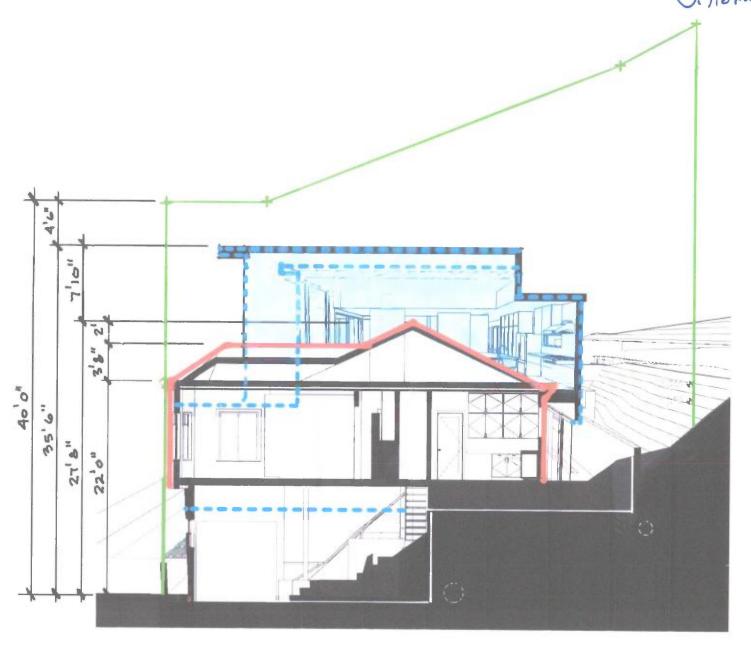


Received at CPC Hearing 627/9



https://www.redfin.com/CA/San-Francisco/225-Vasquez-Ave-94127/home/973258



#### About This Home

FIXER-UPPER opportunity to remodel this sun-filled SFH into a 3 Beds + bonus room /2.5 Baths house without moving any walls! It has some double pane windows, hardwood floors and a young roof.

DOUBLE LOT: 5000 Sqft by tax record. The back yard has tremendous potential for a landscaped rose garden. Add pocket doors open to outdoor dinning on wood decks, hot tub, waterfall, or possible guesthouse.

VIEW: Rare combination of OCEAN VIEW and Forest Hill VIEWS. Tree island st, no wires in front of the house. PARKING: 1 car garage + 1 car driveway parking and plenty

of street parking.

LOCATION: Just a few blocks walk to bus station, restaurants, Peet's coffee, Starbucks, shops on W Portal Ave and West Portal playground and downtown. Excellent Transit & Very Walkable!

Estimated RENTAL INCOME after renovation: \$100,000+/year.

		1	1	
1	601	27	/19	4-16
,	1	ula /		19
	4			1

Approved:  Zono  CPO Setbacks  Approved for necessary Retaining wall fence walk, and steps: No Rotaining wall into exceed Ten Feet in height. Fence not to exceed six Feet in height.  AUG 2 7 1964	Approved:  Department of Public Health  Approved:	REFER TOPT OF PUBLIC WORKS  Bureau of Engineering SAN FRANCISCO  BBI Struct Engineer 1964 AUG -4 AUG 8: 56  Boiler Inspector Art Commission . CENTRAL PERMIT SUREAU  Dept. of Public Health  Dept. of Electricity	3) APPLICATION OF C
Reart De Ve Lli M Department of City Planning	Department of Electricity	Approved AUC 27 1964	-76
Approved:	Approved:	Provided the following conditions are complied with:  PATIO MREA TO BE	Location 13 Mangang ave
	Art Commission Approved:	PROPERTY GRADED,	Total Cost & John Selv / John Selv /
Buxeau of Fire Prevention & Public Safety Approved:	Boller Inspector	PROPERLY GRADED,  DRAINED AND CONVEYED  DIRECT TO SEWER SYSTEM,  SEC 4304 S.F. B.C.	
	Redevelopment Agency Approved:		The Comments of the control of the c
Clyl Engineer, Burgar of Building Inspection Approved:	Parking Authority  No portion of building or structure or scaf-	Building Inspector, Bureau of Building Inspection  I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.	Superintendent, Bureau of Building Inspection  272229
Bureau of Engineering	folding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.	Owner or Owner's Authorited Agent	Issued 19

DEPARTMENT OF PUBLIC WORKS

1	2,	Write in Ink—File Two Copies
1	CITY	AND COUNTY OF SAN FRANCISCO
ER.	ARTMENT OF PUBLIC WOL	
14	GORM	FROM SAL DESIGNATE SELLED AND AND AND AND AND AND AND AND AND AN
	- C	S. S
	ADDIT	TIONS, ALTERATIONS OR REPAIRS
		8/1/ 2064
ild	Application is hereby made to t	the Department of Public Works of San Francisco for permission to and specifications submitted herewith and according to the descrip-
n :	and for the purpose hereinafte	er set forth:
I)	Location 215 Vas	me avenue of \$ 6194157
2)	Total Cost (S)	3) No. of Stories / (4) Resement or College
5)	Present Use of building	(2) Dascincit of Gelial
7):		Me in the second of the second
))	Type of construction	
,		1, 2, 3, 4, or 5 Proposed Building Code Classification
1)		yes or no (must be shown on plot plan if answer is yes.)
		n additional story to the building?
3)	Does this alteration create a	horizontal extension to the building?
1)	Does this alteration constitute	e a change of occupancy
	· ·	ned (16) Plumbing work to be performed.
	Automobile runway to be alte	yes or no yes or no yes or no
	· · · · · · · · · · · · · · · · · · ·	yes or no  red or installed  yes or no  pace to be repaired or altered  yes or no  yes or no
		ing construction? yes or no
		yes or no ork to be performed under this application:
	A TIME IN CERCITATION OF SIL MO	IK to be beriormed under this application.
	(R	reference to plans is not sufficient)
Š	awar wall of	deference to plans is not sufficient)
	law therene	deference to plans is not sufficient)
Z.	lay therens	deference to plans is not sufficient)
Z	lay thereins	deference to plans is not sufficient)
	lay therena	deference to plans is not sufficient)
×	lay therena	deference to plans is not sufficient)
	lay therens	deference to plans is not sufficient)
\$ P	ley thereon	deference to plans is not sufficient)
× 1	den therene	deference to plans is not sufficient)
	den there of	deference to plans is not sufficient)
	lay therein	deference to plans is not sufficient)
2	lay therend	eference to plans is not sufficient)
	Supervision of construction by	reference to plans is not sufficient)  Gallo f garde of children Con  Address
	Supervision of construction by	y Address California License No.
0	Supervision of construction by General Contractor Address	y Address California License No.
1)	Supervision of construction by General Contractor Address Architect or Engineer	y Address California License No.
1)	Supervision of construction by General Contractor Address Architect or Engineer. (for design) Address	y Address California Certificate No.
1)	Supervision of construction by General Contractor Address Architect or Engineer (for design) Address Architect or Engineer	y Address California Certificate No.
3).	Supervision of construction by General Contractor Address Architect or Engineer. (for design) Address Architect or Engineer (for construction) Address	Address California Certificate No.
1)	Supervision of construction by General Contractor Address Architect or Engineer (for design) Address Architect or Engineer (for construction) Address L hereby certify and across the	y Address California Certificate No.
1)	Supervision of construction by General Contractor Address Architect or Engineer (for design) Address Architect or Engineer (for construction) Address L hereby certify and across the	y Address California Certificate No.
1)	Supervision of construction by General Contractor Address Architect or Engineer (for construction) Address I hereby certify and agree the cation, all the provisions of to complied with. I further agree	Address  California License No.  California Certificate No.
0 0	Supervision of construction by General Contractor Address Architect or Engineer (for construction) Address I hereby certify and agree the cation, all the provisions of to complied with. I further agree	Address  California License No.  California Certificate No.
1)	Supervision of construction by General Contractor Address Architect or Engineer (for design) Address I hereby certify and agree the cation, all the provisions of tomplied with I further agree from all costs and damages with subsidewalk space or from any foregoing covenant shall be by	Address  California License No.  California Certificate No.
1)	Supervision of construction by General Contractor Address Architect or Engineer (for design) Address I hereby certify and agree the cation, all the provisions of tomplied with I further agree from all costs and damages with subsidewalk space or from any foregoing covenant shall be by	Address  California License No.  California Certificate No.
3).	Supervision of construction by General Contractor Address Architect or Engineer (for design) Address Architect or Engineer (for construction) Address I hereby certify and agree the cation, all the provisions of tomplied with I further agree from all costs and damages we subsidewalk space or from any foregoing covenant shall be by successors and assignees. Owner	Address  California License No.  California Certificate No.
0 0	Supervision of construction by General Contractor Address Architect or Engineer (for design) Address Architect or Engineer (for construction) Address I hereby certify and agree the cation, all the provisions of tomplied with I further agree from all costs and damages we subsidewalk space or from any foregoing covenant shall be by successors and assignees. Owner	Address  California License No.  California Certificate No.
2) (3) (4) (5)	Supervision of construction by General Contractor Address Architect or Engineer (for design) Address Architect or Engineer (for construction) Address I hereby certify and agree the cation, all the provisions of tomplied with I further agree from all costs and damages we subsidewalk space or from any foregoing covenant shall be by successors and assignees. Owner	Address  California License No.  California Certificate No.
2) (3) (4) (5)	Supervision of construction by General Contractor Address Architect or Engineer (for design) Address Architect or Engineer (for construction) Address I hereby certify and agree the cation, all the provisions of tomplied with I further agree from all costs and damages we subsidewalk space or from any foregoing covenant shall be by successors and assignees. Owner	Address  California License No.  California Certificate No.
	Supervision of construction by General Contractor Address Architect or Engineer (for design) Address Architect or Engineer (for construction) Address I hereby certify and agree the cation, all the provisions of tomplied with I further agree from all costs and damages we subsidewalk space or from any foregoing covenant shall be by successors and assignees. Owner	Address  California License No.  California Certificate No.

June 11, 2019 Assembly Committee on Local Government 1020 N Street, Room 157 Sacramento, CA 95814 Received at CPC Hearing 6 27 19

SUBJECT: SB 330 - Vote "NO"

Dear Chair Aguiar-Curry and Members of the Assembly Committee on Local Government:

Please vote "NO" on SB 330.

Local government and neighborhood control are vital to socially, ethnically, economically diverse nature of all towns and cities.

This bill hands over decisions to the state which makes every city a cookie-cutter homogenous uber-densified living compound with no regard to topography, natural resources, nor various infrastructure readiness as well as other matters too diverse and numerous to put in this letter.

Building housing to create inequitable distribution and impacts is not objective. It might be a form of red-lining economically, socially, etc.

Vote "NO" to nix SB 330 now.

Sincerely,

/s

Rose Hillson

CSFN Land Use Chair, As Authorized by the General Assembly



Received at CPO Hearing 621/9

Coalition for San Francisco

## Neighborhoods

www.csfn.net · PO Box 320098 · San Francisco CA 94132-0098 · 415.262.0440 · Est 1972

June 11, 2019

Assembly Committee on Local Government 1020 N Street, Room 157 Sacramento, CA 95814

SUBJECT: SB 330 - Vote "NO"

Dear Chair Aguiar-Curry and Members of the Assembly Committee on Local Government:

Please vote "NO" on SB 330.

Local government and neighborhood control are vital to socially, ethnically, economically diverse nature of all towns and cities.

This bill hands over decisions to the state which makes every city a cookie-cutter homogenous uberdensified living compound with no regard to topography, natural resources, nor various infrastructure readiness as well as other matters too diverse and numerous to put in this letter.

Building housing to create inequitable distribution and impacts is not objective. It might be a form of red-lining economically, socially, etc.

Vote "NO" to nix SB 330 now.

Sincerely,

1s

Rose Hillson

CSFN Land Use Chair, As Authorized by the General Assembly



## SAN FRANCISCO

PLANNING DEPARTI

#### Supplemental Memo to the Planning Commission

**INFORMATIONAL HEARING DATE: JUNE 27, 2019** 

1650 Mission St. Suite 400 San Francisco. CA 94103-2479

Reception:

415.558.6378

Hearing

415.558.6409

**Planning** Information:

415.558.6377

Senate Bill 330: Housing Crisis Act of 2019

Staff Contact:

Jacob Bintliff, Senior Planner, Special Projects & Policy

jacob.bintliff@sfgov.org, 415-575-9170

Reviewed by:

Kate Conner, Special Projects & Policy Manager

kate.conner@sfgov.org, 415-575-6914

AnMarie Rodgers, Director of Citywide Planning

anmarie.rodgers@sfgov.org, 415-558-6395

#### BACKGROUND

The Planning Commission received a memorandum summarizing the Planning Department's analysis of Senate Bill 330, the "Housing Crisis Act of 2019" in the June 20, 2019 commission packet. That memo reflected the contents of the bill at that time. However, the bill was amended on June 25, 2019 and this supplemental memo if provided to outline the portions of the bill which substantially differ from that previous analysis.

#### SUMMARY OF AMENDMENTS

#### Local zoning actions

The bill now provides an exception to the prohibition on certain local zoning actions, if those actions are intended to preserve existing affordable housing units, including mobile home parks, single room occupancy (SRO) units, and rent-controlled units.

#### Approval of projects per existing density and zoning

No substantive changes.

#### Permit review process and timeframes

The bill was amended to specify that approval actions taken by the Planning Director, staff, or hearing officers where no public hearing for approval is required would also count toward the limit of five total hearings for approval.

#### Replacement of affordable housing units

The bill was amended to clarify and strengthen the provisions regarding removal of existing units and affordable units.

> "Protected units" that are removed as part of a development project must now also provide replacement units at comparable size and affordability, as well as relocation assistance and right of first refusal to previous tenants.

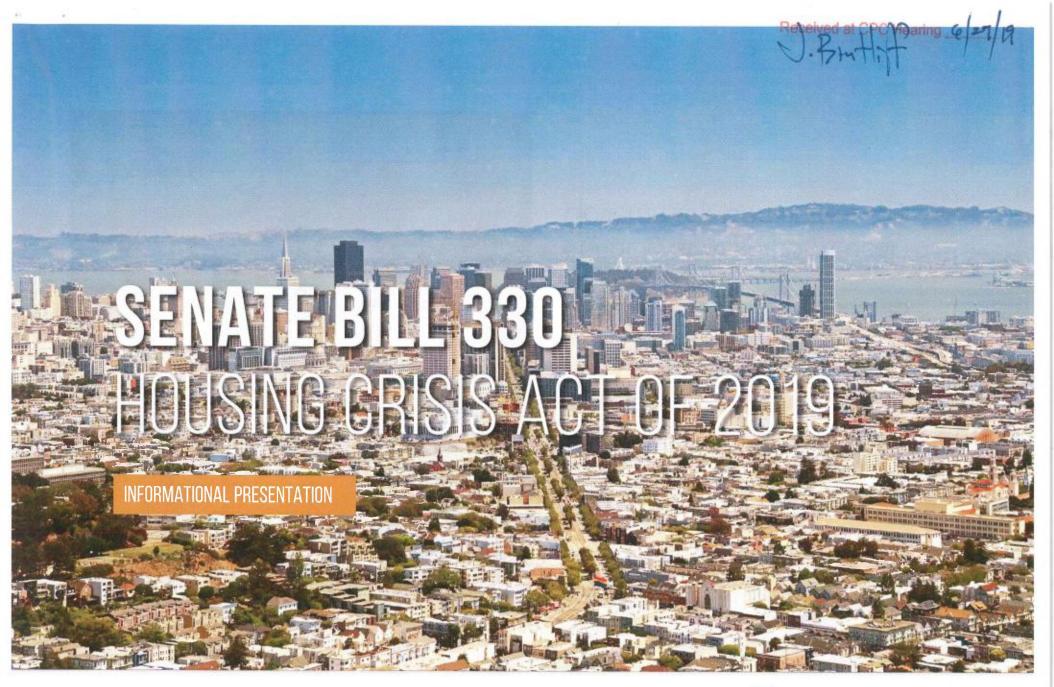
The definition of "protected units" includes the same unit types as previously, with the following changes:

- > Include any unit that is or has been occupied by a low-income household in the past five years, regardless of whether the unit was rented at an affordable rent.
- > Includes units subject to Ellis Act eviction in the past 10 years

The bill continues to require that development projects must add at least as many new units as were existing on the site, regardless of affordability level.

