



The Mark Company Monthly Reports Oakland & Emeryville

May 2016

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



Contents

New Construction
Sold Out
Pipeline Summary
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 developments with 20+ market rate units and selected sold out developments with 50+ market rate units located in Oakland and Emeryville.
- 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 in Oakland and Emeryville.

Project List

There are no new construction developments actively selling in Oakland or Emeryville.

Sold Out

The following section contains selected sold out developments located in Oakland and Emeryville.

Project List

Downtown Oakland (including West Oakland, Jack London Square, Uptown & Lake Merritt)

288 Third

Il Piemonte

Jade

Market Square

Pacific Cannery Lofts

The Bond

The Ellington

The Essex on Lake Merritt

The Sierra at Jack London Square

Uptown Place

Zephyr Gate

Emeryville

Andante

Bay Street One

Bridgewater

Glashaus

Pacific Park Plaza

Vue 46

Watergate

Sold Out



288 Third

Located in Oakland's Warehouse District, 288 Third features one-, two- and three-bedroom floor plans. The homes include GE Profile appliances, granite countertops, maple-honey cabinetry and carpet, tile and linoleum flooring. The development includes one deeded parking space per home and a secured lobby and mailroom. It is within walking distance of shops, restaurants, City Center and the Oakland Estuary.

Address
288 Third Street,
Oakland

Developer
Signature Development
Group

Total Units
91

Average HOA Fees
\$425 - \$525/month

Date on Market
September 2006

Sold Out
2012

Closings Commenced
December 2006

Last Six Months Price/SF
\$684 (4 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
604	2/2	1,278	\$875,000	\$685	4/25/2016	Resale
503	2/2	1,246	\$830,000	\$666	3/3/2016	Resale
317	2/2	998	\$730,000	\$731	1/5/2016	Resale
214	2/2	1,278	\$850,000	\$665	11/18/2015	Resale
504	2/2	1,313	\$837,500	\$638	10/14/2015	Resale
614	2/2	1,313	\$767,000	\$584	8/11/2015	Resale
610	2/2	960	\$675,000	\$703	6/15/2015	Resale
603	2/2	1,062	\$725,000	\$683	5/13/2015	Resale
404	2/2	1,313	\$900,000	\$685	5/11/2015	Resale
201	2/2	1,097	\$715,000	\$652	5/5/2015	Resale
Averages:		1,186	\$790,450	\$667		

Sold Out



il Piemonte

Originally sold in 2007 and then converted to rental apartments, il Piemonte re-entered the market as for-sale condominiums. Amenities include a landscaped courtyard, rooftop deck and secure garage.

Address 4395 Piedmont, Oakland	Developer 4395 Piedmont Avenue, LLC
Total Units 26	Average HOA Fees \$366 - \$491/month
Date on Market April 2014	Sold Out 2014
Closings Re-Commenced April 2014	Last Six Months Price/SF \$739 (1 unit)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
A201	1/1	636	\$470,000	\$739	12/21/2015	Resale
F211	1/1	635	\$505,000	\$795	7/29/2015	New
1	1/1	925	\$520,000	\$562	4/16/2015	New
2	2/3	1,610	\$830,000	\$516	4/16/2015	New
203	1/1	560	\$405,000	\$723	1/7/2015	New
202	1/1	1,260	\$710,000	\$563	10/2/2014	New
205	1/1	558	\$359,000	\$643	7/29/2014	New
306	2/2	1,228	\$689,000	\$561	7/24/2014	New
307	1/1	636	\$400,000	\$629	7/7/2014	New
310	1/1	650	\$399,000	\$614	6/27/2014	New
Averages:		870	\$528,700	\$608		

Sold Out



Jade

Located in downtown Oakland, Jade is near City Center, Historic Housewives Market and Chinatown. The development features a façade with brick cladding and recessed glass windows, direct access to the street and a roof deck. View options for the upper floor homes range from city views of downtown Oakland to water views of the San Pablo Bay.

Jade offers a collection of studio, one- and two-bedroom flats and two-bedroom townhomes. Many of the homes include balconies. Secured, deeded parking is included with a lift system.

