developer
The R Group

Total Units
39

Average HOA Fees
\$475 - \$546/month

Date on Market
May 2014

Sold Out
2015

Closings Commenced
August 2014

Last Six Months Price/SF
\$953 (1 unit)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
403	2/2	1,096	\$1,045,000	\$953	12/16/2014	New
405	2/2	1,215	\$1,150,000	\$947	10/28/2014	New
103	2/2	1,467	\$1,245,000	\$849	10/24/2014	New
101	2/2	1,360	\$1,050,000	\$772	10/22/2014	New
102	2/2	1,121	\$995,000	\$888	10/22/2014	New
203	2/2	1,233	\$949,000	\$776	10/22/2014	New
206	2/2	1,221	\$1,100,000	\$901	10/22/2014	New
301	2/2	1,316	\$1,125,000	\$855	10/22/2014	New
304	2/2	1,094	\$999,000	\$913	10/22/2014	New
104	2/2	1,142	\$999,000	\$875	10/16/2014	New
Averages:		1,226	\$1,065,700	\$870		

Sold Out



Onyx Phase 1

Onyx is located in San Francisco's eclectic and sunny Potrero Hill neighborhood. The stylish homes are available in one-, two- and two-bedroom plus den floor plans and include modern finishes.

Residents enjoy a full array of exciting dining, retail and cultural options. The Potrero Hill location also affords easy access to other exciting neighborhoods like South of Market, the Mission and the Dogpatch. Phase II is currently under construction and scheduled to be completed fall 2015.

Address
1717 17th Street

Developers
LNF Partners; Peter & Elizabeth Meier

Total Units
20

Average HOA Fees
\$350 - \$445/month

Date on Market
March 2014

Sold Out
2014

Closings Commenced
May 2014

Last Six Months Price/SF
\$1,108 (1 unit)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
202	1/1	889	\$985,000	\$1,108	12/5/2014	New
205	1/1	700	\$880,000	\$1,143	7/7/2014	New
203	2/2	917	\$1,127,000	\$1,229	6/20/2014	New
206	2/2.5	1,237	\$1,270,600	\$1,027	6/17/2014	New
204	2/2.5	1,190	\$1,205,000	\$1,013	6/10/2014	New
302	1/1	889	\$899,000	\$1,011	6/5/2014	New
207	2/2	1,273	\$1,350,000	\$1,060	5/28/2014	New
307	2/2.5	1,319	\$1,600,000	\$1,213	5/23/2014	New
304	2/2.5	1,240	\$1,350,000	\$1,089	5/20/2014	New
305	1/1	730	\$789,000	\$1,081	5/15/2014	New
Averages:		1,038	\$1,137,560	\$1,095		

Sold Out



The Potrero

Located in one of San Francisco's most historical and eclectic neighborhoods, The Potrero offers easy access to freeways, the excitement of downtown, cultural activities and renowned restaurants. The Potrero also includes an onsite Whole Foods Market.

The homes feature Studio Becker cabinetry, GE Profile stainless steel appliances and granite countertops. The development offers a mix of floor plans, from spacious studios to expansive two- and three-bedroom townhomes. Many of the homes include private outdoor space. Community amenities include a dramatically-landscaped courtyard and state-of-the-art fitness center with a Pilates and Yoga studio.

Address
451 Kansas Street

Developer
Lambert Development

Total Units
165 (145 Market Rate)

Average HOA Fees
\$380 - \$580/month

Date on Market
February 2007

Sold Out
2009

Closings Commenced
September 2007

Last Six Months Price/SF
\$1,081 (5 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
636	0/1	453	\$610,000	\$1,347	5/1/2015	Resale
446	2/2.5	1,067	\$1,100,000	\$1,031	4/17/2015	Resale
445	1/1	804	\$850,000	\$1,057	2/27/2015	Resale
471	1/1	778	\$785,000	\$1,009	12/22/2014	Resale
316	1/1	663	\$725,000	\$1,094	12/16/2014	Resale
350	2/2	930	\$1,106,000	\$1,189	11/25/2014	Resale
392	2/2	964	\$1,050,000	\$1,089	10/21/2014	Resale
566	2/2	932	\$980,000	\$1,052	8/31/2014	Resale
647	1/1	694	\$729,000	\$1,050	7/18/2014	Resale
290	2/2	1,077	\$1,125,000	\$1,045	6/16/2014	Resale
Averages:		836	\$906,000	\$1,083		

Sold Out



300 Ivy

Located in Hayes Valley, 300 Ivy offers 63 residences, including five townhomes. Seeking LEED-Platinum certification, the new development features a landscaped courtyard, rooftop garden with outdoor grill, seating and dining areas and a sundeck. Residents will also have access to bicycle storage and onsite car sharing.