#### Occupied substandard buildings or units

The provisions regarding delayed enforcement of building code violations in "occupied substandard buildings or units" were removed in their entirety. There would be no changes to current practice regarding building code enforcement.



**Jacob Bintliff** 

Senior Planner / June 27, 2019 / San Francisco Planning Commission





## SB 330 "HOUSING CRISIS ACT" BACKGROUND



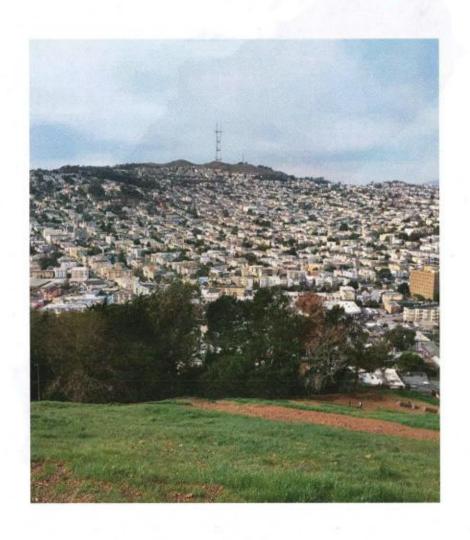
- Introduced in February 2019 by Sen. Nancy Skinner (D-Berkeley)
- Passed the Senate in May
- Assembly Housing and Community Development Committee amended and passed June 19
- Amended by author June 25
- Pending at Assembly Local
  Government Committee July 10

## WHEN AND WHERE WOULD SB 300 APPLY?



- In effect until January 1, 2025
- Some provisions for "affected" cities and counties:
  - Localities with rents higher than, and average vacancy rates lower than the national average (TBD)
- Other provisions apply to all localities statewide

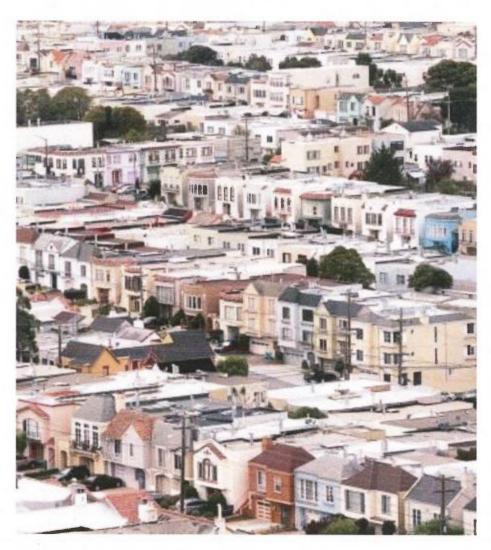
## WHAT'S NOT IN THE BILL?



- No mandated up-zonings
- No new "ministerial" approvals
- CEQA, California Coastal Act still apply
- Short-term rental controls OK
- Fire hazard zones exempted
- Exceptions for public health and safety

## SB 330 "HOUSING CRISIS ACT" SUMMARY

- Limits on down-zoning actions for housing, and new parking and design standards
- Requires approval within permitted residential densities, based on time of application
- Project review time limits, and limited number of public hearings
- Replacement and relocation assistance requirements for existing residential units



## LOCAL ZONING ACTIONS



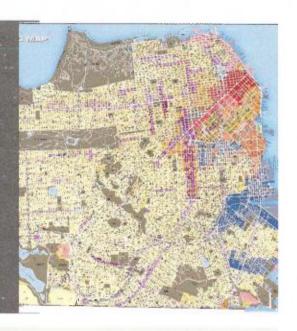
## Local Zoning Actions in Affected Jurisdictions

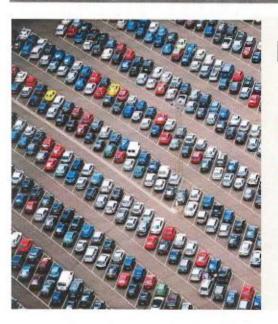
#### **Downzoning prohibited**

where housing is an allowable use as of January 1, 2018

- Reductions of height, density, FAR
- New or increased open space, lot size, or setback requirements
- Minimum frontage or maximum lot coverage requirements

Except if balanced by concurrent upzonings elsewhere





#### Limits on new standards

as compared with January 1, 2018:

- No moratoriums or caps on housing approvals
- No new minimum parking requirements above 0.5 spaces per unit
- No new design standards that are not "objective standards"

# PROJECT REVIEW AND APPROVALS



## Project Review and Approvals in Affected Jurisdictions

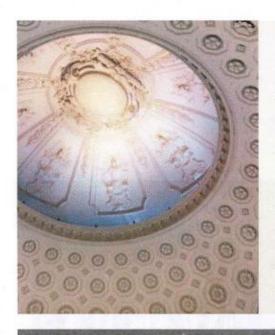


#### Maximum allowable density to be granted

per zoning and General Plan as of January 1, 2018

- Projects proposing up to the maximum density must be approved, unless overriding evidence
- No reductions in density via conditions of approval
- Lower legal threshold for enforcing Housing Accountability Act

## Project Review and Approvals in All Jurisdictions



#### Projects subject to zoning "law of the day"

at the time of a complete preliminary application

#### Except if:

- Construction has not commenced within 3 years from approval
- > The project increases by more than 20 percent in size
- New requirements for health and safety or CEQA mitigations

Applies only to preconstruction development standards

#### **Historic Resource Determinations**

- Must be made at the time of a complete development application
- Determination remains in effect for duration of project review
- Except if archeological, paleontological, or tribal cultural resources are discovered



## Project Review and Approvals in All Jurisdictions



#### **Permit Streamlining Act**

requires timelines for entitlement action, based on level of environmental review

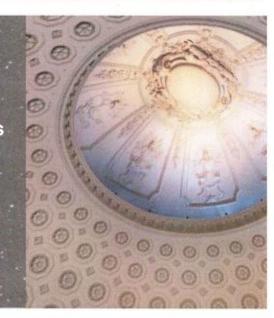
Timelines would be amended:

- action within 90 days after EIR certifications (from 180 days)
- action within 60 days for MNDs, NDs, and Exemptions (no change)

#### Limit of 5 public hearings for approval

for projects that comply with all objective standards

- Would not apply to projects seeking exceptions from objective standards
- Continuances would count toward the limit
- Appeal hearings would count toward the limit



# UNIT REPLACEMENT AND RELOCATION ASSISTANCE



## Unit Replacement and Relocation in Affected Jurisdictions

#### **Existing dwelling units**

could only be demolished if the replacement project includes at least as many units



#### "Protected Units" including:

Section 8 voucher households, below-market rate units, rent-controlled units, units vacated by Ellis Act eviction in the past 10 years, or any unit occupied by low-income households in the past 5 years

could only be approved for demolition if:

- Units are replaced at equivalent size and affordability
  - Relocation benefits and a right of first refusal for a comparable unit in the new project are provided
- Residents are allowed to remain until 6 months before construction

# POTENTIAL IMPACTS SAN FRANCISCO



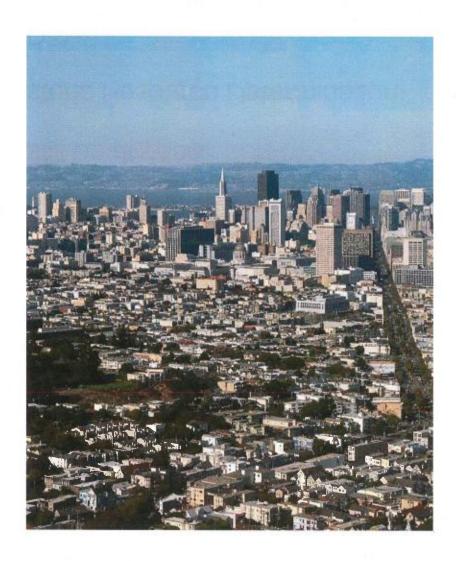
### LOCAL ZONING ACTIONS IN SAN FRANCISCO

## "Objective" Design Standards

- Design standards adopted in 2018 or later would have to be "objective" to apply
- Urban Design Guidelines (UDGs), Central SoMa, Hub, and Calle 24 guidelines would be impacted

#### Rezoning actions

 Rezonings to non-residential uses (e.g. PDR) would have to be balanced with added residential capacity elsewhere



#### PROJECT REVIEW AND APPROVAL IN SAN FRANCISCO



### "Law of the day" for new projects

- "Law of the day" for projects at preliminary application would add predictability to the process
- City would still be able to apply new requirements for projects that don't built, or increase significantly
- New building code standards can still be applied

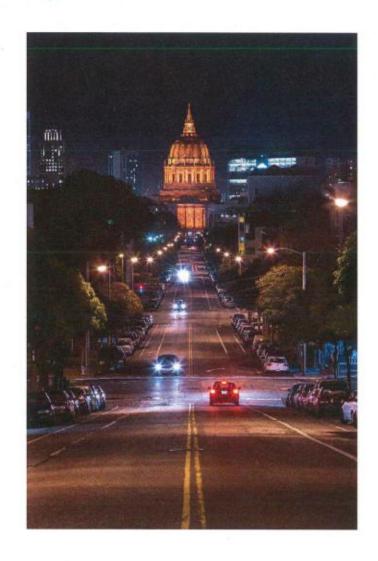
#### Historic Resource Determination

 Determinations to be made based on an HRE application within 30 days, in most cases

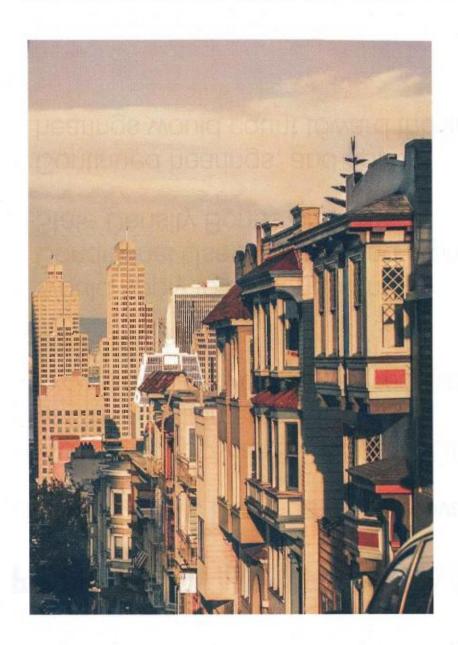
## PROJECT REVIEW AND APPROVAL IN SAN FRANCISCO

### Limit of 5 public hearings for approval

- Would not apply to ENX, DNX, PUD or other entitlements seeking exceptions, or projects that require a rezoning or DA
- Would apply to as-of-right, most Conditional Use projects, and most State Density Bonus projects
- Continued hearings, and appeal hearings would count toward the limit



## REPLACEMENT OF EXISTING UNITS IN SAN FRANCISCO

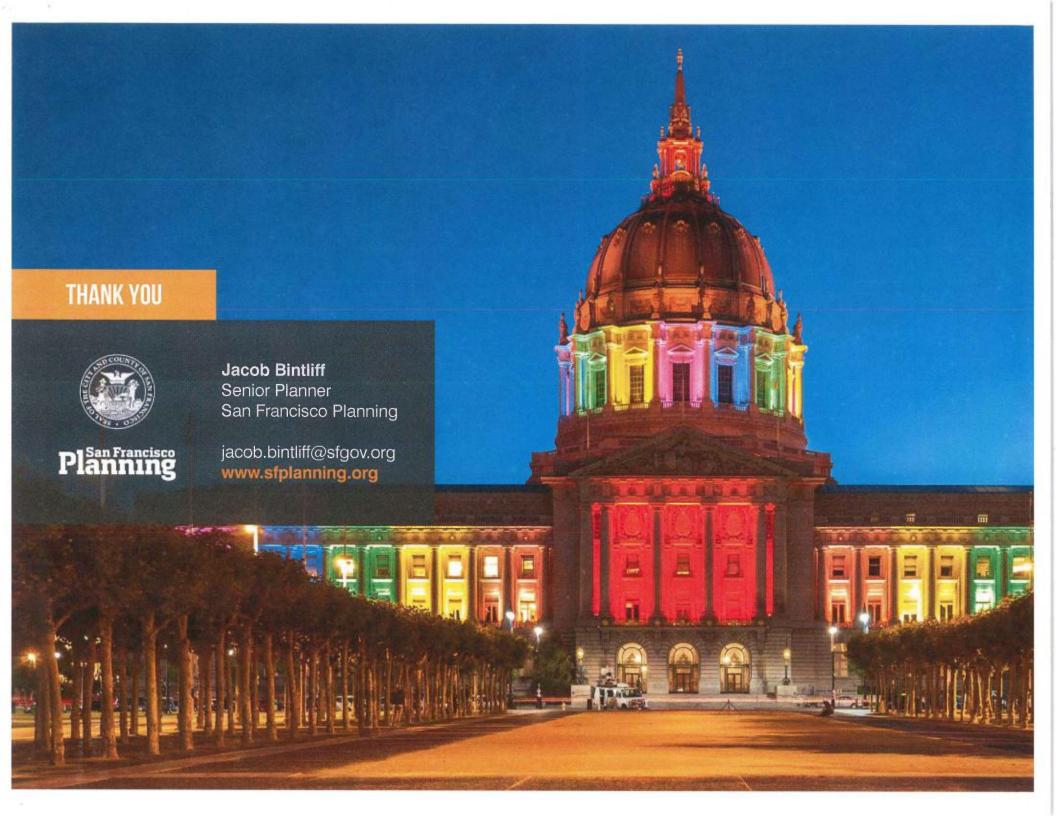


Projects must add at least as many units as are removed

 Builds on local practice with new state requirement

Replacement units, relocation assistance, and right of first refusal

- Would apply to more units than current local programs
- Stronger local requirements would still apply
- Could provide protections in demolition cases when units are approved for removal



RE: June 5, 2019 Planning Letter:

"ADDENDUM 5 to Environmental Impact Report" (from Lisa Gibson for John Rahaim)

"2019-006081ENV"/"BOS File 190437:

NON-DISCRETIONARY REVIEW of 100% AFFORDABLE HOUSING and TEACHER HOUSING PROJECTS" (introduced by Mayor Breed on April 23, 2019)

This Addendum Letter -- for 100% affordable and employee housing for SFUSD and Community College District employees -- states said housing will only need Planning's ministerial review, limit discretion, change Planning Code, and Business and Tax Regulations Code, and is approved as part of the 2004/2009/2014 Housing Element FEIR. It alludes to SB 35 (streamlines, removes CEQA requirements) & AB 2162 (byright supportive housing).

Why was this Addendum Letter formalizing environmental conclusion in advance of File 190437 still pending BOS Committee action?
Will this be coming before this Commission?
What nexus might this have with ballot initiatives on the same matter?

Rose H.



Rus. Cm.

#### COMMENTS TO PLANNING COMMISSION June 20, 2019

Good afternoon President Melgar and Commissioners.

I am Dick Frisbie.

I didn't complete my comments on Housing last week so I'll continue.

You should have a copy of all the slides so I won't put them up on the overhead.

#### The FIRST SLIDE

Shows a summary of the Community's "Smart Growth" Plan versus's the Developers' Proposed Plan.

I'm going to focus on the highlighted items.

As noted last week the Community Plan matches the number of units proposed by the Developer at 558 in the baseline and 744 in the Variant.

The Community Plan ALSO calls for 56 units of Affordable Middle Income Housing; something the Developer is silent on.

Considering the fact that middle income housing is the most underserved, by a factor of three, component of our Housing Needs this is simply unacceptable.

**So the Obvious Question that needs to be asked** "who is looking out for middle income families such as firefighters, teachers, nurses, blue collar employees and so many others?"

The Community's Plan calls for ALL housing to be completed in approximately 3 years. The Developer has a much more leisurely understanding of our Housing Crisis as can be seen in the next slide.

#### **SECOND SLIDE**

Shows that After the 3 years of Phase 1, the Developer has created a **MEASLY** 196 units

How can anyone in good faith countenance such a pathetic solution to a Housing Crisis?

#### THIRD SLIDE

Shows the TOP TEN POLICIES That Increase Affordability

Not surprising, Expedited Completion is Number ONE.

So, the question before you "does San Francisco have a Housing Crisis?" I have not heard any City official, or any of you for that matter, say otherwise.