Address 1511 Jefferson Street, Oakland	Developer Meritage Metropolitan Living
Total Units 78	Average HOA Fees \$395 - \$495/month
Date on Market June 2005	Sold Out 2008
Closings Commenced January 2007	Last Six Months Price/SF \$586 (6 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
PH12	1/1	916	\$555,000	\$606	4/15/2016	Resale
112	1/1	916	\$530,000	\$579	3/16/2016	Resale
213	1/1	752	\$449,000	\$597	11/24/2015	Resale
313	1/1	752	\$459,000	\$610	11/13/2015	Resale
PH13	1/1	752	\$479,000	\$637	11/13/2015	Resale
319	2/2	1,100	\$570,000	\$528	11/5/2015	Resale
102	2/2	1,100	\$499,000	\$454	10/29/2015	Resale
201	1/1	752	\$449,000	\$597	10/15/2015	Resale
215	1/1	861	\$449,000	\$521	10/15/2015	Resale
305	2/2	1,100	\$545,000	\$495	10/6/2015	Resale
Averages:		900	\$498,400	\$554		

Sold Out



Market Square

Once home to Oakland's historic "Housewives Market", a collective of individual grocery vendors that served the area for nearly 100 years, Market Square includes a collection of loft, one-, two- and two-bedroom plus homes.

Amenities include landscaped Zen courtyards, rooftop sun deck, fitness center with sauna and steam room, business center and a gated parking garage.

Address 859 Clay Street, Oakland	Developer AF Evans Development
Total Units 192	Average HOA Fees \$318 - \$380/month
Date on Market October 2004	Sold Out 2006
Closings Commenced June 2006	Last Six Months Price/SF \$653 (2 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
443	2/2	1,095	\$715,000	\$653	1/7/2016	Resale
323	1/1	732	\$515,000	\$704	9/24/2015	Resale
848	1/1	814	\$520,000	\$639	9/22/2015	Resale
539	2/2	1,159	\$705,000	\$608	9/10/2015	Resale
232	1/1	769	\$481,000	\$625	7/31/2015	Resale
911	2/2	993	\$660,000	\$665	7/8/2015	Resale
Unk	0/1	1,053	\$525,000	\$499	6/8/2015	Resale
311	1/1	737	\$462,800	\$628	4/23/2015	Resale
631	1/1	798	\$450,000	\$564	3/13/2015	Resale
457	1/1	602	\$410,000	\$681	3/6/2015	Resale
Averages:		875	\$544,380	\$622		

Sold Out



Pacific Cannery Lofts

Pacific Cannery Lofts is a warehouse-to-loft conversion project. The original warehouse was built in 1919 and was the former headquarters for the Pacific Coast Canning Company.

The project consists of 163 live/work lofts, flats and townhomes that retain some of the warehouse elements, such as exposed concrete columns from the original building. The project is situated on the edge of the Central Station neighborhood of West Oakland.

Address
12th & Pine Street,
Oakland

Developer
Holliday Development

Total Units
163

Average HOA Fees
\$315 - \$490/month

Date on Market
June 2007

Sold Out
2013

Closings Commenced
June 2009

Last Six Months Price/SF
\$451 (7 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
121	2/2	1,140	\$545,000	\$478	4/15/2016	Resale
1221 Pine	1/1	1,045	\$535,000	\$512	2/29/2016	Resale
305	1/1	969	\$450,000	\$464	12/10/2015	Resale
348	1/1	1,111	\$455,000	\$410	12/4/2015	Resale
1211 Pine	1/1	1,042	\$485,000	\$465	12/1/2015	Resale
144	1/1	1,165	\$482,000	\$414	11/25/2015	Resale
135	1/1	1,244	\$530,000	\$426	11/5/2015	Resale
319	1/1	947	\$455,000	\$480	10/2/2015	Resale
324	2/2	1,792	\$635,000	\$354	9/10/2015	Resale
333	1/1	1,210	\$505,000	\$417	9/1/2015	Resale
Averages:		1,167	\$507,700	\$435		

Sold Out



The Bond

Originally built and leased as apartments, The Bond was converted to condominiums in 2013. Inspired by Bond Street in London, The Bond offers 101 homes set along the Historic Jack London Square waterfront. Buyers chose among three collections of luxury homes: The Bond Standard, The Bond Street and The Bond Galleria.