The spacious floor plans feature wide-plank, sustainably sourced oak flooring, forced air conditioning, Caesarstone counterops, Studio Becker cabinetry and stainless steel Bosch and Liebherr appliances.

Address 300 Ivy Street	Developer Ivy Grove Partners, LLC
Total Units 63	Average HOA Fees \$412 - \$650/month
Date on Market May 2013	Sold Out 2014
Closings Commenced January 2014	Last Six Months Price/SF n/a

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
507	2/2	916	\$1,210,000	\$1,321	3/14/2014	Resale
215	2/2	1,010	\$967,000	\$957	3/3/2014	New
200	2/2	1,308	\$1,270,000	\$971	2/21/2014	New
414	2/2	970	\$1,120,000	\$1,155	2/21/2014	New
100	1/1	839	\$748,000	\$892	2/19/2014	New
201	1/1	658	\$687,000	\$1,044	2/10/2014	New
104	2/2	1,208	\$1,249,000	\$1,034	2/5/2014	New
511	1/1	692	\$737,000	\$1,065	1/31/2014	New
513	1/1	677	\$723,000	\$1,068	1/31/2014	New
102	2/2	1,210	\$1,167,000	\$964	1/30/2014	New
Averages:		949	\$987,800	\$1,041		

Sold Out



The Hayes

Located in San Francisco's eclectic Hayes Valley neighborhood, The Hayes is an intimate building with an attended lobby, private garaged parking, high-speed elevators and roof deck.

The homes feature designer finishes, including Studio Becker cabinetry and Hansgrohe and Durafit fixtures, private balconies and terraces and large bay windows.

Address 55 Page Street	Developer Intracorp San Francisco
Total Units 128 (111 Market Rate)	Average HOA Fees \$300 - \$500/month
Date on Market October 2006	Sold Out 2009
Closings Commenced March 2008	Last Six Months Price/SF \$1,202 (4 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
726	2/2	1,023	\$1,225,000	\$1,197	4/10/2015	Resale
310	1/1	739	\$899,000	\$1,217	3/23/2015	Resale
514	0/1	476	\$564,000	\$1,185	3/4/2015	Resale
515	1/1	750	\$905,000	\$1,207	2/6/2015	Resale
720	1/1	746	\$890,000	\$1,193	10/31/2014	Resale
819	1/1	746	\$1,121,000	\$1,503	10/30/2014	Resale
716	2/2	990	\$1,246,000	\$1,259	10/1/2014	Resale
416	0/1	479	\$575,000	\$1,200	9/26/2014	Resale
724	1/1	847	\$1,035,000	\$1,220	9/5/2014	Resale
717	0/1	401	\$515,000	\$1,284	8/8/2014	Resale
Averages:		720	\$897,500	\$1,247		

Sold Out



1645 Pacific

1645 Pacific offers 39 boutique residences at the convergence of Nob Hill, Russian Hill and Pacific Heights. The homes average approximately 1,250 square feet in size and feature City and Bay views from select residences. There are three ground-floor retail spaces.

Address 1645 Pacific Avenue	Developers Nick Podell Company; Grosvenor Americas
Total Units 39	Average HOA Fees \$475 - \$625/month
Date on Market June 2014	Sold Out 2014
Closings Commenced July 2014	Last Six Months Price/SF n/a

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
2G	2/2.5	1,510	\$1,750,000	\$1,159	10/8/2014	New
3D	2/2	1,402	\$1,550,000	\$1,106	9/5/2014	New
2D	2/2	1,399	\$1,500,000	\$1,072	8/26/2014	New
6D	2/2	1,393	\$1,740,000	\$1,249	8/22/2014	New
3F	2/2.5	1,509	\$1,750,000	\$1,160	8/15/2014	New
5A	2/2	1,003	\$1,228,000	\$1,224	8/15/2014	New
3G	2/3	1,845	\$1,950,000	\$1,057	8/13/2014	New
6E	2/3	1,845	\$3,300,000	\$1,789	8/6/2014	New
1A	2/2	1,003	\$1,585,000	\$1,580	8/4/2014	New
2C	1/1	642	\$825,000	\$1,285	8/1/2014	New
Averages:		1,355	\$1,717,800	\$1,268		

Sold Out



Amero

Amero offers modern new homes in San Francisco's highly-desirable Cow Hollow neighborhood. Situated near fine restaurants, high-end shopping and public transportation, these efficiently-designed flats and townhomes deliver the perfect blend of sleek and function. Residents enjoy access to breathtaking ocean and City views from the rooftop terrace.