If we have a "housing crisis" then a 7-15 year entitlement period is simply immoral.

Somehow the Salesforce Tower got built in 5 years!

Add to that the fact that many entitled properties are not even being built but being sold!

The Community Plan calls for completing ALL housing before any of these developer friendly machinations can take place.

#### **SLIDES FOUR & FIVE:**

Show the Preliminary Community Renderings

The first slide is the plan view showing the four new buildings:

California Front- affordable Middle Income Housing with backyards:

California Back;

Walnut Building with senior housing;

Mayfair Building

ALSO the fully re-purposed historic main building.

Note the existing Pedestrian Way that already exists through the main building.

The second slide is a preliminary rendering of California St.

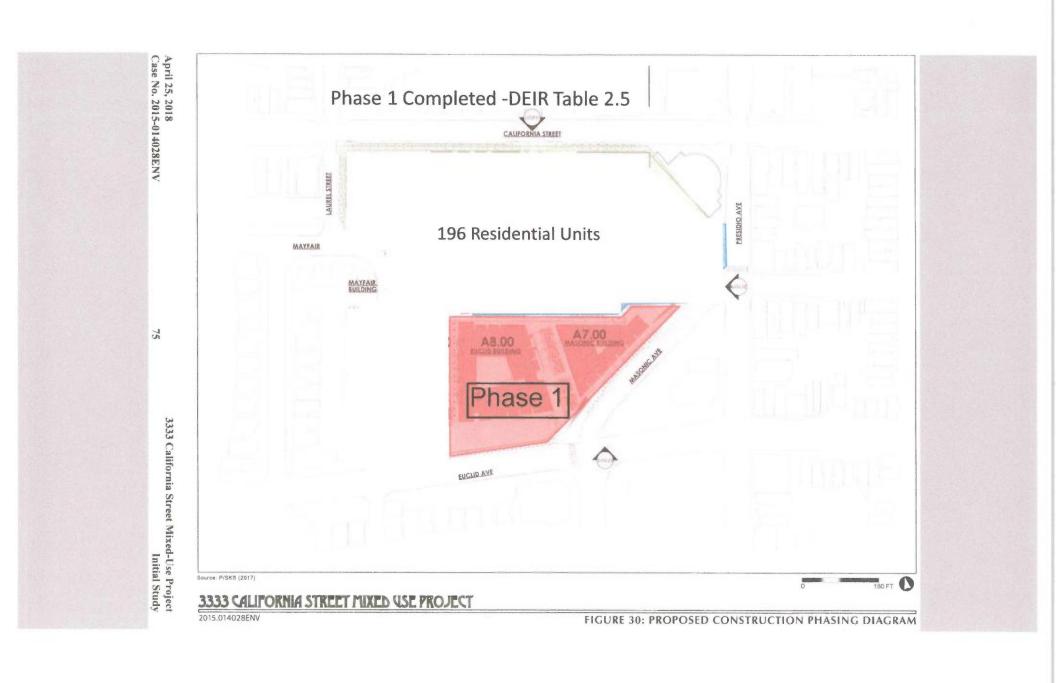
On the left the Walnut Building shown as the 7 story Variant.

The 4-story zoning compliant building is shown by the black arrow.

And on the right the 56 Affordable Middle Income townhomes.

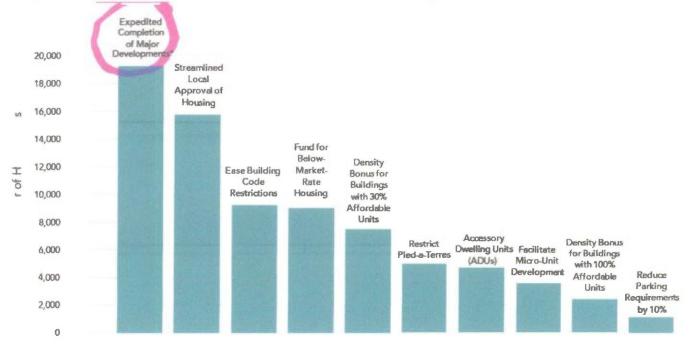
Thank You!

HELP-Housing Equality and Livability Production HELPing Neighborhoods Create Housing		
Community "Smart Growth" Plan	Developer Plan	
Build 558, or 744 variant, housing units	Build 558, or 744 variant, housing units	
Provide 56+ units of affordable middle income family housing	No commitment in Planning Dept. submittals.	
Provide senior housing	No commitment in 558 unit Planning Dept. submittals	
Preserve Historic landscaping	Demolish 85% of Historic landscaping	
Preserve Eckbo Terrace	Demolish Eckbo Terrace	
Complete 558 units in 3 years	Requesting 7-15 year entitlement period	
558 units completed after third year	196 units completed after third year (DEIR pg. 2.94)	
Preserve entire Historic main building	Demolish 51% of Historic main building	
Re-purpose entire Historic main building	Cut 40ft gap through main building-add 3 stories	
<b>4,100 tons</b> of Greenhouse Gases(GHG) generated by construction	13,525 tons of Greenhouse Gases(GHG) generated by construction-three-fold increase in Climate Change gases	
Create ZERO daily retail auto trips; ZERO GHG	Create 8,500 daily retail auto trips; spewing 4,000 tons of climate changing GHG per year	
Provide 2.1 acres, 92,000 sqft. of publicly accessible green	Provide 0.36 acres, 15,700 sqft. of publicly accessible	
space-sit, play,picnic-six times more green space.	green space.	
Zero toxins released from main building as no demolition takes	Toxin released from demolition of 173,101 sqft. from main	
place.	building-no calculations submitted.	
New neighborhood playground larger than the Julius Kahn play area.	N/A	

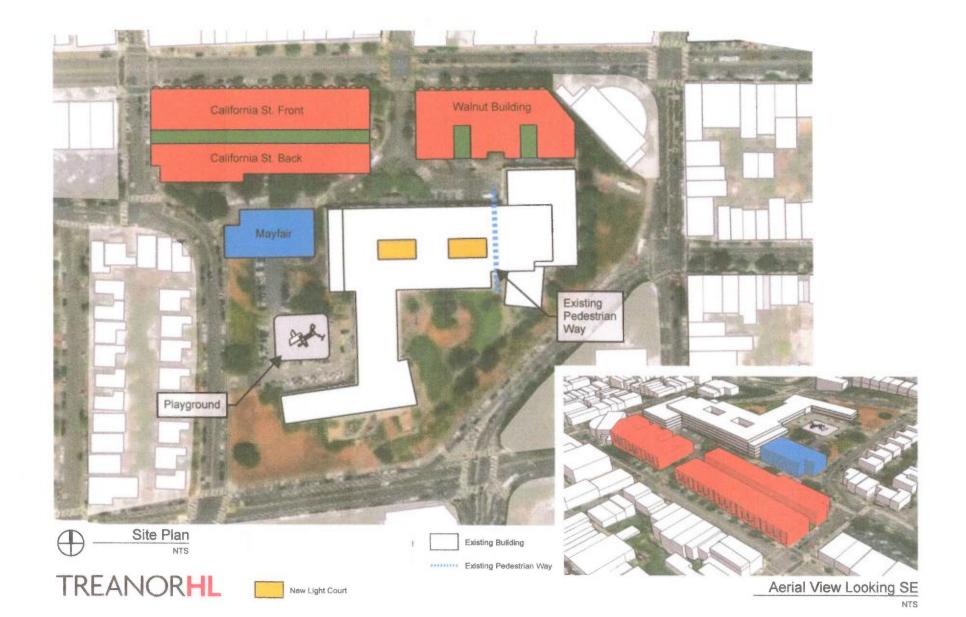


#### How San Francisco Policy Choices Change the Number of Households Burdened by Housing Costs

Top Ten Policies that Increase Affordability









Walnut Building 7-story Variant

## Zoning Compliant 4 Story Building



California Building 4-story Townhomes

### The Five Myths of the Community's Position on the Development of 3333

Myth Fact

- 1. Community opposes development of 3333: Community has for the past 3 years actively campaigned for an all residential development. This position is a matter of public record. Community has an alternate plan which the Developer and SF Planning refuse to discuss.
- 2. Community opposes housing at 3333: Community's plan provides the same number of housing units as the developers and builds it in 3 years not 7-15 years. What the Community strongly opposes is the new retail & commercial and the wholesale destruction of a historic site. Retail is neither needed nor wanted.
- 3. A small group-LHIA-opposes the developers' plan: A broad coalition surrounding the site opposes the Developers' plan; over 800 residents have signed a Petition rejecting the Proposed scheme and supporting our all residential alternative. This is more than 3 times the total number of residents living in Laurel Heights! Our last Community Meeting at the Vogue Theater was a full house with over 200 attendees. Small group indeed-what a ridiculous misrepresentation!
- 4. LHIA opposed to any developments in neighborhood:

  Penny development, the CPMC development and the 3333 all residential development:

  over 1,100 housing units within a 600 yard radius. Who else can offer up a comparable commitment to housing? The Community is more supportive of housing than are the developer backed YIMBYs.
- 5. Historical status was sought to delay project:

  Status was sought to preserve an important piece of SF's history. Any delay is the result of UCSF and the Developer deliberately and egregiously withholding, beginning in 2011, key information as to the site's historical eligibility from the public until required by law to reveal it. Developer claims well over 100 meetings but somehow the historic significance never came up! Perfidious behavior by both UCSF and the Developer.

geived at CPC Hearing 6/27/19

From: Thomas Schuttish schuttishtr@sbcglobal.net @

Subject: public comment at June 25th Planning Commission Hearing

Date: June 24, 2015 at 10:23 PM

To: Rodney Fong planning@rodneyfong.com, Cindy Wu cwu.planning@gmail.com, Rich Hillis richhillissf@yahoo.com, Richards Dennis (CPC) dennis.richards@sfgov.org, Antonini wordweaver21@aol.com, Johnson Christine D.(CPC) christine.d.johnson@sfgov.org, Kathrin Moore mooreurban@aol.com, Secretary Commissions (CPC) commissions.secretary@sfgov.org, scott.weiner@sfgov.org, Kim Jane (BOS) jane.kim@sfgov.org, John.Avalos@sfgov.org, David.Campos@sfgov.org, Breedstaff@sfgov.org, Eric.L.Mar@sfgov.org, Norman.Yee@sfgov.org, Malia.Cohen@sfgov.org

Cc: Sanchez Scott (CPC) scott.sanchez@sfgov.org, Hui Tom (DBI) tom.hui@sfgov.org, Rahaim John (CPC) john.rahaim@sfgov.org,

Ionin Jonas (CPC) jonas.ionin@sfgov.org

### Dear Commissioners and Dear Supervisors:

Attached is material in the **first pdf** that is illustrative of some of the problems in Noe Valley with alterations that appear to be demolitions. I have many more that deserve your examination and I will forward to you shortly.

This is a serious problem because it is an abuse of the process, mostly by developers and speculators, but it also has an extremely negative impact on the affordability of housing in San Francisco and all the issues that are attached to that.

The fundamental issue obviously is what kind of City do we want to live in?

I think you are all smart enough to understand the ramifications of these issues without me reciting them for you.

However....here are several things that I have observed in my neighborhood in the last few years.

- 1. These "defacto demolitions" are creating the loss of affordable or relatively affordable housing.
- 2. This is creating an unstable condition in the Noe Valley neighborhood that also has a direct impact on the adjacent Mission District which everyone can agree is under siege, even more than Noe Valley. Seven million dollar homes in Noe Valley on Elizabeth Street, encourages million dollar condos on Valencia and \$3 million dollar homes on Lexington Street.
- 3. Many units in Noe Valley are being absorbed into ultra large single family homes where decent or family sized units are disappearing or being absorbed into much large, luxury single family home by defacto unit mergers that the Planning Commission is not able to review under Section 317.
- 4. Citizens are disheartened and disgusted not only by the seeming hopelessness of the situation but the barriers to input into the planning process which is also part of the democratic process. Neighbors who should be filing *reasonable* DRs or challenging permits at the Board of Appeals are retreating because they believe the system does not care about their concerns.

- 5. The character and quality of a San Francisco neighborhood is being radically altered by 21st century buildings that are a version of the detested 1960s and 1970s apartment building boxes.
  - 6. In many cases the Residential Design Guidelines are being ignored by staff and abused by developers and their attorneys.
  - 7. This has an economic and social impact, potential and actual, on all the other San Francisco neighborhoods...to the south and to the west of Noe Valley and the Mission.

I have attached 7 projects, 6 which are in Noe Valley and one which is the Mission Dolores area in the **first pdf** which are illustrative of the six point above. As I said above there are more, which I will forward to you soon.

The **second pdf** is a listing of sales in the Mission District over the past several months. This sales volume is astounding and can be looked at as proof of the economic pressures of the Mission District, which Noe Valley is part of, historically and socially and certainly by geographic proximity. This is not about supply and demand...this is simply about rampant speculation.

I believe that a greater oversight is needed at the Building and at the Planning Department to make sure developers are following the rules that would at least regulate and temper these developments, most especially those that are alterations that may be defacto demolitions, when the applications are filed. That is really the only time to catch them. Staff, particularly the Planning Staff needs to use their considerable professional skills and zeal to make sure that not only are the plans accurate, but that rules are being followed and that neighbors are being informed and involved in the process when projects arrive at the Planning Department. This will help decision makers and all our citizens.

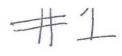
Regulation is not a pejorative. It is a synonym for planning and a synonym for common sense and insuring fairness in our society and in our beloved City.

Let me say the following: This is an overwhelming problem that does not require finger pointing, but as you all know does need some attention and action.

Thank you.

Sincerely,

**GEORGIA** Schuttish 460 Duncan Street San Francisco, California 94131





## SAN FRANCISCO

## **Discretionary Review**

**Full Analysis** 

**HEARING DATE: JANUARY 9, 2014** 

Date:

January 9. 2014

Case No .:

2013.1002D

Project Address:

23-29 Kronquist Court

Permit Application: 2013.0508.6422

Zoning:

RH-1 (Residential House, One-Family)

40-X Height and Bulk District

Block/Lot:

6582/024&010B

Project Sponsor:

Kenda McIntosh

Reuben, Junius & Rose

1 Bush Street, Suite 600 San Francisco, CA 94104

Staff Contact:

Casey Noel - (415) 575-9125

casev.noel@sfgov.org

Recommendation:

Do not take DR and approve the project as proposed

### PROJECT DESCRIPTION

The proposal is to merge two single-family dwellings on two separate, adjacent lots into one singlefamily dwelling on one merged lot. The project also includes two small additions to the rear of the buildings. The addition to 29 Kronquist will in-fill a notch at the rear of the second floor level. The addition to 23 Kronquist will extend the north half of the second floor back four feet four inches for a width of 12.5 feet. The a all of the building at 17 Kronquist

Court.

### SITE DESCRIPTION ANI

The subject properties at Court. The project is loc in Assessor's Block 658. Family) District and the

### **SURROUNDING PROP**

The area surrounding Kronquist Court are zo residences.

approved administ.

demonstrably

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception:

415.558.6378

415.558.6409

**Planning** Information: 415.558.6377



ed by clude:

13. 2013.1002D (C. NOEL: (415) 575-

23-29 KRONOLIIST COLIRT - east side of Kronouist Court between 27<sup>th</sup> and Cesar Chavez: Lots 024 and 010B in Assessor's Block 6582 - **Discretionary Review**, pursuant to Planning Code Section 311. of Building Permit Application No. 2013.0508.6422. proposing to merge two single-family dwellings into one single-family dwelling. The project also includes two small additions to the rear of the buildings. The addition to 29 Kronquist, will in-fill a notch at the rear of the second floor level. The addition to 23 Kronquist will extend the north half of

the second floor back four feet four inches for a width of 12.5 feet. T wall of the building at 17 Kronguist Court. The property is located Family) Zoning District and 40-X Height and Bulk District. This acti project for purposes of CEQA, pursuant to Section 31.04(h) of the Sa

Preliminary Recommendation: Do Not Take Discretionary Review and

SPEAKERS:

- Adrian Polak - DR requestor

+ Karla McIntosh - Sponsor representative

+ Hiroki Asai - Project description

+ Dr. Frank McLaughlin - Support

+ Jan Gregroy - Support

+ Anne Hedges - Support

ACTION:

No DR, Approved as Proposed, finding that the

AYES:

Fong, Wu, Antonini, Borden, Hillis, Sugaya

NAYES:

Moore

DRA:

0347

#### PUBLIC COMMENT G.

At this time, members of the public may address the Commission on items subject matter jurisdiction of the Commission except agenda items. With readdress the Commission will be afforded when the item is reached in the mee item has already been reviewed in a public hearing at which members of Commission has closed the public hearing, your opportunity to address the Public Comment portion of the Calendar. Each member of the public mar minutes.