The Galleria homes feature professional Bertazzoni ranges, Liebherr refrigerators with double freezers, reclaimed Vermont, "finish-in-place" oak hardwood flooring and free-standing soaking tubs.

Amenities include a fitness center, attended lobby with full-time concierge, outdoor courtyard with barbeques, 4,000 square foot private dog park and 24-hour business center with WiFi. Residents also have access to gated parking and bicycle storage.

Address 311 2nd Street, Oakland	Developer Embarcadero Pacific
Total Units 101	Average HOA Fees \$397 - \$489/month
Date on Market May 2013	Sold Out 2014
Closings Commenced June 2013	Last Six Months Price/SF \$705 (2 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
511	2/2	1,260	\$900,000	\$714	2/17/2016	Resale
416	2/2	1,244	\$865,850	\$696	11/18/2015	Resale
409	1/1	944	\$645,000	\$683	10/28/2015	Resale
807	2/2	1,251	\$1,000,000	\$799	9/12/2014	New
811	2/2	1,256	\$1,079,500	\$859	8/29/2014	New
817	2/2	1,251	\$1,100,000	\$879	8/29/2014	New
808	1/2	1,095	\$749,000	\$684	8/8/2014	New
803	1/2	1,059	\$759,000	\$717	7/18/2014	New
712	2/2	1,219	\$699,000	\$573	7/16/2014	New
414	1/1	735	\$429,000	\$584	7/3/2014	New
Averages:		1,131	\$822,635	\$727		

Sold Out



The Ellington

The Ellington is a 16-story high-rise community located on the corner of Second and Broadway in Oakland. The development offers one- and two-bedroom homes and two-story penthouses.

Amenities include a 24-hour attended lobby, 50-foot outdoor heated pool and spa, clubhouse and secure parking garage. Homes feature hardwood and tile flooring, Bosch stainless steel appliances, designer cabinetry, granite countertops, balconies, walk-in closets and laundry hook-ups.

Address 222 Broadway, Oakland	Developer Union Labor Life Insurance
Total Units 134	Average HOA Fees ~\$600/month
Date on Market January 2008	Sold Out 2013
Closings Commenced July 2009	Last Six Months Price/SF \$832 (3 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
1103	1/1	760	\$650,000	\$855	2/26/2016	Resale
703	1/1	760	\$575,000	\$757	12/18/2015	Resale
1313	2/2	884	\$775,000	\$877	12/17/2015	Resale
1004	2/2	1,028	\$780,000	\$759	10/31/2015	Resale
1401	2/2	1,292	\$1,250,000	\$967	10/28/2015	Resale
1503	2/2	1,286	\$865,000	\$673	9/4/2015	Resale
908	2/2	1,286	\$865,000	\$673	9/4/2015	Resale
1302	1/1	766	\$550,000	\$718	6/12/2015	Resale
1209	1/1	766	\$550,000	\$718	6/12/2015	Resale
912	1/1	694	\$485,000	\$699	6/2/2015	Resale
Averages:		1,020	\$808,100	\$793		

Sold Out



The Essex on Lake Merritt

Previously a rental community, The Essex entered the market in June 2004. Amenities include a 24-hour attended lobby, full-service concierge, barbeque area, business center, fitness center and pool.

Address
One Lakeside Drive,
Oakland

Developers
Emerald Fund;
Lennar Corporation

Total Units
270

Average HOA Fees
\$400 - \$500/month

Date on Market
June 2004

Sold Out
2006

Closings Commenced
September 2004

Last Six Months Price/SF
\$760 (10 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
809	1/1	900	\$688,000	\$765	4/22/2016	Resale
414	1/1	835	\$580,000	\$695	4/21/2016	Resale
504	1/1	917	\$630,000	\$687	4/15/2016	Resale
521	2/2	1,349	\$1,125,000	\$834	3/25/2016	Resale
520	2/2	1,222	\$985,000	\$806	1/28/2016	Resale
411	1/1	917	\$635,000	\$692	1/8/2016	Resale
1401	1/1	646	\$450,000	\$697	12/7/2015	Resale
1808	1/1	641	\$488,000	\$761	11/23/2015	Resale
1206	1/1	666	\$502,000	\$754	11/17/2015	Resale
603	2/2	1232	\$1,000,000	\$812	11/17/2015	Resale
Averages:		933	\$708,300	\$760		

Sold Out



The Sierra at Jack London Square

One of the most highly-amenitized buildings in the East Bay, The Sierra features a chic two-story lobby, outdoor heated pool and spa, state-of-the-art fitness center, business center with conference rooms, a library and media room. The Sierra helped to establish the pioneering Jack London Square as a desirable residential option.