Two new construction closings have been omitted from the closing details due to confidentiality.

Address
1501 Filbert Street

Developer
Trumark Urban

Total Units
27

Average HOA Fees
~\$561 to \$765/month

Date on Market
September 2014

Sold Out
2015

Closings Commenced
November 2014

Last Six Months Price/SF
\$1,518 (11 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
2C	3/3.5	2,345	\$2,495,000	\$1,064	4/8/2015	New
PH7G	2/2	1,613	\$3,475,000	\$2,154	2/27/2015	New
TH5F	2/2.5	1,789	\$2,485,000	\$1,389	2/27/2015	New
PH7C	2/2	1,040	\$1,648,000	\$1,585	2/23/2015	New
PH7A	2/2	1,132	\$1,575,000	\$1,391	2/2/2015	New
5C	2/2	1,130	\$1,600,000	\$1,416	1/30/2015	New
5G	2/2	1,770	\$2,500,000	\$1,412	1/27/2015	New
6C	2/2.5	1,130	\$1,799,000	\$1,592	1/2/2015	New
5E	2/2.5	1,840	\$2,450,000	\$1,332	12/30/2014	New
5D	2/2.5	1,768	\$2,575,000	\$1,456	12/16/2014	New
Averages:		1,556	\$2,260,200	\$1,453		

Sold Out



Blanc

Blanc offers 35 luxury condominium homes in Nob Hill. The two- and three-bedroom residences feature hardwood floors, Silestone quartz countertops, Bosch stainless steel appliances, Sozo custom cabinetry and walk-in closets.

Residents enjoy a rooftop terrace with grilling and entertainment spaces, as well as gated parking and bicycle storage.

Address
1080 Sutter Street

Developer
JS Sullivan Development

Total Units
35

Average HOA Fees
\$500 - \$750/month

Date on Market
June 2013

Sold Out
2014

Closings Commenced
January 2014

Last Six Months Price/SF
n/a

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
1101	3/3	2,065	\$1,800,000	\$872	3/14/2014	New
504	3/2	1,255	\$1,075,000	\$857	2/27/2014	New
202	2/2	1,280	\$910,000	\$711	2/14/2014	New
1001	3/2	1,275	\$1,275,000	\$1,000	2/7/2014	New
1003	2/1	753	\$689,000	\$915	1/31/2014	New
601	3/2	1,220	\$975,000	\$799	1/31/2014	New
603	2/1	753	\$659,000	\$875	1/31/2014	New
901	3/2	1,275	\$1,476,000	\$1,158	1/31/2014	New
803	2/1	753	\$669,000	\$888	1/24/2014	New
503	2/1	753	\$649,000	\$862	1/22/2014	New
Averages:		1,185	\$1,053,400	\$889		

Sold Out



Marlow

Marlow is situated where the Pacific Heights, Nob Hill and Russian Hill neighborhoods come together. The one-, two- and three-bedroom homes are available in flat and townhome configurations.

Homes features natural walnut finished cabinetry, quartz countertops, porcelain backsplashes and tiling, air conditioning and balconies. Residents have access to secured parking, an attended lobby and landscaped courtyard.

Address
1800 Van Ness Avenue,
1754 Clay Street

Developer
Oyster Development

Total Units
98

Average HOA Fees
\$552 - \$656/month

Date on Market
March 2013

Sold Out
2014

Closings Commenced
March 2014

Last Six Months Price/SF
n/a

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
TH2	3/2.5	1,627	\$1,725,000	\$1,060	8/6/2014	New
504	2/2	975	\$1,127,000	\$1,156	5/22/2014	New
208	2/2	995	\$1,072,000	\$1,077	5/20/2014	New
404	2/2	916	\$1,040,000	\$1,135	5/15/2014	New
804	2/2	1,295	\$1,510,000	\$1,166	5/5/2014	New
203	2/2	990	\$1,046,000	\$1,057	4/25/2014	New
204	2/2	954	\$1,004,000	\$1,052	4/22/2014	New
608	2/2	1,120	\$1,226,000	\$1,095	4/7/2014	New
709	2/2	1,041	\$1,182,000	\$1,135	3/25/2014	New
503	2/2	1,003	\$1,130,000	\$1,127	3/21/2014	New
Averages:		1,092	\$1,206,200	\$1,105		

Sold Out



Fifteen Fifteen

Fifteen Fifteen offers clean lines and modern design in the heart of the walkable Mission District. Designed by Stanley Saitowitz, the five-story building includes a rooftop terrace and optional parking and storage for residents. The homes are available in studio, one- and two-bedroom floor plans.