- Acuted Knb' k Hni d cdrff m L ncd L nosf fdr (

QECNOSHNLE LNGE\_ CNOQECS HNL E FACSR 7 FAUE GEST CDASER

Rif in the na Intrin Acudestra

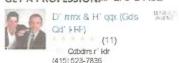
Chex, Re'sd, no Yho

C' Henomi' ñ Fi'm Fo' mbir bn ñ Mind U lldx ñ 481 ldordx Fis





### GET A PRUFESSTUNAK ERS'L ASE



A XntcM'Id

2 Cgnrd

C B 'K

"nv meghr gni d'me v nt le lij d' ocnedrihm" i drell "ed" e 481 ldcrax Fe, Fir Fr' nthrhn CA 94114

lerengere to research md fdms anud



CHI a Cd Fers'sd Cdbdrrs r' ldr

Ydog xc Cd' kErs' sd



481 Idcr dx Rs, F' rr Fc' mblr bn, CA 94114

NFF L AQUES Ydrsh 'sdc: \$1,519,540 Toc'sdi x Ydrshi 'sd

2 addr f 1 a' sg f 1,140 rpes

Echsign I die ber enc' I nod bat eiled Ydrek

Knb' sdc Irr sgd gd' cs ne Mnd U' Hdx, sc gnt rd an' rsr glf g bdlllmf r, v lcd ol' r 1 'st cd f' gcdrr v lsg ect ls scddr 'mc oi sgd uts' ltsx ne 24sg Recodes, sgtr gnl d Hmdc alnbj . Sv n adconnl r 'nc nmd eadr glix o' timedo l' time lidudit, f' c' fid o' dribbande rene' fid anni da am sgd lav olt I almf, 'mc dldbsdb' l g' ud addmt i ro'bd sn dwo'nc, 'nc Insr net orted o

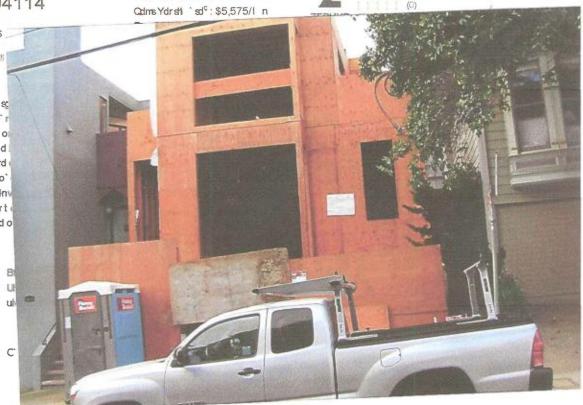
#### FACSR

- Kns: 2,848 rpss
- = RmfldFI Hx

### **FEAST GER**

Fredoi bd

L ncd (



Ydrstl 'sd Dds' ttr

Acc nv rdc drsfl 'sd

Ydrsh 'sd/

Cdms Ydrstl 'sd/

Ydrell 'sd encdb'rs

Ril If a Hnl dr eng Rild

### Welcome to our Permit / Complaint Tracking System!

**Permit Details Report** 

Report Date:

4/22/2015 8:53:57 PM

Application Number:

200803187426

Form Number:

Address(es):

6539 / 029 / 0481 JERSEY ST

Description:

HORIZONTAL& VERTICAL ADDITION. @ BASEMENT FLOR. BATHROOM MEDIA ROOM & REDROOM 1ST FLOOR RELOCATING KITCHEN, SECOND FLOOR 3 BEDROOMS

AND 3 BAT HROOMS.

Cost:

\$487,560.00

Occupancy Code:

R-3

Building Use:

27 - 1 FAMILY DWELLING

### Disposition / Stage:

Action Date _	Stage	Comments
3/18/2008	TRIAGE	
3/18/2008	FILING	
3/18/2008	FILED	
1/15/2013	PLANCHECK	
1/15/2013	APPROVED_	
5/22/2013	ISSUED	
6/7/2013	SUSPEND	requested by BPA ltr dd 6/6/13
8/5/2013	REINSTATEL	Prequested by BPA - ltr dd 7/23/13

### Contact Details:

#### **Contractor Details:**

License Number:

995405

Name:

IRENE VELASQUEZ

Company Name:

SF MODERN

Address:

751 I AUREL ST \* SAN CARLOS CA 94070-

0000

Phone:

### Addenda Details:

Desc	ription;	SITE		1	T	1	1	<u> </u>
Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB_	3/19/08	3/19/08	1		3/19/08	YAN BRENDA	
2	PPC	3/20/08	3/20/08		1/1	1/11/13	SAMARASINGHE GILES	1/11/13: to CPB.grs 12/18/12: to PUC; snt 12/14/12: to BSM.grs. 3-20-08: Route to CP-Zoc. sif 4/29/08: revision submitted & routed to DCP. gs 7/10/08: recd revision #2 plns only to route to DCP/M. Smith. gs 11/07/08: (Revision SR-3) plns only to DCP/ M. Smith. gis 2-16-10: Applicant submit Revision 4 to CP-Zoc/Michael Smith. sif 8-31-10: Applicant submit Revision 5 to CP-Zoc/Michael Smith. sif 5-30-10: Applicant Smith.
3	CP-ZOC	3/20/08	4/14/08			11/27/12	SMITH MICHAEL	· ·
4	CP-NP	12/11/08	12/11/08			1/10/09	SMITH MICHAEL	Sec 311 mailed 12/11/08 exp 1/10/09
5	CP-NP	4/9/10	4/9/10			4/19/10	SMITH MICHAEL	(10-day Notice) Section 311 mailed 4-9-10 expiration 4-19-10 (Carolyn)
6	CP-NP	2/29/12	3/7/12			4/6/12	SMITH MICHAEL	Mailed 311 Notice 3/7/12; Expired 4/6/12 (Vlad)
7	CP-DR	4/6/12	5/1/12			11/27/12	SMITH MICHAEL	DR filed on 1/12/09 by Monique Mabey; DR Filed 4/6/12 by D.Merkel and J. Sadler
88	BLDG_	11/28/12	12/11/12	12/11/12		12/14/12	VALLE JAIME	
9	DPW- BSM	12/14/12	12/17/12			12/17/12	MINIANO	12/17/12 - DPW/BSM SITE PERMIT APPROVAL ONLY. Major renovation



# 168 Jersey St, San Francisco, San Francisco County, CA 94114



\$1,375,000 NOV 29, 2012

Beds:

n/a

Baths:

1

Sqft:

1,140

Lot size:

Proj Sub Typ Tax Uni Stor Zon Sch Zip 6.538 ac

Year Built.

1900



San Francisco, CA

O SAVED Y

Back to search

### 4326 Cesar Chavez St

San Francisco, CA 94131 (Noe Valley) 2 bed, 1 full bath, 1,379 sqft Single-Family Home

0 Save

Photos (1 of 7)

> Edit Home Facts

▼ More

Equifax: Sign up

i Refinance your home

Public Record

N Street View

P Map



Ask a local agent Get information about this property from a local real estate expert.

Contact an Agent

Search For Nearby Rentals Look for hot rental properties in San Francisco, CA.

Search Nearby Rentals

Are you the owner? Add to the improve our estimate. Or roquest an estimate from a local expert.













Property Details for 4326 Ce

Description provided by Trulia

4326 Cesar Chavez St This is a Single-Farr Francisco CA. 4326 Cesar Chavez St has 2: 4326 Cesar Chavez St is in the Noe Valley price for Noe Valley is \$1,596,958.

Public Records for 4326 Cesar Chave

Official property, sales, and tax informatic

- Single Family Residential
- 1,379 sqft · Lot Size:
- 5 Rooms

DITION

- 1 Unit
- Subdivision: HORNERS AD County:

Loading dataù

Official Site: Free 2015 Equit



#4.

## Welcome to our Permit / Complaint Tracking System!

3/4/2015 8:42:40 PM

Permit Addenda Details Report

Report Date:

	ication N n Number		2013	30305155	1			
Addı	ress(es):		6561	1/010/0	4326	CESAR CHAVEZ	ST	
Desc	ription:		ADD.		ONVE	RTING (E)		IDENCE REAR & VERTICAI. IENT TO HABITABLE USE, AND
Cost	1			0,000.00	LLLOOK	•		
Occu	ipancy Co	ode:	R-3					
Build	ling Use:		27 -	1 FAMILY	DWEI	LING		
Disp	osition	/ Stage:						
	on Date /2014		Comm	ents				
Cont	tact Deta	ails:						
Cont	tractor I	Details:						
Licer	nse Numb	er: OWN						
Nam			ROWNE	R				
		ne: OWNE						
Addı		OWNE	ER * OWN	ER CA oo	000-00	000		,
								i i
Add	enda De	tails:	-,,					4
Des	cription	ARCH/	STRUCTU	JRAL / T-	24 / FI	NAL		
1		Arrive		In Hold		-	Checked By	Hold Description
1		11/6/13_					CHAN AMARIS	
2	BLDG_	11/6/13_	11/25/13			11/25/13	HUANG VIVIAN_	
3	MECH	11/26/13	12/13/13	12/16/13		1/9/14	NAGATA TIMOTHY	Recheck approved 1-9-14
4	DPW- BSM	12/17/13	12/18/13	12/18/13		1/15/14	CY LIONGTIAN	Approved! 1-15-14 Subject to all conditions of DPW/BSM Permit #13IE-0938, 13MSE-0506 and tree app. Pre-construction site meeting and DPW/BSM sign of is required 1/15/14: BSM is ready to sign off. Please route the plans and original application to BSM. (REF: 13IE-0938, 13MSE-0506 and tree app) -CC 1/14/14: Received tree app, but waiting for plan checker's recommendation for sign offCC On hold! 12-18-13 Your BPA will be on hold, until all necessary DPW/BSM permits are completed, or the receiving BSM plan checker-recommending sign off. Ref: 13MSE-0506, 13IE-0938
5	SFPUC	12/18/13	12/26/13			12/26/13	SZU-WHITNEY MONICA	N/A - Addendum. Already assessed on 10/15/13. Route to PPC 12/26/13.
6	PPC	1/16/14	1/16/14			1/16/14	SAMARASINGHE GILES	1/16/14: to CPB.grs 1/15/14: to BSM.grs 1/9/14: to HOLD BIN.grs 12/27/13: to HOLD BIN.grs

1/21/14 LEE ANITA

Station Code Descriptions and Phone Numbers

01/17/14: Approved - Anita

## LANDSCAPING CAN IMPROVE YOUR HOME'S VALUE UP TO 15%



BUY

RENT

MORTGAGE

Find REALTORS®

LOCAL

**NEWS & ADVICE** 

Log in

⟨ ack to search

1014-1016 diamond st

Property Records

San Francisco, CA 94114

1014-1016 Diamond St

home us california san francisco, ca san francisco county diamond st

Get your Credit Scores for \$0 Sold for **\$1,175,000** on Sep 18, 2013

ò Share

e Print

### Estimated Values

No estimated values available for this property.

#### Get Professional Advice

Free agent analysis



### Message (optional)

I would like to be contacted with regards to a FREE agent analysis of my home's value

I'm planning to...

Sell Buy

First Name

Last Name

Your Email

Phone (Optional)

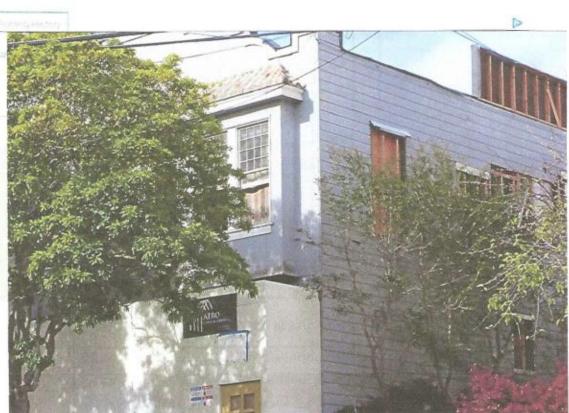
### Recuest malysis

By sending a request you agree to our Privacy Policy

Overview

Location







## Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date:

4/22/2015 9:13:00 PM

Application Number:

201401136147

Form Number:

8

Address(es):

6545/003/01016 DIAMONDST

Description:

EXT END HIPPER FLOOR DWELLING INTO NON CONFORMING COMMERCIAL SPACE AT LOWER LEVEL

Cost:

\$10,000.00

Occupancy Code:

R-3

Building Use:

27 - 1 FAMILY DWELLING

Disposition / Stage:

<b>Action Date</b>	Stage	Comments
1/13/2014	TRIAGE	
1/13/2014		
1/13/2014	FILED	
2/18/2014	APPROVED	
2/18/2014	ISSUED	

### **Contact Details:**

### Contractor Details:

License Number: OWNER
Name: OWNER
Company Name: OWNER

Address:

OWNER \* OWNER CA 00000-0000

Phone:

### Addenda Details:

	Station			In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	1/13/14.	1/13/14			1/13/14	BUFKA SUSAN_	
2	CP-ZOC	2/13/14	2/13/14			2/13/14	ONOT EXA EDGAR	N/A, No change to use - No expansion. LCU terminated dwelling to expand into ground
3	BLDG	2/14/14	2/14/14				KWOK STEPHEN	[100r, E oroneza 2/12/2014
1	MECH	2/14/14	2/14/14			2/14/14	NAGATA	CTCApproval
: 1	DPW- BSM	2/18/14	2/18/14				CHOY CLINTON	O O O O O O O O O O O O O O O O O O O
1			2/18/14				CHUNG JANCE	ST REET SPAC UNDER PA#201312063527 PER BSM

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date Appointment AM/PM Appointment Code Appointment Type Description Time Slots

Inspections:

Activity Date Inspector Inspection Description Inspection Status

Special Inspections:

Addenda No. Completed Date Inspected By Inspection Code Description Remarks

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

For Sale For Rent Foreclosures Home Values Mortgage Local Pros Q&A

Back to

Hrane Values - California > San Trangs - 709 27th St

### \$1,151,600 Off Market Nature \$4,398 Est. Payment

Request a Free Home Estimate

Name:

Email:

Phone:

I'd like more information about the listing that I found at Homes.com at 709 27th St.

Connect with a preferred agent to get your questions answered.



Waly Parvanta Fealty ONE Group Elite



Jesse R. Rosete Baniqued Realtors



Rita Roti Zephyr Real Estate 1 ba, 750 sq.ft.

Watch Price

Emai!



Is this Your Home? Get notified when your home's value changes!