Address
311 Oak Street,
Oakland

Developer
Crescent Heights

Total Units
229

Average HOA Fees
\$450 - \$625/month

Date on Market
2002

Sold Out
2004

Closings Commenced
2003

Last Six Months Price/SF
\$495 (5 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
316	2/2	1,542	\$768,000	\$498	3/15/2016	Resale
803	1/1	870	\$525,000	\$603	2/2/2016	Resale
314	2/2	1,709	\$713,275	\$417	12/9/2015	Resale
839	1/1	1,110	\$625,000	\$563	12/2/2015	Resale
303	2/2	1,498	\$700,000	\$467	11/18/2015	Resale
301	2/2	1,523	\$692,000	\$454	10/21/2015	Resale
PH20	1/2	1,371	\$775,000	\$565	10/1/2015	Resale
339	1/2	1,111	\$650,000	\$585	9/18/2015	Resale
805	1/1	909	\$535,000	\$589	9/11/2015	Resale
319	1/1	1,171	\$580,000	\$495	9/9/2015	Resale
Averages:		1,281	\$656,328	\$512		

Sold Out



Uptown Place

Situated in the center of Oakland's entertainment and restaurant district, Uptown Place is located just steps from the iconic Fox and Paramount Theaters. The community provides excellent commute access via freeways and BART. Residents enjoy a common courtyard with seating and barbeque areas, fitness center and dedicated residential parking.

Units feature granite countertops, stainless steel appliances and rich wood cabinetry. Homes are available in one-, two- and three-bedroom configurations.

Address
630 Thomas L. Berkley
Way, Oakland

Developer
Canyon Johnson Urban
Funds

Total Units
88

Average HOA Fees
\$345 - \$420/month

Date on Market
December 2011

Sold Out
2013

Closings Commenced
July 2012

Last Six Months Price/SF
\$629 (2 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
509	2/2	1,341	\$880,000	\$656	3/11/2016	Resale
721	1/1	862	\$505,000	\$586	12/11/2015	Resale
523	1/1	862	\$495,000	\$574	6/19/2015	Resale
605	2/2	944	\$610,000	\$646	4/14/2015	Resale
503	1/1	657	\$445,000	\$677	3/5/2015	Resale
619	1/1	862	\$470,000	\$545	2/27/2015	Resale
719	1/1	853	\$480,000	\$563	1/9/2015	Resale
501	1/1	873	\$465,000	\$533	10/8/2014	Resale
624	1/1	862	\$460,000	\$534	9/30/2014	Resale
403	1/1	724	\$410,000	\$566	7/8/2014	Resale
Averages:		884	\$522,000	\$590		

Sold Out



Zephyr Gate

Zephyr Gate consists of 130 three-story townhomes ranging in size from 987 to 1,556 square feet.

Homes include travertine tile entries, air conditioning and an alarm system. The bathrooms come with Corian-surround sinks, baths and showers, while the kitchens include granite countertops, bamboo flooring, GE stainless steel appliances and under-cabinet lighting. Every home boasts a direct-access, two-car garage.