Interiors feature natural hardwood flooring, generous 9' ceilings, Bertazzoni and Bosch appliances and central air conditioning.

Address
1515 15th Street

Developer
JS Sullivan Development

Total Units
45

Average HOA Fees
\$380 - \$500/month

Date on Market
June 2014

Sold Out
2014

Closings Commenced
July 2014

Last Six Months Price/SF
n/a

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
503	1/1	650	\$770,000	\$1,185	10/10/2014	New
403	1/1	650	\$758,000	\$1,166	10/2/2014	New
207	2/2	968	\$899,000	\$929	8/11/2014	New
201	0/1	383	\$408,431	\$1,066	8/5/2014	New
301	0/1	383	\$450,000	\$1,175	8/4/2014	New
208	1/1	650	\$690,500	\$1,062	7/22/2014	New
205	2/2	1,113	\$1,104,000	\$992	7/14/2014	New
206	0/1	437	\$435,000	\$995	7/14/2014	New
209	2/2	985	\$899,000	\$913	7/14/2014	New
210	2/1	936	\$945,000	\$1,010	7/14/2014	New
Averages:		773	\$794,693	\$1,028		

Sold Out



Linea

Designed by world-renowned Bernardo Fort-Brescia of Arquitectonica, Linea offers 115 stylish residences at Market and Buchanan Streets. The homes feature professional-grade kitchens with high-end appliances, polished quartz countertops and stone backsplashes. Amenities include an attended lobby, interior courtyard and outdoor terrace.

Address
8 Buchanan Street

Developers
Brian Spiers; Chris Foley

Total Units
115

Average HOA Fees
\$450 - \$650/month

Date on Market
August 2013

Sold Out
2014

Closings Commenced
January 2014

Last Six Months Price/SF
\$1,065 (3 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
312	1/1	820	\$749,000	\$913	1/2/2015	New
601	2/1	787	\$899,000	\$1,142	12/31/2014	Resale
813	2/2	963	\$1,090,000	\$1,132	12/22/2014	New
302	2/2	1,223	\$1,490,000	\$1,218	10/21/2014	New
602	1/1	600	\$654,000	\$1,090	10/21/2014	New
610	2/2	1,030	\$1,320,000	\$1,282	9/18/2014	New
211	1/1	820	\$719,000	\$877	9/12/2014	New
903	2/2	948	\$1,470,000	\$1,551	8/14/2014	New
501	2/1	760	\$839,000	\$1,104	7/31/2014	New
904	2/2	972	\$1,260,000	\$1,296	7/30/2014	New
Averages:		892	\$1,049,000	\$1,176		

Sold Out



Thirty Five Dolores

Thirty Five Dolores is exceptionally located in San Francisco's colorful Mission Dolores neighborhood. Featuring brand new one-, two and three-bedroom homes, the development offers Class I bicycle racks, underground parking and over 3,300 square feet of usable common area space. Residents enjoy easy access to local amenities that include well-known restaurants and cafes, Whole Foods, Muni and Bart, Dolores Park and the Mission Dolores, Lower Haight, Castro and Duboce Triangle neighborhoods.

Address 35 Dolores Street	Developer Lightner Property Group
Total Units 37 (33 Market Rate)	Average HOA Fees \$300 - \$415/month
Date on Market September 2014	Sold Out 2015
Closings Commenced January 2015	Last Six Months Price/SF \$1,217 (33 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
301	2/2	1,237	\$1,425,000	\$1,152	4/6/2015	New
402	2/2	1,133	\$1,550,000	\$1,368	4/6/2015	New
209	2/2	1,270	\$1,275,000	\$1,004	3/6/2015	New
305	1/1	670	\$745,000	\$1,112	3/3/2015	New
104	1/1	750	\$895,000	\$1,193	3/2/2015	New
105	1/1	670	\$795,000	\$1,187	2/26/2015	New
308	3/2	1,280	\$1,610,000	\$1,258	2/25/2015	New
302	2/2	1,133	\$1,365,000	\$1,205	2/20/2015	New
101	2/2	1,175	\$1,350,000	\$1,149	2/19/2015	New
401	2/2	1,237	\$1,495,000	\$1,209	2/19/2015	New
Averages:		1,056	\$1,250,500	\$1,185		