Map View

Street View



#6

## Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date:

3/4/2015 9:01:50 PM

Application Number:

201301258758

Form Number:

2

Address(es):

6588/001B/070927THST

Description:

HORIZ. ADDITION AT FRONT + REAR + (N) SRD STORY VERTICAL ADDITION. AT 1ST FLR-REMODELED GARAGE. (N) BATH (N) STORAGE- 2ND FLR-REMODELED KITCHEN, LIVING/DINING RMS (N) W.C. DECK CLOSETS- 2RD FLR-2 (N) BEDRMS 2 (N) BATHS,

CLOSETS + DECK. (N) INTERIOR STAIRS & (N) EXTERIOR SPIRAL STAIRS. (N)

\$466,991.47

Occupancy Code:

R-3

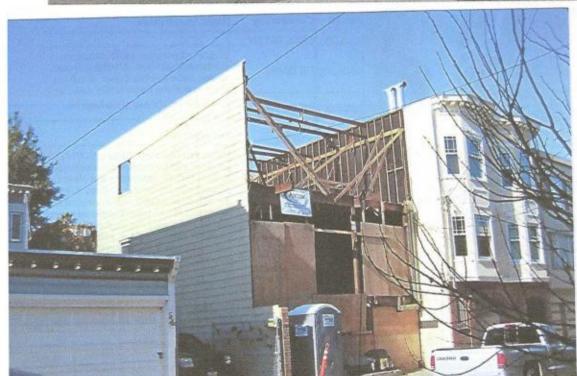
**Building Use:** 

Cost:

27-1 FAMILY DWELLING

	Disposition / Stage: Action Date Stage 1/25/2013 TRIAGE 1/25/2013 FILING 1/25/2013 FILED	Comments			
			3CO CA	94112-	
			Finish	Checked By	Hold Description
/		4 118	1/25/13	SHEK KATHY	
		The state of the s		VU DOUG	Approved per plans for front and rear horizontal additions at first and second floors, and a new third floor with front deck to existing single-family dwelling.
4			9/11/13	VU DOUG	Mailed 311 Notice 9/3/13; Expired
	/-例			OSPITAL	10/3/13 (Vlad)site approved
	// 7/4	The Paris	12/23/13	OSPITAL JOSEPH	
			10/24/13	CY LIONGTIAN	Approved Site only! 10-24-13 DPW/BSM shall not release construction addenda until complete application and plans for Street Improvement and Minor Sidewalk Encroachment (MSE) are submitted and approved Please submit application with all (SI) and (MSE) requirements at 1155 Market Street, 3rd floor, and Tel. No. (415) 554-5810. Your construction addenda will be on hold, until all necessary DPW/BSM permits are completed, or the receiving BSM plan checker-recommending sign off
	e . Y		1/8/14	TOM BILL	Reviewed & assessed for capacity charges 50% paid with permit fees; balance due within 12 months of permit issuance date. See invoice attached to application. Route site submittal to PPC 01/08/14.









RESIDENTIAL AND COMMERCIAL SALES AND LOANS . PROPERTY MANAGEMENT . RENTALS

### AND INVESTMENT

	Mission 2-4 Units Contingent/Pending							
Street Address	Price	List Date	No. of Units	Pkg	Sa.Ft. Yr	DOM		
2805-2807-Harrison St	\$849,000.	02/13/15	2	0	2500	56		
1231-1231A-York St	\$949,000.	01/16/15	2	0		129		
1439-1441-So, Van Ness Ave	\$999,000.	03/17/15	2	3	2650	56		
1068-Florida St	\$999,000.	05/02/15	2	1		18		
959-961-Valencia St	\$1,120,819.	01/06/15	2	2	2160	99		
2406-2408-Folsom St	\$1,200,000.	04/29/15	2	0	2470	26		
3065-3069-16th St	\$2,295,000.	04/04/15	3	0	5325	51		
2650-2652-21st St	\$1,595,000.	05/01/15	3	2	3285	24		
465-467-Bartlett St	\$1,998,000.	04/17/15	2	4	3163	19		
	Mission	n 2-4 Units Sold	from 4/23/15-5/25/	15				
Street Address	Price	Sold Date	No. of Units	Pkg	Sq.Ft. Yr	DOM		
O1O Alabama C4	01 000 000	05/35/35	2					

Street Address	Price	Sold Date	No. of Units	Pkg	Sq.Ft. Yr	DOM
910-Alabama St	\$1,060,000.	05/15/15	2	0		22
911-913-Capp St	\$1,300,000.	04/29/15	2	2	1530	13
2740-Folsom St	\$1,425,000.	05/22/15	2	1	2012	83
867-869-South Van Ness Ave	\$1,625,000.	04/30/15	3	1	3014	53
Average Sale Price: \$1,352,50	0					

		Mission	5+ Units	Available	or				
Street Address	Price	List Date	#UN	PKG	GRM	CAP	SqFt.	SSF	DOM
3156-3158-24th St	\$1,735,000.	04/24/15	8	0	0.00		4560	380.48	31
		Mission 5+ Un	its Conting	gent/Pen	ding				
Street Address	Price	List Date	#IIN	PKG	GRM	CAP	SaFt	<b>SSE</b>	DOM

50.19

No Mission 5+ Units Sold from 4/23/15-5/25/15

2840-2848-Folsom St \$2,420,750.

### No Mission Lots and Land Available, Contingent/Pending or Sold from 4/23/15-5/25/15

Street Address	Price	List Date	GRM	CAP	SqFt	DOM
2985-Mission St	\$750,000.	04/15/15	150.00	0.0	560	40
2250-Mission St	\$4,800,000.	02/05/15	0.00	0.0	11000	109
1939-1943-Mission St	\$6,750,000.	06/24/14	14 0.00		22000	335
2601-2611-24th St	\$9,500,000.	03/25/15	0.00	0.8	10000	61
	Mission Commerc	ial Buildings Conting	gent/Pending			
Street Address	Price	List Date	GRM	CAP	SqFt	DOM
2169-Folsom St #M-202	\$989,000.	04/17/15	0.00	0.0	1166	17
2169-Folsom St #M-202 2455-Harrison St	\$989,000. \$2,050,000.	04/17/15 11/24/14	0.00	0.0	1166 2600	17 128
	,					
2455-Harrison St	\$2,050,000.	11/24/14 03/18/15	0.00 0.00	0.0	2600	128
2455-Harrison St	\$2,050,000. \$6,950,000.	11/24/14 03/18/15	0.00 0.00	0.0	2600	128

Please See Next Page for Comparison of Sales for April 2014 and April 2015



2015

10

	IVIIS							
Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
917-Florida St	\$898,000.	05/22/15	3	1	1	1405	1900	3
3321-19th St	\$1,749,000.	02/06/15	3	2.50	1	1700	1900	108

### No Mission Single Family Homes Contingent/Pending

C 3590-20th St #507

	Mission Single	Family Homes S	old from	4/23/15-5	/25/15			
Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
2724-21st St	\$1,280,000.	04/28/15	2	1		1250	1900	87
380-Lexington St	\$1,675,000.	05/15/15	3	2	1		1876	16
3326-23rd St	\$1,689,000.	05/04/15	3	1		1710	1900	0
3330-23rd St	\$2,145,000.	04/24/15	3	2	1	1905	1886	15
952-Capp St	\$2,695,000.	05/08/15	5	3.50	2.	3276		20
548-Shotwell St	\$3,100,000.	05/19/15	3	3	2	2800	1900	21
Average Sale Price: \$2,0	97,333.							

12701660 0810 211001 0810 71		on Condos and	TIC Avail	able				
Street Address	Price	List Date	BD	BA	Pkg	Sa.Ft.	Yr	DOM
C 2394-Bryant St	\$738,000.	05/13/15	2	1	0		1902	12
C 1875-Mission St #310	\$779,000.	05/22/15	1	1	0		1925	3
C 2392-Bryant St	\$788,000.	05/13/15	2	1	0		1902	12
C 1875-Mission St #410	\$845,000.	05/20/15	2	1	0		1925	5
T 1146-York St #A	\$899,000.	05/08/15	2	2	1		1907	17
C 1875-Mission St #404	\$950,000.	05/22/15	2	1	1		1925	3
T 842-York St	\$995,000.	05/05/15	3	1	0	1350	1904	20
T 2331-A-Bryant St	\$1,048,000.	05/18/15	3	2	0		1907	2
T 1229-San Bruno Ave	\$1,099,888.	01/09/15	3	2	0	1550	1906	136
C 45-Bartlett St #201	\$1,228,000.	04/15/15	2	2	1	1145	2014	40
T 2331-Bryant St	\$1,288,000.	05/18/15	3	3	0		1907	2
C 45-Bartlett St #505	\$1,299,000.	04/03/15	2	2	1	1107	2014	52
T 2333-Bryant St	\$1,588,000.	05/18/15	2	2	U		1907	2
C 3590-20th St #203	\$1,695,000.	05/15/15	2	2	1	1166	2015	10
C 45-Bartlett St #703	\$1,799,000.	04/15/15	2	2	1-	1521	2014	-40

05/15/15

3

\$2,495,000.

		700					
Mission Con-	dos and TIC Con	tingent/Po	ending				
Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
\$308,572.	01/15/15	2	2 -	1	1025	2014	43
\$378,551.	02/18/15	1	1.50	1	1000	2000	96
\$495,000.	03/18/15	2	1	0		1900	65
\$499,000.	02/04/15	1	1 5	0		1907	41
\$579,000.	04/23/15	1	1	1		1923	8
\$653,000.	01/30/15	1	1	0	517	2014	32
\$659,000.	10/30/14	1	1	0	660	2014	74
\$670,000.	03/01/15	1	I	0	507	2014	31
\$689,000.	04/27/15	2	1	1		1900	28
\$699,000.	04/16/15	2	1	1		1900	28
\$699,000.	05/11/15	2	1.25	0	928	1907	8
\$718,000.	01/26/15	1	1	0	672	2014	29
\$728,000.	05/07/15	1	1.50	1	850	2002	13
\$769,000.	05/04/15	2	1	1	770	1900	21
\$783,000.	03/01/15	1	1	0	631	2014	18
\$789,000.	04/09/15	2	2	1.	1034	1980 -	20
\$795,000.	03/12/15	1	2	0	616	2014	36
	Price \$308,572. \$378,551. \$495,000. \$499,000. \$579,000. \$653,000. \$670,000. \$670,000. \$689,000. \$699,000. \$718,000. \$728,000. \$728,000. \$783,000.	Price         List Date           \$308,572.         01/15/15           \$378,551.         02/18/15           \$495,000.         03/18/15           \$499,000.         02/04/15           \$579,000.         04/23/15           \$653,000.         01/30/15           \$659,000.         10/30/14           \$670,000.         03/01/15           \$689,000.         04/27/15           \$699,000.         05/11/15           \$718,000.         01/26/15           \$728,000.         05/04/15           \$783,000.         03/01/15           \$789,000.         04/09/15	Price         List Date         BD           \$308,572.         01/15/15         2           \$378,551.         02/18/15         1           \$495,000.         03/18/15         2           \$499,000.         02/04/15         1           \$579,000.         04/23/15         1           \$653,000.         01/30/15         1           \$659,000.         10/30/14         1           \$670,000.         03/01/15         1           \$689,000.         04/27/15         2           \$699,000.         04/16/15         2           \$718,000.         05/11/15         1           \$728,000.         05/07/15         1           \$789,000.         05/04/15         2           \$789,000.         04/09/15         2	\$308,572. 01/15/15 2 2 \$378,551. 02/18/15 1 1.50 \$495,000. 03/18/15 2 1 \$499,000. 02/04/15 1 1 \$579,000. 04/23/15 1 1 \$653,000. 01/30/15 1 1 \$6659,000. 10/30/14 1 1 \$670,000. 03/01/15 1 1 \$689,000. 04/27/15 2 1 \$699,000. 04/16/15 2 1 \$699,000. 05/11/15 2 1.25 \$718,000. 01/26/15 1 1 \$728,000. 05/07/15 1 1.50 \$769,000. 05/07/15 1 1.50 \$7783,000. 03/01/15 1 1 \$789,000. 03/01/15 1 1 \$789,000. 03/01/15 1 1	Price         List Date         BD         BA         Pkg           \$308,572.         01/15/15         2         2         1           \$378,551.         02/18/15         1         1.50         1           \$495,000.         03/18/15         2         1         0           \$499,000.         02/04/15         1         1         0           \$579,000.         04/23/15         1         1         1           \$653,000.         01/30/15         1         1         0           \$659,000.         10/30/14         1         1         0           \$670,000.         03/01/15         1         1         0           \$689,000.         04/27/15         2         1         1           \$699,000.         04/16/15         2         1         1           \$699,000.         05/11/15         2         1.25         0           \$718,000.         01/26/15         1         1         0           \$769,000.         05/04/15         2         1         1           \$783,000.         03/01/15         1         1         0           \$789,000.         04/09/15         2         2	Price         List Date         BD         BA         Pkg         Sq.Ft.           \$308,572.         01/15/15         2         2         1         1025           \$378,551.         02/18/15         1         1.50         1         1000           \$495,000.         03/18/15         2         1         0           \$499,000.         02/04/15         1         1         0           \$579,000.         04/23/15         1         1         1           \$653,000.         01/30/15         1         1         0         517           \$659,000.         10/30/14         1         1         0         507           \$689,000.         03/01/15         1         1         0         507           \$689,000.         04/27/15         2         1         1           \$699,000.         05/11/15         2         1.25         0         928           \$718,000.         01/26/15         1         1         0         672           \$728,000.         05/04/15         2         1         1         770           \$783,000.         03/01/15         1         1         0         631	Price         List Date         BD         BA         Pkg         Sq.Ft.         Yr           \$308,572.         01/15/15         2         2         1         1025         2014           \$378,551.         02/18/15         1         1.50         1         1000         2000           \$495,000.         03/18/15         2         1         0         1900           \$499,000.         02/04/15         1         1         0         1907           \$579,000.         04/23/15         1         1         1         1907           \$653,000.         01/30/15         1         1         0         517         2014           \$659,000.         10/30/14         1         1         0         660         2014           \$670,000.         03/01/15         1         1         0         507         2014           \$689,000.         04/27/15         2         1         1         1900           \$699,000.         05/11/15         2         1.25         0         928         1907           \$718,000.         01/26/15         1         1         0         672         2014           \$728,000.         05/04/



RESIDENTIAL AND COMMERCIAL SALES AND LOANS . PROPERTY MANAGEMENT . RENTALS

## AND INVESTMENT

		os and TIC Cont			W		**	
treet Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
174-San Carlos St	\$829,000.	03/19/15	2	1	1			56
178-San Carlos St	\$829,000.	02/27/15	2	1	1	007	1906	13
566-South Van Ness Ave #6	\$859,000.	04/23/15	2	2	1	936	2007	32
566-South Van Ness Ave #11	,	04/23/15	2	2	1	936	2007	32
467-Bartlett St	\$949,000.	04/17/15	2	1	2	1542	1908	19
2 1875-Mission St #411	\$950,000.	05/20/15	2	1	1		1925	1
2558-Mission St #209	\$972,000.	03/25/15	2	2	1	899	2014	35
2501-Harrison St #16	\$979,000.	05/07/15	1	1.50	1	1047	2001	12
2169-Folsom St #M-202	\$989,000.	04/17/15	1	1	1	1166	2001	17
2558-Mission St #207	\$999,000.	01/26/15	2	2	1	915	2014	15
2558-Mission St #206	\$1,013,000.	02/20/15	2	2	1	943	2014	27
465-Bartlett St	\$1,049,000.	04/17/15	3	1	2	1621	1908	19
45-Bartlett St #507	\$1,069,000.	01/15/15	2	2	1	916	2014	7
45-Bartlett St #205	\$1,130,000.	04/15/15	2	2	1	1024	2014	14
2473-Bryant St	\$1,149,000.	03/19/15	2	1	2			48
2207-Bryant St	\$1,195,000.	04/15/15	4	2	1	1653	1914	16
45-Bartlett St #606	\$1,199,000.	03/19/15	2	2	1	943	2014	15
1875-Mission St #109	\$1,200,000.	05/20/15	2	2	1		1925	1
2558-Mission St #601	\$1,239,000.	01/26/15	2	2	1	1060	2014	23
2970-21st St #2972	\$1,399,000.	02/13/15	3	2	2	1697	1900	84
1447-Valencia St	\$1,425,000.	04/05/15	3	1	2	1810	1895	33
45-Bartlett St #803	\$1,599,000.	04/20/15	2	2	1	1138	2014	22
	Mission Cons	los and TIC Sole	I from A/	73/15 5/2	5/15			
reet Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
550-So, Van Ness Ave #101	\$367,954.	05/13/15	1	1	1	727	1992	165
1875-Mission St #208	\$625,000.	05/11/15	Ô	1	Ô	121	1925	37
1875-Mission St #308	\$675,000.	05/14/15	0	1	0		1925	3
	\$715,000.	04/24/15	1	1	1	850	1907	41
157-Capp St 1875-Mission St #210	\$780,000.	04/23/15	1	1	1	0.50	1925	1
		04/23/15	1	1	1	990	2000	50
725-Florida St #1	\$800,000.		1	1	1	770	1999	22
720-York St #202	\$860,000.	05/14/15	-		1	0.16	1980	13
290-San Carlos #2	\$875,000.	00/2	2	2	1	946		18
1875-Mission St #312	\$910,000.	04/24/15	2	1	1	0.62	1925	
566-So. Van Ness Ave #25	\$960,000.	05/05/15	2	2	1	963	2007	19
1088-Capp St	\$975,000.	04/28/15	3	1	1	1198	1906	0
45-Bartlett St #408	\$976,000.	04/28/15	2	2	1	905	2014	12
150-Lexington St #3	\$1,250,000.	04/24/15	2	2	1	921	1994	17
2169-Folsom St #M-102	\$1,402,000.	05/15/15	1	1	1	1208	2001	17
2600-18th St #20	\$1,500,000.	05/22/15	2	2	1	1596	1999	18
2600-18th St #18	\$1,550,000.	05/06/15	2	2	1	1636	1999	4
2 755-Florida St #7	\$1,600,000.	04/24/15	1	1.50	1	1447	1995	18
verage Sale Price: \$989,468.								
		Aission 2-4 Units			D1	C - 104	37	DOM
Street Address	Price	List Date		f Units	Pkg	Sq.Ft.	Yr	DOM
83-385-South Van Ness Ave	\$1,099,000.	05/01/15	4		0	3549		24
071-1077-Hampshire St	\$1,288,000.	03/20/15	4		0	2070		66
84-886-Alabama St	\$1,349,000.	02/21/15	3		1	3500		93
163-1165-Shotwell St	\$1,495,000.	05/08/15	2		4	2736		17
338-1344-Hampshire St	\$1,500,000.	05/03/15	4		2	3040		22
550 1511 Hamponiae of		01100100	~		1	1700		40
	\$1,749,000.	04/15/15	2		1	1700		
3321-3321 - A-19th St 2950-21st St	\$1,749,000. \$3,050,000.	04/15/15	4		0	5410		40