Address
1401 Wood Street,
Oakland

Developer
Pulte Homes

Total Units
130

Average HOA Fees
~\$244/month

Date on Market
May 2007

Sold Out
2012

Closings Commenced
November 2007

Last Six Months Price/SF
\$485 (3 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
1215 Wood	2/2	1,054	\$585,000	\$555	4/20/2016	Resale
401 Palisade	2/2.5	1,060	\$475,000	\$448	2/8/2016	Resale
705 Zephyr	2/2.5	1,203	\$550,000	\$457	11/9/2015	Resale
1778 12th	2/2.5	1,054	\$510,000	\$484	10/29/2015	Resale
710 Zephyr	2/2	1,005	\$525,000	\$522	9/4/2015	Resale
804 Zephyr	2/2.5	987	\$510,000	\$517	8/28/2015	Resale
1221 Wood	2/2.5	1,054	\$515,000	\$489	7/14/2015	Resale
806 Zephyr	2/2.5	987	\$510,000	\$517	5/20/2015	Resale
206 Palisade	3/3.5	1,556	\$600,000	\$386	4/15/2015	Resale
1225 Wood	2/2.5	1,054	\$510,000	\$484	4/1/2015	Resale
Averages:		1,101	\$529,000	\$480		

Sold Out



Andante

This mixed-use development is located on the corner of 40th Street and San Pablo Avenue in Emeryville. Homes include built-in office/work spaces, granite countertops in the kitchen and bathroom, secured access and one parking space per bedroom.

Address
1121 40th Street,
Emeryville

Developer
SNK Realty Corporation

Total Units
130 (105 Market Rate)

Average HOA Fees
\$270 - \$390/month

Date on Market
October 2004

Sold Out
2007

Closings Commenced
February 2005

Last Six Months Price/SF
\$618 (3 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
1303	1/1	625	\$390,000	\$624	2/5/2016	Resale
3301	1/1	630	\$400,000	\$635	12/23/2015	Resale
3204	1/1	622	\$370,000	\$595	11/25/2015	Resale
5204	1/1	482	\$315,000	\$654	9/9/2015	Resale
1205	1/1	625	\$275,000	\$440	3/31/2015	Resale
1203	1/1	625	\$350,000	\$560	3/27/2015	Resale
1303	1/1	625	\$390,000	\$624	2/5/2015	Resale
4304	1/1	622	\$259,000	\$416	10/17/2014	Resale
3105	1/1	622	\$275,000	\$442	9/12/2014	Resale
1206	1/1	673	\$275,000	\$409	9/5/2014	Resale
Averages:		615	\$329,900	\$536		

Sold Out



Bay Street One

These two-story townhomes are part of the Bay Street mixed-use development in the heart of Emeryville. The urban European-style village includes a hotel, retail shops, restaurants and a movie theatre. It is also adjacent to Ikea.

The one-bedroom plus and two-bedroom townhomes feature granite slab countertops in the kitchens and bathrooms, stainless steel Whirlpool appliances, hardwood laminate and carpet flooring, air conditioning, patios or balconies in most homes and 24-hour security. Each home is sold with two deeded parking spaces.

Address
5669 Bay Street,
Emeryville

Developer
Regis Homes

Total Units
95

Average HOA Fees
~\$500/month

Date on Market
July 2005

Sold Out
2007

Closings Commenced
July 2005

Last Six Months Price/SF
\$536 (3 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
66	2/2.5	1,464	\$788,000	\$538	3/23/2016	Resale
9	2/2.5	1,464	\$725,000	\$495	12/31/2015	Resale
55	2/1	1,185	\$692,000	\$584	11/5/2015	Resale
1537 Brunswig	2/2	1,464	\$788,000	\$538	8/28/2015	Resale
87	2/1	1,185	\$660,000	\$557	4/30/2015	Resale
1522 Brunswig	2/1	1,185	\$629,000	\$531	3/23/2015	Resale
23	2/1	1,185	\$633,000	\$534	2/20/2015	Resale
Unk	2/2	1,464	\$629,000	\$430	6/20/2014	Resale
Unk	2/1	952	\$475,000	\$499	6/13/2014	Resale
71	2/1	1,185	\$535,000	\$451	10/10/2013	Resale
Averages:		1,283	\$666,250	\$521		

Sold Out



Bridgewater

Bridgewater is centrally located in Emeryville's Bayfront District, just a short drive from both downtown Oakland and San Francisco. The development features landscaped courtyards, an outdoor pool with two spas, fitness center and clubhouse. Comprised of 424 homes total, 110 homes were sold during 2011-2012. The final phase of 174 homes was released in April 2013.