Pipeline Summary

Under Construction

Approved

Under Review

Conceptual Planning

Pipeline Summary

Condominium Pipeline Summary				
Area	Under Construction	Approved	Under Review	Conceptual Planning
South of Market & South Beach	67	557	1,219	258
Potrero Hill, Dogpatch & Central Waterfront	257	320	590	0
Mission, Castro & Duboce Triangle	0	455	342	0
Northern Neighborhoods	320	312	537	20
Mission Bay	0	350	0	0
Hayes Valley	270	0	69	0
Mid-Market, Civic Center & Tenderloin	0	475	133	0
Southern Neighborhoods	0	1,307	0	300
Treasure Island	0	0	0	0
Totals:	914	3,776	2,890	578

Rental Pipeline Summary				
Area	Under Construction	Approved	Under Review	Conceptual Planning
South of Market & South Beach	2,437	2,531	620	120
Potrero Hill, Dogpatch & Central Waterfront	453	259	608	0
Mission, Castro & Duboce Triangle	87	151	0	0
Northern Neighborhoods	35	0	0	0
Mission Bay	590	342	0	0
Hayes Valley	280	0	56	0
Mid-Market, Civic Center & Tenderloin	143	32	1,066	0
Southern Neighborhoods	0	600	499	0
Treasure Island	0	0	0	0
Totals:	4,025	3,915	2,849	120

Notes

- 1) Northern Neighborhoods covers Richmond, Laurel Heights, Cathedral Hill, Western Addition, Pacific Heights, Nob Hill, Lower Nob Hill, Financial District, Russian Hill, Telegraph Hill, North Beach & Marina/Cow Hollow.
- 2) Southern Neighborhoods covers Parkside, Parkmerced, Glen Park, Hunters Point and Bayview.

The Mark Company maintains a detailed list of all upcoming developments in the pipeline. Contact Erin Kennelly at erin@themarkcompany.com for more information.

Pipeline Summary

TBD Pipeline Summary				
Area	Under Construction	Approved	Under Review	Conceptual Planning
South of Market & South Beach	-	1,773	2,324	434
Potrero Hill, Dogpatch & Central Waterfront	-	109	421	1,323
Mission, Castro & Duboce Triangle	-	23	380	232
Northern Neighborhoods	-	0	572	550
Mission Bay	-	0	1,000	0
Hayes Valley	-	116	0	24
Mid-Market, Civic Center & Tenderloin	-	120	780	0
Southern Neighborhoods	-	19,613	50	2,161
Treasure Island	-	8,619	0	0
Totals:	-	30,373	5,076	4,724

Notes

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The Mark Company (TMC)

Disclaimer

1. **Professional Opinion.** With regard to the consulting services, reports, projections, and recommendations to be provided by TMC under the Agreement, whether delivered orally or in writing, the parties acknowledge that the matters on which TMC is consulted [e.g., assessing potential competition, market trends, demographic trends, financing availability, and the like] are not the subject of a predictive science, and are instead subject to unforeseen market variables and conditions. Client therefore understands and acknowledges that TMC's projections and recommendations as contemplated by the agreement are solely the result of TMC's considered opinion based on TMC's assumptions and judgments predicated on past experience in light of the relevant data studied with respect to the market conditions and the proposed project. Consequently, Client specifically agrees (a) that TMC's projections and recommendations constitute opinions only and do not constitute any representation or assurance of any future market conditions; (b) that any action taken by Client based on any such TMC projections or recommendations is made without any reliance thereon as a representation or assurance as to any future market conditions; and (c) that Client will not hold TMC liable or otherwise responsible for any losses occurring in the event that future market conditions deviate from TMC's projections and/or recommendations.
2. **Use of Product.** All information, data, projections, and recommendations received by Client from TMC in connection with the Agreement, whether presented orally or in writing, shall be solely for use by Client, and is/are not to be used or relied upon by any third party[ies] without the prior written approval of TMC having been first had and obtained. TMC specifically disclaims any and all liability to any third party[ies] deriving from the use of, or reliance upon, any such material, and Client agrees to hold harmless, indemnify and defend TMC from any claims arising from any such use or reliance.