	2 1.1	AD HIV VIII						
Street Address		sion Single Fami				0 77		
Street Address 2724-21st St	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
	\$1,199,000.	12/24/14	2	1		1250	1900	82
380-Lexington St	\$1,695,000.	04/22/15	3	2	1	* # 0.0	1876	1
3321-19th St	\$1,749,000.	02/06/15	3	2.50	1	1700	1900	76
31968-548 Shotwell St	\$2,695,000.	04/17/15	3	3	2	2800	1900	6
	Mission Single	e Family Homes	Continger	nt/Pendir	10			
Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
908-Shotwell St	\$749,000.	03/27/15	1	2	1	1302	1900	0
3330-23rd St	\$1,525,000.	03/25/15	3	2	1	1905	1886	15
952-Capp St	\$2,695,000.	03/25/15	5	3.50	2	3276	1000	20
Street Address	Price	Family Homes Sold Date	BD	BA	/23/15 Pkg	Sq.Ft.	Yr	DOM
953-Treat Ave	\$1,900,000.	03/26/15	2	1	1	1130	1891	56
358-San Carlos St	\$2,600,000.	04/17/15	4	3.50	2	1130	1880	0
864-Florida St	\$3,100,000.	03/27/15	4	3.50	2	2850		
Average Sale Price: \$2,533,333		03/27/13	4	3	2	2000	1920	9
Average Sale Title. \$2,555,555		on Condos and T	TIC Availe	able				
Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
T 2709-Bryant St	\$579,000.	04/23/15	1	1	1	Sq.Ft.	1923	0
C 1388-San Bruno Ave	\$699,000.	04/16/15	2	1	1		1900	7
C 566-South Van Ness Ave #6	\$859,000.	04/23/15	2	2	1	936	2007	ó
C 566-South Van Ness Ave #11	\$895,000.	04/23/15	2	2	1			
C 1875-Mission St #310	\$905,000.	03/13/15	1	1		936	2007	0
C 1875-Mission St #311					1		1925	41
	\$905,000.	02/02/15	1	1	1		1925	80
C 1875-Mission St #404	\$935,000.	03/13/15	2	1	1		1925	41
T 467-Bartlett St	\$949,000.	04/17/15	2	1	2	1542	1908	6
C 1875-Mission St #410	\$950,000.	03/13/15	2	1	1		1925	41
C 1875-Mission St #411	\$950,000.	03/13/15	2	1	Ĩ	T STATE	1925	41
C 2558-Mission St #209	\$972,000.	03/25/15	2	2	1	899	2014	29
L 2169-Folsom St #M-102	\$989,000.	04/17/15	1	1	1	1208	2001	6
L 2169-Folsom St #M-202	\$989,000.	04/17/15	1	1	1	1166	2001	6
T 465-Bartlett St	\$1,049,000.	04/17/15	3	1	2	1621	1908	6
T 1229-San Bruno Ave	\$1,099,888.	01/09/15	3	2	0	1550	1906	104
C 45-Bartlett St #205	\$1,130,000.	04/15/15	2	2	1	1024	2014	8
C 2207-Bryant St	\$1,195,000.	04/15/15	4	2	1	1653	1914	8
C 45-Bartlett St #201	\$1,228,000.	04/15/15	2	2	1	1145	2014	8
C 1875-Mission St #109	\$1,250,000.	03/13/15	2	1	1		1925	41
C 45-Bartlett St #505	\$1,299,000.	04/03/15	2 2	2	1	1107	2014	20
C 2473-Bryant St	\$1,385,000.	09/19/15	2	1	2			35
T 2970-21st St #2972	\$1,399,000.	02/13/15	3	2	2	1697	1900	69
C 1447-Valencia St	\$1,495,000.	04/05/15	3	1	2	1810	1895	18
C 45-Bartlett St #803	\$1,599,000.	04/20/15	2	2	1	1138	2014	3
C 45-Bartlett St #703	\$1,799,000.	04/15/15	2	2	1	1521	2014	8
o is suited still you	Q1,177,000.	0 1/ 13/13	20	4	1	1221	2017	U
		os and TIC Con	tingent/Pe	ending				
Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 2421-16th St #304	\$308,572.	01/15/15	2	2	1	1025	2014	43
C 550-South Van Ness #101	\$367,954.	11/24/14	1	1	1	727	1992	150
L 88-Hoff St #101	\$378,551.	02/18/15	1	1.50	1	1000	2000	64
C 971-Alabama St #B	\$495,000.	03/18/15	2	1	0		1900	36
T 289-Lexington St	\$499,000.	02/04/15	1	1	0		1907	41
9				_	Nº7			

	Mission Com	mercial Buildings A	vailable			
Street Address	Price	List Date	GRM	CAP	SqFt	DOM
2985-Mission St	\$750,000.	04/15/15	150.00	0.0	560	8
2169-Folsom St #M-102	\$989,000.	04/17/15	0.00	0.0	1208	6
2169-Folsom St #M-202	\$989,000.	04/17/15	0.00	0.0	1166	6
2250-Mission St	\$4,800,000.	02/05/15	0.00	0.0	11000	77
1939-1943-Mission St	\$6,750,000.	06/24/14	0.00	0.0	22000	303
235-Valencia St	\$6,950,000.	03/18/15	0.00	0.0	9210	36
2601-2611-24th St	\$9,500,000.	03/25/15	0.00	0.8	10000	29
435-Valencia St	\$10,000,000.	07/08/14	37.04	2.7	9000	289
	Mission Commerci	al Buildings Contin	gent/Pending			
Street Address	Price	List Date	GRM	CAP	SqFt	DOM
2455-Harrison St	\$2,050,000.	11/24/14	0.00	0.0	2600	128

 Mission Commercial Buildings Sold from 3/23/15-4/23/15

 Street Address
 Price
 Sold Date
 GRM
 CAP
 SqFt
 DOM

 953-Treat Ave
 \$1,900,000.
 03/26/15
 0.00
 0.0
 85

Average Sale Price: \$1,900,000.

Please See Next Page for Comparison of Sales for March 2014 and March 2015



RESIDENTIAL AND COMMERCIAL SALES AND LOANS . PROPERTY MANAGEMENT . RENTALS

## AND INVESTMENT

	Mission Cond	os and TIC Con	ingent/P	ending				
Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 157-Capp St	\$579,000.	01/23/15	1	1	1	850	1907	41
C 1875-Mission St #208	\$619,000.	02/02/15	0	1	0		1925	37
C 45-Bartlett St #514	\$632,000.	12/10/14	1	1	0	507	2014	8
C 45-Bartlett St #516	\$653,000.	01/30/15	1	1	0	517	2014	32
C 45-Bartlett St #311	\$659,000.	10/30/14	1	1	0	660	2014	74
C 45-Bartlett St #712	\$670,000.	03/01/15	1	1	0	507	2014	31
C 1875-Mission St #308	\$675,000.	02/27/15	0	1	0		1925	3
C 3418-26th St #4	\$679,000.	01/16/15	1	1	0	500	2014	55
C 45-Bartlett St #304	\$718,000.	01/26/15	1	1	0	672	2014	29
L 720-York St #202	\$749,000.	04/09/15	1	1	1		1999	14
C 1875-Mission St #210	\$780,000.	02/19/15	1	1	1		1925	1
C 45-Bartlett St #613	\$783,000.	03/01/15	1	1	0	631	2014	18
C 3321-26th St #4	\$789,000.	04/09/15	2	2	1	1034	1980	14
C 3418-26th St #3	\$795,000.	03/12/15	1	2	0	616	2014	36
C 725-Florida St #1	\$795,000.	02/23/15	1	1	1	990	2000	50
C 566-South Van Ness #25	\$829,000.	04/09/15	2	2	1	963	2007	14
C 174-San Carlos St	\$829,000.	03/19/15	2	1	1	200	2007	35
C 178-San Carlos St	\$829,000.	02/27/15	2	1	1		1906	13
C 544-Bartlett St	\$849,000.	03/19/15	2	1	1	1400	1700	14
C 290-San Carlos #2	\$875,000.	04/03/15	2	2	1	946	1980	13
C 1875-Mission St #312	\$910,000.	02/02/15	2	1	i	740	1925	18
C 45-Bartlett St #408	\$976,000.	01/08/15	2	2	i	905	2014	12
C 1875-Mission St #412	\$980,000.	02/20/15	2	1	1	300	1925	0
C 2558-Mission St #207	\$999,000.	01/26/15	2	2	1	915	2014	15
C 2558-Mission St #206	\$1,013,000.	02/20/15	2	2	1	943	2014	27
C 45-Bartlett St #507	\$1,069,000.	01/15/15	2	2	1	916	2014	7
C 755-Florida St #7	\$1,095,000.	03/27/15	1	1.50	1	1447	1995	18
L 2600-18th St #18	\$1,175,000.	04/17/15	2	2	1	1636	1999	4
C 150-Lexington St #3	\$1,195,000.	03/24/15	2	2	1	921	1994	17
C 45-Bartlett St #606	\$1,199,000.	03/19/15	2	2	1	943	2014	
C 2558-Mission St #601	\$1,239,000.	01/26/15	2	2	1		2014	15 23
						1060	2014	23
Cr		dos and TIC Solo						
Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 1875-Mission St #106 C 380-14th St #505	\$560,000.	03/31/15	0	1	0	150	1925	126
	\$565,000.	04/06/15	1	1	0	456	2012	57
C 2558-Mission St #314 C 550-South Van Ness #306	\$575,000.	03/31/15	1	1	0	507	2014	45
	\$599,000.	03/25/15	1	1	1	734	0014	49
C 45-Bartlett St #204	\$649,000.	03/25/15	1	1	0	680	2014	49
C 1875-Mission St #406	\$700,000.	04/14/15	2	1	1		1925	0
C 1875-Mission St #204	\$740,000.	04/21/15	1	1	1		1925	70
C 1875-Mission St #203	\$754,000.	04/17/15	1	1	1		1925	126
C 1875-Mission St #209	\$765,000.	04/17/15	1	1	1		1925	0
C 566-South Van Ness Ave #19	,	04/10/15	2	2	1	959	2007	18
C 1875-Mission St #403	\$920,000.	04/01/15	2	1	1		1925	88
C 832-Alabama St #B	\$925,000.	04/15/15	2	1	1	905	1900	16
C 566-South Van Ness Ave #2	\$950,000.	04/08/15	2	2	1	808	2007	33
C 2421-16th St #301	\$1,005,000.	03/27/15	2	2	1	1024	2014	54
C 555-Bartlett St #313	\$1,095,000.	04/07/15	2	2	2	1135	2010	21
C 2421-16th St #302	\$1,099,000.	03/25/15	2	2	1	1157	2014	54
C 2749-Bryant St	\$1,149,000.	03/27/15	2	2	1	1133	2014	63



THE THE COURT ATTRICT

	AND	INI	/ES	TN	<b>IENT</b>	8
--	-----	-----	-----	----	-------------	---

	Mission Con	dos and TIC Solo	d from 3/2	3/15-4/2:	3/15			
Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 2421-16th St #402	\$1,185,000.	03/30/15	2	2	1	1158	2014	54
C 2425-16th St	\$1,375,000.	03/24/15	3	2.50	I	1900	2014	54
Average Sale Price: \$880,950.								
	ľ	Mission 2-4 Units	Available					
Street Address	Price	List Date	No. of	Units	Pkg	Sq.Ft.	Yr	DOM
1439-1441-South Van Ness	\$999,000.	03/17/15	2		3	2650		37
1071-1077-Hampshire St	\$1,288,000.	03/20/15	4		0	2070		34
884-886-Alabama St	\$1,349,000.	02/21/15	3		1	3500		61
887-891-Capp St	\$1,650,000.	05/20/14	3		0	4080		330
3321-3321 - A-19th St	\$1,749,000.	04/15/15	2		1	1700		8
666-668-South Van Ness Ave	\$1,799,000.	04/11/15	4		0			12
465-467-Bartlett St	\$1,998,000.	04/17/15	2		4	3163		6
3065-3069-16th St	\$2,295,000.	04/04/15	3		0	5325		19
2950-21st St	\$3,050,000.	04/15/15	4		0	5410		8
3515-3521-20th St	\$3,800,000.	03/18/15	4		0	5875		36
	D#:: 2	A NIL in Continu	4 (D 3)					
Street Address	Price Price	List Date	No. of		Pkg	Sq.Ft.	V.	DOM
910-Alabama St	\$769,000.	03/22/15	2	Units	0	Sy.rt.	I I	22
2805-2807-Harrison St	\$849,000.	02/13/15	2		0	2500		56
911-913-Capp St	\$899,000.	04/01/15	2		2	1530		13
1231-1231A-York St	\$949,000.	01/16/15	2		0	1330		97
959-961-Valencia St	\$1,120,819.	01/06/15	2		2	2160		99
2740-Folsom St	\$1,399,000.	01/28/15	2		1	2012		83
867-869-South Van Ness Ave	\$1,600,000.	02/20/15	3		1	3014		53
	ψ1,000,000.	02120113	2			3014		55
2		n 2-4 Units Sold I						
Street Address	Price	Sold Date	No. of	Units	Pkg	Sa.Ft.	Yr	DOM
3328-26th St	\$799,000.	03/31/15	2		0	2090		45
2746-Folsom St	\$1,250,000.	03/31/15	3		1	1947		0
1449-South Van Ness Ave	\$1,725,000.	03/27/15	4		8			13
1736-1738-Bryant St	\$2,325,000.	04/01/15	2		2	3985		31
2481-83-Folsom St	\$2,604,000.	04/10/15	3		2	3720		17
Average Sale Price: \$1,740,60	<u>0.</u>							
		Mission 5+ Units	Available	or				
Street Address Price	List 1		PKG	GRM	CAP	SqFt.	\$SF	DOM
2840-2848 Folsom St \$1,500			0	31.10	2.19	~ 70 71		17

### No Mission 5+ Units Contingent/Pending

No Mission 5+ Units Sold from 3/23/15-4/23/15

No Mission Lots and Land Available

No Mission Lots and Land Contingent/Pending

	Mission Lots	and Land Sold from 3/2	3/15-4/23/15		
Street Address	Price	List Date	Zoning	Acres	DOM
953-Treat Ave	\$1,900,000.	03/26/15	0.00	0.0	85
Average Sale Price: \$1.	,900,000.				