The junior one-, one- and two-bedroom homes range in size between 553 and 1,099 square feet. Finishes include stainless steel appliances, tile and carpet flooring, maple cabinetry, granite countertops and upgraded lighting. Most homes feature private outdoor space.

Address 6400 Christie Avenue, Emeryville	Owner iStar Financial
Total Units 174 available	Average HOA Fees \$335 - \$387/month
Date on Market April 2013 (last phase)	Sold Out 2015
Closings Commenced June 2013 (last phase)	Last Six Months Price/SF \$619 (5 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
4221	1/1	743	\$502,000	\$676	4/4/2016	Resale
2418	0/1	565	\$360,000	\$637	2/26/2016	Resale
5319	1/1	743	\$450,000	\$606	1/2/2016	Resale
2409	1/1	658	\$450,000	\$684	12/17/2015	Resale
3323	2/2	1,104	\$600,000	\$543	12/3/2015	Resale
5104	0/1	565	\$338,000	\$598	10/29/2015	Resale
4410	1/1	743	\$445,000	\$599	10/12/2015	Resale
4421	2/2	985	\$590,000	\$599	9/23/2015	Resale
4105	0/1	565	\$345,000	\$611	9/11/2015	Resale
4205	0/1	565	\$300,000	\$531	8/17/2015	Resale
Averages:		724	\$438,000	\$605		

Sold Out



Glashaus

Glashaus is located in an urban location close to numerous entertainment options. The homes range in size from 1,020 to 1,304 square feet.

Address
1299 65th Street,
Emeryville

Developer
Pulte Homes

Total Units
145

Average HOA Fees
\$200 - \$220/month

Date on Market
January 2007

Sold Out
2010

Closings Commenced
March 2007

Last Six Months Price/SF
\$539 (4 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
75 Glashaus	2/2	1,113	\$745,888	\$670	4/1/2016	Resale
207	2/2.5	1,547	\$750,000	\$485	1/28/2016	Resale
44 Glashaus	2/2.5	1,221	\$700,000	\$624	12/23/2015	Resale
227	2/2	1,541	\$675,000	\$438	11/17/2015	Resale
225	1/1	738	\$302,500	\$410	10/9/2015	Resale
Unk	2/2	1,113	\$730,000	\$656	9/4/2015	Resale
55 Glashaus	2/2	1,121	\$730,000	\$651	6/26/2015	Resale
210	2/2	1,547	\$725,000	\$469	6/15/2015	Resale
205	2/2	1,547	\$699,000	\$452	5/11/2015	Resale
342	2/2	1,458	\$651,500	\$447	3/11/2015	Resale
Averages:		1,285	\$670,889	\$522		

Sold Out



Pacific Park Plaza

Pacific Park Plaza offers one- and two-bedroom homes located along Emeryville's waterfront. Amenities include a resident's lounge, fitness center, recreation room, pool, spa and tennis courts. At 30 stories tall, the residential building is the tallest in Emeryville. It was completed in 1984.

Address 6363 Christie Avenue, Emeryville	Developer n/a
Total Units ~585	Average HOA Fees ~\$325 - \$575/month
Date on Market 1984	Sold Out n/a
Closings Commenced n/a	Last Six Months Price/SF \$609 (5 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
2602	1/1	768	\$469,000	\$611	4/13/2016	Resale
1701	1/1	634	\$462,500	\$719	3/23/2016	Resale
902	1/1	768	\$415,000	\$540	2/24/2016	Resale
315	1/1	768	\$450,000	\$586	2/5/2016	Resale
401	1/1	634	\$379,000	\$598	1/8/2016	Resale
1425	1/1	768	\$450,000	\$586	10/26/2015	Resale
406	2/2	1,600	\$743,000	\$464	9/29/2015	Resale
813	1/1	768	\$460,000	\$599	9/22/2015	Resale
1211	1/1	634	\$418,000	\$659	9/3/2015	Resale
1202	1/1	768	\$435,000	\$566	8/12/2015	Resale
Averages:		811	\$468,150	\$577		

Sold Out



Vue 46

Vue 46 is situated in the former headquarters for Aluminum Cooking Utensils of America Corporation, originally built in 1924. The development consists of three floor plans ranging from 760 to 2,380 square feet in size.