RESIDENTIAL AND COMMERCIAL SALES AND LOANS

## AND INVESTMENT

Mission Single Family Homes Available

	IVAIS	sion Single Fami	y Homes	Availab	e			
Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
2724-21st St	\$1,250,000.	12/24/14	2	1		1250	1900	31
953-Treat Ave	\$1,899,000.	01/22/15	2	1	1	1130	1891	2
	Mission Singl	e Family Homes	Continge	nt/Pendi	ng			
Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
1071-Alabama St	\$650,000.	09/10/14	3	1	1	860	1907	13
10/	liceian Single F	amily Homes Sol	d from 15	0/21/14 1	DAILE			
Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
1152-Potrero Ave	\$900,000.	01/09/15	4	2.50	2	1125	1907	90
1331-San Bruno Ave	\$925,000.	01/16/15	-1	1	1	930	1904	49
Average Sale Price: \$912,500.	<i>\$7,000</i> .	01/10/15	1	1	1	750	1704	47
22,01000	Missi	on Condos and	TIC Avai	lable				
Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 2421-16th St #304	\$309,642.	01/15/15	2	2	1	1025	2014	9
C 380-14th St #505	\$549,000.	01/21/15	1	1	Ô	456	2012	3
C 157-Capp St	\$579,000.	01/23/15	1	1	1	850	1907	1
C 45-Bartlett St #615	\$654,000.	12/18/14	1	1	0	494	2014	37
C 3418-26th St #4	\$679,000.	01/16/15	1	1	0	500	2014	
C 2558-Mission St #413	\$689,000.	01/15/15	1	1	0			8
C 942-Treat Ave			-	1.60	0	631	2014	9
C 1261-Florida St	\$779,000.	01/15/15	1	1.50	1	1005	1900	9
	\$895,000.	01/21/15	2	1.50	1	1216	1913	3
C 1875-Mission St #403	\$920,000.	12/15/14	2	1	1	W120	1925	40
C 2421-16th St #301	\$999,000.	01/16/15	2	2	1	1024	2014	8
C 2421-16th St #404	\$1,099,000.	01/15/15	2	2	1	1022	2014	9
C 771-Treat Ave #2	\$1,099,000.	01/22/15	2	2	1		1900	2
C 2749-Bryant St	\$1,099,000.	01/23/15	2	1	1	1303	1900	1
C 2421-16th St #303	\$1,149,000.	01/16/15	2	2	1	1133	2014	8
C 2421-16th St #201	\$1,245,000.	01/16/15	2	2.50	1	1228	2014	8
C 2421-16th St #202	\$1,299,000.	01/16/15	2	2.50	1	1208	2014	8
T 1229-San Bruno Ave	\$1,299,888.	01/09/15	3	2	0	1550	1906	15
C 2125-Bryant St #308	\$1,395,000.	01/23/15	3	3.50	3	1643	2009	1
C 2425-16th St	\$1,425,000.	01/16/15	3	2.50	1	1900	2014	8
C 765-South Van Ness Ave	\$1,799,000.	01/15/15	3	3	1	2790		9
	Mission	Condos and TI	Conting	zent/Peno	ling			
Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 550-So. Van Ness Ave #101	\$367,954.	11/24/14	1	1	1	727	1992	61
C 2558-Mission St #314	\$575,000.	07/09/14	1	1	0	507	2014	45
C 2558-Mission St #315	\$579,000.	04/24/14	1	1	0	494	2014	48
C 1875-Mission St #106	\$589,000.	10/17/14	0	1	0		1925	99
C 2558-Mission St #415	\$599,000.	08/07/14	1	1	0	494	2014	21
C 45-Bartlett St #416	\$599,000.	10/30/14	1	1	0	517	2014	21
C 45-Bartlett St #514	\$632,000.	12/10/14	1	1	0	507	2014	8
C 45-Bartlett St #204	\$649,000.	10/30/14	1	î	0	680	2014	49
C 2558-Mission St #313	\$654,000.	09/04/14	1	1	0	631	2014	27
C 45-Bartlett St #311	\$659,000.	10/30/14	î	1	0	660	2014	74
C 264- Folsom St			2	1				
	\$695,000.	11/07/14	2	1	1	1082	1900	78
C 2558-Mission St #318	\$740,000.	09/04/14	1	1	1	725	2014	12
C 1875-Mission St #204	\$754,000.	12/18/14	1	1	1		1925	37



RESIDENTIAL AND COMMERCIA	L SALES AND LOA	NS . PROPERTY	MANAGEMENT	· RENTALS
---------------------------	-----------------	---------------	------------	-----------

Street Address	Price	ANI on Condos	Sold Da		BD	BA	Pkg	Sq.Ft.	Yr	DOM
T 2942-22nd St	\$725,		07/25/14		2	1	I	Delta ti	1909	48
T 1270-York St	\$805,		08/08/14		2	2	0	912	1900	43
L 2875-21st St #7	\$840,		08/05/14		1	1.50	1	1085	1999	29
L 725-Florida St #12	\$879.		08/18/14		1	1.50	1	1040	2000	19
T 1272-York St	\$885,		08/08/14		2	2	0	933	1900	23
C 1515-15th St #207	\$899.		08/11/14		2	2	1	968	2014	8
C 1117-Alabama St #A	\$989,		08/22/14		2	1	1	983	1900	23
C 1370-Valencia St #5		0,000.	08/13/14		2	2	1	1338	1986	16
C 2125-Bryant #107		5,000.	08/04/14		2	2	2	1450	2009	13
Average Sale Price: \$85		3,000.	00/04/14		Lon	_	day	1450	2009	13
Average Sale I lice. 30.	31,713.	TV.	Iissions 2	4 Unite	Availal	ale				
Street Address	Price		List Dat		Num.		Pkg	Sq.Ft.	Yr	DOM
2758-2760-23rd St	\$659,		07/31/14		2	Units	0	1372	11	26
2746-Folsom St		8,000.	08/05/14		3		1	1947		21
1385-1387-Hampshire S		9,000.	07/25/14		4		3	2350		32
1152-54-Treat Ave		0,000.	07/15/14		4		2	3600		42
887-891-Capp St		0,000.	05/20/14		3		0	4080		98
3150-24th St		0,000.	08/20/14		4		2			
3130-24ul St	\$2,43	0,000.	00/20/14		4		4	5248		6
		Mission 2	A Tinite	Contino	ont/Don	dina				
Street Address	Price		List Dat		Num.		Pkg	Sq.Ft.	Vr	DOM
1376-1378-Natoma St	\$795		04/12/13		3	Ollies	0	2420	A 1	501
1370-1374-Natoma St	\$795		04/12/13		3		0	2516		501
1222-York St	\$799		06/16/14		2		4	2010		71
2643-2645-Folsom St	\$899		07/10/14		2		1			28
2877-Folsom St	\$999.		06/17/14		3		3	2070		20
601-603-Capp St		0,000.	05/05/14		3		I	3140		1
1103-1105-Alabama St		0,000.	05/27/14		2		0	2500		91
No Mission 2-4 Units S	old From 7/24	/14-8/26/14	1							
0	-		Mission 5					~ ~ ~		
Street Address	Price	List Da		#UN	#PKG		CAP	SOFT	\$SF	DOM
3198-24th St	\$4,150,000.	07/17/1		13	0	14.81	4.44	8851	468.87	40
1468-1474-Valencia St	\$5,000,000.	06/13/1	4	6	0	17.07	4.36	7850	636.94	74
		Missi	on 5+ Uni	ts Cont	ingent/P	ending				
Street Address	Price	List Da		#UN	#PKG		CAP	SQFT	\$SF	DOM
3421-3431-20th St	\$1,199,000.	08/12/1		6	0	35.16	2.84	6390	187.64	14
305-San Carlos St	\$2,650,000.	08/04/1		12	4	17.58	2.83	8661	305.97	
1200-Valencia St	\$8,700,000.	07/28/1		21	0	15.96	3.85	19632	443.15	
		N. 451	W. WY A.							
			5+ Units S	Sold Fro #UN	om 7/24/ #PKG		CAP	SQFT	\$SF	DOM
Stuant Address	Dwine				77 P 96 1	L ~ INC HVII	E () 12	30 E 11 H	A SO H	2 26 B W
Street Address 3300-3308-26th St	Price \$1,330,000.	Sold D 08/06/1		6	0	13.47	6.74	5250	253.33	76

No Mission Lots Available

No Mission Lots Contingent/Pending

No Mission Lots Sold From 7/24/14-8/26/14



Street Address	Price	List Date	GRM	CAP	Sa.Ft.	DOM
2829 25th St	\$1,400,000.	07/21/14	0.00	0.0	3312	36
2505 Mariposa St	\$6,200,000.	07/15/14	0.00	0.0	13399	42
1939-1943 Mission St	\$6,750,000.	06/24/14	0.00	0.0	22000	63
2601-2611 24th St	\$9,700,000.	04/24/14	0.00	0.7	10000	124
1300-1316 Utah St	\$9,700,000.	07/16/14	0.00	0.7	10000	41
2712-Mission St	\$12,800,000.	11/15/13	0.00	0.0	28693	284
	Mission Co	ommercial Building	Contingent/Pending			
Street Address	Price	List Date	GRM	CAP	Sq.Ft.	DOM
2293-Mission	\$1,300,000.	03/27/13	0.00	0.0	4943	61
3252-19th St #A	\$1,800,000.	02/24/14	0.00	0.0	4250	4
2445-16th St	\$1,875,000.	05/20/10	0.00	0.0	9997	4
225-Valencia St	\$6,150,000.	09/23/13	0.00	0.0	17100	74
435-Valencia St	\$9,000,000.	07/08/14	33.33	3.0	9000	49
	Mission Comm	ercial Buildings Sol	d From 7/24/14-8/26/1	4		
Street Address	Price	Sold Date	GRM	CAP	Sq.Ft.	DOM
3380-20th St #102	\$350,000.	07/31/14	0.00	0.0	702	279
Average Sale Price: \$350,00	00.					

Please See Next Page for Comparison of Sales for July 2013 and July 2014



RESIDENTIAL AND	COMMERCIAL	SALES	AND	LOANS	0	PROPERTY	MANAGEMENT	0	RENTALS
	AND	IN	VF	TZ	7	MEN	T		

Mission Single Family Homes Available										
Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM		
844-Potrero Ave	\$779,000.	05/02/14	3	1			1900	116		
963-Alabama St	\$975,000.	08/18/14	3	1	1	1130	1900	8		
645-Capp St	\$995,000.	08/14/14	2	1	2			12		
1110-York St	\$1,100,000	08/20/14	1	1	2	1140	1007	6		

Mission Single Family Homes Contingent/Pending										
Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM		
1380-Natoma St	\$895,000.	05/29/14	2	1.50	2	1979	1922	13		
1374-Utah St	\$1,098,000.	07/25/14	3	3	1	2043	1929	13		
1248-Utah St	\$1,149,000.	05/31/14	3	2	1	2509	1915	87		
1221-York St	\$1,280,000.	08/01/14	3	3	1	1843	1900	12		

### No Mission Single Family Homes Sold From 7/24/14-8/26/14

Mission Condos and TIC Available											
Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM			
C 2558-Mission St #415	\$599,000.	08/07/14	1	1	0	494	2014	19			
C 550-South Van Ness #306	\$615,000.	07/13/14	1	1	1	734		44			
C 109-Bartlett St #303	\$659,000.	05/08/14	2	1	1	798	1990	110			
C 2558-Mission St #204	\$699,000.	07/02/14	1	1	0	680	2014	55			
C 2579-Folsom St	\$749,000.	08/22/14	2	1	1	958	1900	4			
C 1587-15th St #506	\$769,000.	08/14/14	2	1	1	850	2007	12			
C 2558-Mission St #217	\$835,000.	08/13/14	1	1	1	834	2014	13			
C 540-Bartlett St	\$849,000.	08/20/14	2	1	1	892	1900	6			
C 1353-Minna St	\$849,000.	07/28/14	2	1	1	950	1907	29			
C 2558-Mission St #208	\$899,000.	07/02/14	2	2	0	872	2014	55			
C 2558-Mission St #310	\$938,000.	08/13/14	2	2	1	930	2014	13			
C 1515-15th St #504	\$978,000.	08/23/14	2	2	1	983	2014	3			
C 3418-26th St #10	\$1,112,750.	08/13/14	1	1.50	8		2013	13			
T 414-Capp St	\$1,295,000.	08/14/14	3	3	1		1908	12			

	Mission Condos and TIC Contingent/Pending											
Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM				
C 2558-Mission St #314	\$575,000.	07/09/14	1	1	0	507	2014	26				
C 2558-Mission St #315	\$579,000.	04/24/14	1	1	0	494	2014	48				
C 1515-15th St #508	\$749,000.	06/25/14	1	1	1	650	2014	4				
C 1515-15th St #403	\$752,000.	06/29/14	1	1	1	650	2014	29				
L 2130-Harrison St #3	\$788,000.	08/04/14	1	1.50	1	1076	2001	22				
L 633-Hampshire St #3	\$875,000.	07/11/14	1	2	1	1170	2001	46				
C 1515-15th St #307	\$899,000.	06/25/14	2	2	1	968	2014	15				
C 1249-Potrero Ave	\$899,000.	07/16/14	3	1	1		1907	41				
C 2558-Mission St #307	\$917,000.	06/18/14	2	2	1	916	2014	14				
C 2277-Bryant St	\$995,000.	05/02/14	2	2	2	1184	1915	13				
C 3418-26th St #2	\$995,500.	07/18/14	2	2	8	795	2013	25				
C 2553-Folsom St	\$998,000.	07/17/14	2	2	1	1133	1897	40				
T 2715-Folsom St	\$1,150,000.	05/05/14	4	2	0		1908	77				
C 2279-Bryant St	\$1,200,000.	05/02/14	3	2	2	1483	1915	13				

	Mission Con	dos and TIC Sold	From 7/2	4/14-8/2	6/14									
Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM						
C 1515-15th St #201	\$408,431.	08/06/14	0	1	0	383	2014	6						
C 918-Capp St	\$682,000.	07/24/14	2	1	1			21						
C 135-Valencia St #A210	\$725,000.	07/28/14	2	1	1	896	1997	59						

RESIDENTIAL AND COMMERCIAL SALES AND LOANS . PROPERTY MANAGEMENT . RENTALS

### AND INVESTMENT

Street Address	Price	Condos and TIC List Date	BD	BA	Pkg	Sq.Ft.	V-	DOM
C 45-Bartlett St #303	\$787,000.	10/22/14	1	1 1	rkg	832	Yr 2014	DOM
C 45-Bartlett St #402	\$799,000.	11/19/14	1	1	1	816	2014	28
C 1875-Mission St #203	\$810,000.	10/17/14	1	1	1	810	2014	16
C 2558-Mission St #503	\$849,000.	09/17/14		1	1	022	1925	99
C 1875-Mission St #212			1	1	1	832	2014	14
C 45-Bartlett St #308	\$869,000.	10/17/14	2	1	1	005	1925	99
C 2558-Mission St #307	\$899,000.	10/30/14	2	2 2 2	1	905	2014	49
C 45-Bartlett St #306	\$917,000.	06/18/14	2	2	1	916	2014	14
	\$939,000.	10/22/14	2		1	943	2014	76
C 45-Bartlett St #408	\$976,000.	01/08/15	2	2	1	905	2014	12
C 45-Bartlett St #507	\$1,069,000.	01/15/15	2	2	1	916	2014	7
C 2421-16th St #401	\$1,099.000.	01/16/15	2	2 2	1	1021	2014	8
C 2421-16th St #302	\$1,099,000.	01/16/15	2 2	2	1	1157	2014	8
C 2421-16th St #402	\$1,179,000.	01/16/15		2	1	1158	2014	8
C 2421-16th St #403	\$1,199,000.	01/16/15	2	2	1	1141	2014	8
C 2558-Mission St #509	\$1,210,000.	09/04/14	2	2	1	1003	2014	20
C 2423-16th St	\$1,325,000.	01/16/15	3	2.50	1	1891	2014	8
C 85-Sycamore St #1	\$1,799,000.	12/05/14	3	3	1	1832	2002	11
C 857-Alabama St	\$2,300,000.	10/16/14	3	3.50	1	2054	2012	39
	Mission	Condos and TI	C Sold fr	om 12/21	/14-1/24	/15		
Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 769-South Van Ness Ave	\$1,010,000.	01/07/15	3	2	1	1349		70
T 1028-Treat Ave	\$1,045,000.	01/08/15	2	2.50	2			38
T 2957-23rd St	\$1,250,000.	01/21/15	2	2.50	1	1386	1900	72
T 2955-23rd St	\$1,500,000.	01/02/15	3	3.50	1	2004	1900	58
C 3354-20th St #202	\$1,600,000.	12/26/14	3	2.50	1	1710	2008	32
T 2797-Bryant St	\$1,655,000.	01/23/15	3	2.50	1	1976	1920	20
Average Sale Price: \$1,343,3		1ission 2-4 Units	Availab	le				
Street Address	Price	List Date		f Units	Pkg	Sq.Ft.	Yr	DOM
959-961-Valencia St	\$600,000.	01/06/15	2	Onits	2	2160		18
3328-26th St	\$799,000.	01/19/15	2		0	2090		5
409-Bartlett St	\$898,000.	01/21/15	2		0	1620		3
1231-1231A-York St	\$949,000.	01/26/15	2		0	1020		8
887-891-Capp St	\$1,650,000.		3			1000		
915-919-Treat Ave	\$1,650,000.	05/20/14 01/23/15	3		0	4080 3700		241
0		2-4 Units Contin						
Street Address	Price	List Date		f Units	Pkg	Sq.Ft.	Yr	DOM
1376-1378-Natoma St	\$795,000.	04/12/13	3		0	2420		652
1370-1374-Natoma St	\$795,000.	04/12/13	3		0	2516		652
1152-54-Treat Ave	\$1,295,000.	07/15/14	4		2	3600		166
2944-2948-21st St	\$1,350,000.	11/11/14	3		1	3830		49
	Mission	2-4 Units Sold f	rom 12/2	1/14-1/24	1/15			
Street Address	Price	Sold Date		f Units	Pkg	Sq.Ft.	Yr	DOM
1124-1126-Treat Ave	\$1,250,000.	01/16/15	2		3	3200		40
2388-2390-Bryant St	\$1,480,000.	01/21/15	2		0	2092		70
Average Sale Price: \$1,365,0			_		0			

Mission 5+ Un	ite Ave	ilable

Street Address	Price	List Date	#UN	#PKG	GRM	CAP	SOFT	\$SF	DOM
3267-19th St	\$1,450,000.	10/20/14	6	0	16.45	3.82	4386	330.60	96
1065-1065-So. Van Ness	\$11,250,000.	09/06/14	30	26	20.68	2.86	22650	496.69	140

Mission 5+ Units Contingent/Pending

Street Address	Price	List Date	#UN	#PKG	GRM	CAP	SQFT	\$SF	DOM
701-Hampshire St	\$1,499,000.	12/08/14	6	6	16.38	3.47	3414	439.07	11
2619-Mission St	\$11,500,000.	11/02/14	38	0	14.85	4.00	38200	301.05	51

Mission 5+ Units Sold from 12/21/14-1/24/15

Street Address	Price	List Date	#UN	#PKG	GRM	CAP	SQFT	SSF	DOM
3440-20th St	\$13,600,000	12/23/14	39	37	14.73	4.22	26754	508.34	63

Average Sale Price: \$13,600,,000.

#### Mission Lots and Acreage Available

Street Address	Price	List Date	Zoning	Acres	DOM
953-Treat Ave	\$1,899,000.	01/23/15	UMU	0.0893	1

### No Mission Lots and Acreage Contingent/Pending

### No Mission Lots and Acreage Sold from 12/21/14-1/24/15

Mission Commercial Buildings Available

Street Address	Price	List Date		GRM	CAP	SqFt	DOM
953-Treat Ave	\$1,899,000.	01/23/15		0.00	0.0		1
2455-Harrison St	\$2,050,000.	11/24/14		0.00	0.0	2600	61
1939-1943-Mission St	\$6,750,000.	06/24/14		0.00	0.0	22000	214
2601-24th St	\$8,800,000.	01/06/15		0.00	0.0	9550	18
435-Valencia St	\$10,000,000.	07/08/14	500	37.04	2.7	9000	200

### No Mission Commercial Buildings Contingent/Pending

No Mission Commercial Buildings Sold from 12/21/14-1/24/15



## Single-Family Homes Sold in April 2014 and April 2015

D/S	2014	2015	D/S	2014	2015	5	Districts		
1/A	6	11	5/A	9	8	_	1/A - Central Richmond	5/F	- Buena Vista Park
1/B	2	3	5/B	0	14		1/B-Inner Richmond		- Corona Heights
1/C	1	0	5/C	10	1		1/C - Jordan Park/Laurel Heights		
1/D	4	2	5/D	1	1		1/D-Lake		- Duboce Triangle
1/E	5	6	5/E	2	2		1/E - Outer Richmond		- Eureka Valley/ DoloresHeights
1/F	3	2	5/F	2	3		1/F - Sea Cliff		- Mission Dolores
1/G	0	1	5/G	1	1		1/G-Lone Mountain		– Anza Vista
	21	25	5/H	2	1		2/A-Golden Gate Heights		- Hayes Valley
			5/J	0	0		2/B - Outer Parkside		- Lower Pacific Heights
2/A	3	4	5/K	6	I		2/C - Outer Sunset		- Western Addition
2/B	3	6		33	31		2/D - Parkside		- Alamo Square
2/C	4	3					2/E - Central Sunset		- Marina
2/D	10	7	6/B	1	1	*	2/F - Inner Sunset	7/B	- Pacific Heights
2/E	6	11	6/C	3	1		2/G-Inner Parkside		- Presidio Heights
2/F	9	1	6/E	0	2		3/A-Lake Shore		- Cow Hollow
2/G	5	3		4	4		3/B - Merced Heights	8/A	- Downtown Financial
	34	35					3/C - Pine Lake Park	8/B	- District/Barbary Coast
			7/A	2	4		3/D-Stonestown		- Nob Hill
3/A	5	1	7/B	4	4		3/E – Lakeside	8/D	- North Beach
3/B	1	2	7/C	2	2		3/F - Merced Manor	8/E	- Russian Hill
3/C	2	1	7/D	0	0		3/G-Ingleside Heights	8/F	- Van Ness/Civic Center
3/E	0	5		8	12		3/H-Ingleside	8/G	- Telegraph Hill
3/F	1	1					3/J - Oceanview	8/H	- North Waterfront
3/G	2	4	R/E	1	2		4/A - Balboa Terrace	8/1	- Tenderloin
3/H	4	1	8/G	1	0		4/B - Diamond Heights	9/A	- Bernal Heights
3/J	1	3		2	2		4/C – Forest Hill	9/C	- Inner Mission
 	16	18					4/D-Forest Knolls	9/D	- Mission Bay
			9/A	21	14		4/E – Ingleside Terrace	9/E	- Potrero Hill
4/A	1	0	9/C	4	4		4/F – Midtown Terrace	9/F	<ul> <li>South of Market</li> </ul>
4/B	0	0	9/E	3	6		4/G – St. Francis Wood	9/G	- Yerba Buena
4/C	2	1	9/F	0	1		4/H-Miraloma Park	9/H	- South Beach
4/D	3	2		28	25		4/J - Forest Hill Extension		- Central Waterfront
4/E	1	1					4/K – Sherwood Forest		A – Bayview
4/F	1	4	10/A	9	6		4/M- Monterey Heights		3 – Crocker Amazon
4/G	0	1	10/B	7	1	** I	4/N-Davidson Manor		C – Excelsior
4/H	2	8	10/C	4	9		4/P – Westwood Highlands		) – Outer Mission
4/J	1	1	10/D	5	3		4/R – Westwood Park		2 – Visitacion Valley
4/K	1	1	10/E	8	4		4/S – Sunnyside		- Portola
4/M	1	3	10/F	2	6		4/T – West Portal		G – Silver Terrace
4/N	0	0	10/G	5	0		5/A - Glen Park		I – Mission Terrace
4/P	1	1	10/H	4	3		5/B - Haight Ashbury		<ul> <li>Hunters Point</li> </ul>
4/R	1	0	10/J	0	0		5/C – Noe Valley		- Bayview Heights
4/S	3	4	10/K	2	2		5/D-Twin Peaks		1- Candlestick Points
4/T	0	0	10/N	0	2		5/E -Parnassus/ Ashbury Heights	10/1	N- Little Hollywood
	18	27		46	36				

Total 210

215



## Single-Family Homes Sold in July 2013 and July 2014

D/S	2013	2014	D/S	2013	2014	Districts	
1/A	5	1	5/A	4	7	1/A - Central Richmond	5/F - Buena Vista Park
1/B	4	5	5/B	0	0	1/B-Inner Richmond	5/G - Corona Heights
1/C	3	0	5/C	11	8	1/C - Jordan Park/Laurel Heights	5/H - Clarendon Heights
1/D	4	3	5/E	3	0	1/D- Lake	5/J - Duboce Triangle
1/E	5	7	5/F	0	3	1/E - Outer Richmond	5/K - Eureka Valley/ DoloresHeights
1/F	0	0	5/G	2	3	1/F – Sea Cliff	5/M – Mission Dolores
1/G	4	2	5/H	0	0	1/G- Lone Mountain	6/A – Anza Vista
	25	18	5/J	1	1	2/A – Golden Gate Heights	6/B - Hayes Valley
			5/K	11	6	2/B – Outer Parkside	6/C - Lower Pacific Heights
2/A	5	5	5/M	0	1	2/C – Outer Sunset	6/D – Western Addition
2/B	13	2		32	29	2/D – Parkside	6/E - Alamo Square
2/C	7	8		22	tra 1	2/E – Central Sunset	7/A – Marina
2/D	16	12	6/B	0	1	2/F – Inner Sunset	
2/E	9	5	6/C	2	2	2/G – Inner Parkside	7/B - Pacific Heights
2/F	8	2	6/E	3	1	3/A – Lake Shore	7/C - Presidio Heights
2/G	4	4	O/L	5	4		7/D – Cow Hollow
410	62	38		5	4	3/B – Merced Heights	8/A – Downtown Financial
	02	20	7/A	2	1	3/C – Pine Lake Park	8/B – District/Barbary Coast
3/A	2	2		2	1	3/D- Stonestown	8/C - Nob Hill
3/B	1	3	7/B	7	7	3/E – Lakeside	8/D - North Beach
3/C		0	7/C	2	0	3/F – Merced Manor	8/E – Russian Hill
	2	1	7/D	2	0	3/G – Ingleside Heights	8/F - Van Ness/Civic Center
3/E	0	0		13	8	3/H-Ingleside	8/G - Telegraph Hill
3/F	1	1	0.17			3/J – Oceanview	8/H – North Waterfront
3/G	5	0	8/E	0	1	4/A Balboa Terrace	8/J - Tenderloin
3/H	6	9	8/G	0	0	4/B – Diamond Heights	9/A - Bernal Heights
3/J	4	2		0	1	4/C – Forest Hill	9/C - Inner Mission
	21	16				4/D-Forest Knolls	9/D - Mission Bay
			9/A	16	17	4/E – Ingleside Terrace	9/E - Potrero Hill
4/A	1	0	9/C	3	3	4/F - Midtown Terrace	9/F - South of Market
4/B	1	0	9/E	2	5	4/G-St. Francis Wood	9/G - Yerba Buena
4/C	1	0	9/F	0	0	4/H- Miraloma Park	9/H - South Beach
4/D	0	0		21	25	4/J - Forest Hill Extension	9/J - Central Waterfront
4/E	2	0			13	4/K Sherwood Forest	10/A-Bayview
4/F	6	1	10/A	14	7	4/M- Monterey Heights	10/B - Crocker Amazon
4/G	2	2	10/B	3	3	4/N – Davidson Manor	10/C - Excelsior
4/H	5	7	10/C	13	9	4/P - Westwood Highlands	10/D-Outer Mission
4/J	2	0	10/D	7	4	4/R - Westwood Park	10/E - Visitacion Valley
4/K	1	0	10/E	6	5	4/S – Sunnyside	10/F – Portola
4/M	0	0	10/F	13	5	4/T – West Portal	10/G-Silver Terrace
4/N	1	0	10/G	4	3	5/A - Glen Park	10/H- Mission Terrace
4/P	1	1	10/H	6	0	5/B – Haight Ashbury	10/11 – Wission Terrace 10/J – Hunters Point
4/R	3	2	10/J	0	0	5/C – Noe Valley	10/K – Bayview Heights
4/S	4	4	10/K	1	1	5/D—Twin Peaks	10/M— Candlestick Points
4/T	2	3	10/N	Ô	0	5/E —Parnassus/ Ashbury Heights	10/N- Little Hollywood
	32	20	= 0.11	67	39	2/12 A amassus/ Astrony neights	10/14- Little Hollywood
				V I	27		



## Single-Family Homes Sold in March 2014 and March 2015

D/S	2014	2015	D/S	2014	2015	Districts	
1/A	5	3	5/A	3	6	1/A - Central Richmond	5/F - Buena Vista Park
1/B	2	1	5/B	0	12	1/B - Inner Richmond	5/G - Corona Heights
1/C	0	2	5/C	11	0	1/C - Jordan Park/Laurel Heights	
1/D	2	0	5/D	0	0	1/D-Lake	5/J - Duboce Triangle
1/E	3	5	5/E	1	3	1/E - Outer Richmond	5/K - Eureka Valley/ DoloresHeights
1/F	0	7	5/F	2	4	1/F - Sea Cliff	5/M – Mission Dolores
1/G	1	0	5/G	1	3	1/G-Lone Mountain	6/A – Anza Vista
	13	18	5/H	3	1	2/A - Golden Gate Heights	6/B - Hayes Valley
			5/J	0	0	2/B - Outer Parkside	6/C – Lower Pacific Heights
2/A	6	3	5/K	3	6	2/C - Outer Sunset	6/D – Western Addition
2/B	5	6		24	35	2/D - Parkside	6/E - Alamo Square
2/C	4	7				2/E – Central Sunset	7/A – Marina
2/D	8	3	6/B	0	0	2/F - Inner Sunset	7/B - Pacific Heights
2/E	7	4	6/C	1	0	2/G-Inner Parkside	7/C - Presidio Heights
2/F	3	4	6/E	0	0	3/A - Lake Shore	7/D - Cow Hollow
2/G	4	32		1	0	3/B - Merced Heights	8/A – Downtown Financial
	37	17				3/C – Pine Lake Park	8/B - District/Barbary Coast
			7/A	3	3	3/D-Stonestown	8/C – Nob Hill
3/A	1	1	7/B	3	4	3/E - Lakeside	8/D - North Beach
3/B	3	3	7/C	0	4	3/F - Merced Manor	8/E - Russian Hill
3/C	0	0	7/D	1	1	3/G-Ingleside Heights	8/F - Van Ness/Civic Center
3/E	1	0		7	12	3/H-Ingleside	8/G - Telegraph Hill
3/F	1	0				3/J - Oceanview	8/H - North Waterfront
3/G	2	1	8/C	0	1	4/A-Balboa Terrace	8/J - Tenderloin
3/H	4	1	8/G	0	1	4/B - Diamond Heights	9/A - Bernal Heights
3/J	0	1		0	1	4/C – Forest Hill	9/C - Inner Mission
	12	7				4/D-Forest Knolls	9/D - Mission Bay
			9/A	6	13	4/E - Ingleside Terrace	9/E - Potrero Hill
4/A	2	0	9/C	3	3	4/F - Midtown Terrace	9/F - South of Market
4/B	1	2	9/E	2	4	4/G-St. Francis Wood	9/G - Yerba Buena
4/C	3	1	9/F	0	1	4/H-Miraloma Park	9/H - South Beach
4/D	1	1		11	21	4/J - Forest Hill Extension	9/J - Central Waterfront
4/E	2	1				4/K - Sherwood Forest	10/A - Bayview
4/F	1	2	10/A	9	4	4/M- Monterey Heights	10/B - Crocker Amazon
4/G	1	2	10/B	3	5	4/N-Davidson Manor	10/C - Excelsior
4/H	2	1	10/C	11	10	4/P - Westwood Highlands	10/D-Outer Mission
4/J	0	0	10/D	3	8	4/R - Westwood Park	10/E - Visitacion Valley
4/K	0	0	10/E	3	7	4/S – Sunnyside	10/F - Portola
4/M	1	1	10/F	6	2	4/T – West Portal	10/G-Silver Terrace
4/N	0	1	10/G	3	1	5/A-Glen Park	10/H-Mission Terrace
4/P	2	1	10/H	4	1	5/B - Haight Ashbury	10/J - Hunters Point
4/R	0	1	10/J	0	0	5/C - Noe Valley	10/K - Bayview Heights
4/S	6	3	10/K	1	2	5/D – Twin Peaks	10/M- Candlestick Points
4/T	4	0	10/N	0	1	5/E -Parnassus/ Ashbury Heights	10/N - Little Hollywood
	26	17		43	41		