Interior appointments feature bamboo flooring, dark wood with opaque glass cabinetry, GE stainless steel appliances, granite countertops and patios in select units. Each home includes one parking space.

Address
46th & Adeline Street,
Emeryville

Developer
Laconia Development
Corporation

Total Units
79 (67 Market Rate)

Average HOA Fees
~\$450/month

Date on Market
June 2007

Sold Out
2012

Closings Commenced
June 2008

Last Six Months Price/SF
\$437 (2 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
515A	1/2	1,463	\$625,000	\$427	1/15/2016	Resale
518	2/2	1,434	\$640,000	\$446	11/24/2015	Resale
315A	2/2	1,283	\$617,000	\$481	10/16/2015	Resale
507	2/2	1,545	\$671,000	\$434	10/14/2015	Resale
401	2/2	1,930	\$818,000	\$424	10/4/2015	Resale
501	2/2	1,930	\$710,000	\$368	2/27/2015	Resale
402A	1/1	1,140	\$455,000	\$399	2/5/2015	Resale
214A	1/2	1,969	\$560,000	\$284	11/21/2014	Resale
301	2/2	1,930	\$580,000	\$301	6/2/2014	Resale
223	2/3	1,999	\$610,000	\$305	9/17/2013	Resale
225	1/1	1,174	\$425,000	\$362	7/31/2013	Resale
319	1/2	1,281	\$515,000	\$402	6/10/2013	Resale
Averages:		1,638	\$629,100	\$384		

Sold Out



Watergate

Completed in April 1974 as apartments and converted to condominiums in 1979, Watergate is nestled on a peninsula jutting into San Francisco Bay. Offering stunning views of San Francisco, the Golden Gate Bridge, Marin County and the East Bay hills, the 26-acre community provides convenient city living with a relaxed by-the-sea ambience.

Watergate consists of low-rise, garden condominiums located just north of the Bay Bridge. The area contains a marina and yacht harbor, several fine restaurants and an adjacent neighborhood shopping center.

Address
Multiple addresses,
Emeryville

Developer
F.P. Lathrop Construction

Total Units
1,249

Average HOA Fees
\$350 - \$575/month

Date on Market
1979

Sold Out
n/a

Closings Commenced
1979

Last Six Months Price/SF
\$545 (28 units)

Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
A202	0/1	432	\$320,000	\$741	4/25/2016	Resale
D309	2/2	1,049	\$455,000	\$434	4/14/2016	Resale
F359	1/1	530	\$335,000	\$632	4/14/2016	Resale
C208	0/1	432	\$301,000	\$697	3/30/2016	Resale
A273	0/1	470	\$280,000	\$596	3/24/2016	Resale
C312	0/1	629	\$310,000	\$660	3/4/2016	Resale
C323	1/1	432	\$340,000	\$541	3/4/2016	Resale
D254	0/1	432	\$275,000	\$637	2/26/2016	Resale
E356	1/1	728	\$364,000	\$500	2/22/2016	Resale
F235	0/1	432	\$280,000	\$648	2/11/2016	Resale
Averages:		560	\$326,000	\$582		

Pipeline Summary

Under Construction

Approved

Under Review



Pipeline Summary

Condominium & Townhome Pipeline Summary

Area	Under Construction	Approved	Under Review
Downtown Oakland/Jack London Square	0	0	370
Uptown Oakland	0	0	0
West Oakland	176	0	0
Oakland - Other Areas	0	1,102	0
Emeryville	0	0	0
Totals:	176	1,102	370

Rental Pipeline Summary

Area	Under Construction	Approved	Under Review
Downtown Oakland/Jack London Square	0	1,087	0
Uptown Oakland	174	206	0
West Oakland	0	235	204
Oakland - Other Areas	282	721	160
Emeryville	180	463	525
Totals:	636	2,712	889

TBD Pipeline Summary

Area	Under Construction	Approved	Under Review
Downtown Oakland/Jack London Square	0	1,083	1,321
Uptown Oakland	80	818	639
West Oakland	0	415	235
Oakland - Other Areas	0	4,192	6,350
Emeryville	0	69	0
Totals:	80	6,577	8,545

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

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.