

GM GREEN REAL ESTATE, INC.

1836 Union Street, San Francisco, CA 94123 (415) 923-6999
gmgreen.com

Offering Memorandum

Presented by George Green,
GM Green Real Estate, Inc.



for the property located at

630 Corbett Avenue / 311 Graystone Terrace
San Francisco, CA 94114

Offered at \$3,095,000

Please Note the following Disclaimers:

The information contained in this offering memorandum is proprietary and confidential, and to be used solely for considering the sale or purchase of 630 Corbett Ave., San Francisco, CA. All information has been obtained from sources believed to be accurate and reliable. However, it is the Seller and Buyer's duty to verify and analyze all facts presented herein with thorough independent investigations and the counsel of professionals such as engineers, tax accountants and lawyers. Neither the Seller nor GM Green Real Estate, Inc. guarantee or warrant the contents of this package. The Seller and the Agent reserve the right to accept, counter or reject any offer at their sole discretion.

Investment Overview

630 Corbett Avenue/ 311 Graystone Terrace

Located in the Twin Peaks / Upper Market Area
10 Unit Building
Offered at \$3,095,000

The subject property is a well kept 10 unit apartment complex located in the Upper Market/Twin Peaks area of San Francisco. Muni bus transportation is conveniently located near the front door, making commutes to the Financial District easy. Shops and restaurants in the Castro District and Noe Valley are close by, as well as shopping at Molly Stones at Mt Davidson.

The building was constructed in 1960 and the units are large. There are three 1 bedroom, 1 bath units, approximately 787 or 863 square feet each. The two 1 bedroom, 1 bath penthouses are each approximately 828 square feet and feature high wood beamed ceilings, private decks, fireplaces, and panoramic downtown views. There are also five 2 bedroom, 2 bath units, approximately 1,097 or 1,273 square feet each, with views, decks, and fireplaces.

The size, views, and location of the units make them ideal candidates for a TIC Conversion. Current rents are averaging \$1.36 per square foot per month, with new vacant units getting \$2.00 - \$2.50 per square foot per month or more. There is tremendous upside in rental income.

There are 2 lobby entrances for the building, one on Corbett Avenue and one on Graystone Terrace. Every unit has one car parking in a carport, with five spaces on the Corbett side and five off of Graystone Terrace. There are approximately 12 storage lockers, with only four being rented with the units. There is also a large undeveloped storage room. Laundry facilities are coin operated and owned by the building.

Built	1960
Zoned	RH2
10 Units	3 - 1Br/1Ba 5 - 2Br/2Ba w/ private decks, fireplaces and downtown views 2 - 1Br/1Ba Penthouse units w/ private decks, fireplaces and sweeping downtown views
Lot Size	3,827 sq. ft., street to street (approx.)
Building Size	Gross Rental Area: 10,803 sq. ft. (per tax roll) Net Rentable Area: 9,930 sq. ft. (per appraisal records)
Heating	Individual forced air central
Roof	Tar and gravel
Laundry	In building, coin operated
Utilities	PG&E meters, circuit breakers
Storage	12 storage lockers
Parking	10 car parking

Rental Income and TIC Pricing

Unit #	Size	Features	Carpports	Approx. Net Rentable Sq. Ft.	Total Current Rent 9/1/08	Market Rent (est.)	Move in Date	Date Last Rent Increase	As Is TIC Price (est.)	Remodeled TIC price (est.)
101	1 Br/1Ba		included	863	\$1,395		9/4/08		\$400,000	\$495,000
102	2Br/2Ba	view, frpl, deck	not included	1,097	\$2,195		9/7/08		\$475,000	\$625,000
201	2Br/2Ba	view, frpl, deck	included	1,273	\$1,760.01	\$2,500	8/1/06	8/1/08	\$475,000	\$625,000
202	2Br/2Ba	view, frpl, deck	included	1,097	\$1,801.63	\$2,500	3/1/06	12/1/07	\$475,000	\$625,000
203 (P)	1Br/1Ba		included	787	\$965.19	\$1,600	1985	12/1/07	\$375,000	\$495,000
301 (P) (2)	2Br/2Ba	view, frpl, deck	included	1,273	\$1,262.46	\$2,500	10/1/93	10/1/07	\$475,000	\$625,000
302 (P) (2)	2Br/2Ba	view, frpl, deck	included	1,097	\$1,261.27	\$2,500	6/25/85	12/1/07	\$475,000	\$625,000
303 (P) (1)	1Br/1Ba	view	included	787	\$535.05	\$1,600	7/1/73	12/1/07	\$375,000	\$495,000
401	1Br/1Ba Penthouse	view, frpl, deck	included	828	\$1,601.26	\$2,500	7/1/03	12/1/07	\$475,000	\$625,000
402	1Br/1Ba Penthouse	view, frpl, deck	included	828	\$1,599.60	\$2,500	5/2/05	12/1/07	\$475,000	\$625,000
Laundry					\$150 (est.)					
Carpport rental					\$200 (est., 1 space)					
Totals				9,930	\$14,726.47				\$4,475,000	\$5,860,000

KEY

(P) = Protected Tenant

1 - This unit has 1 storage locker

2 - This unit has 2 storage lockers

frpl = fireplace

Expenses (approx., annual)

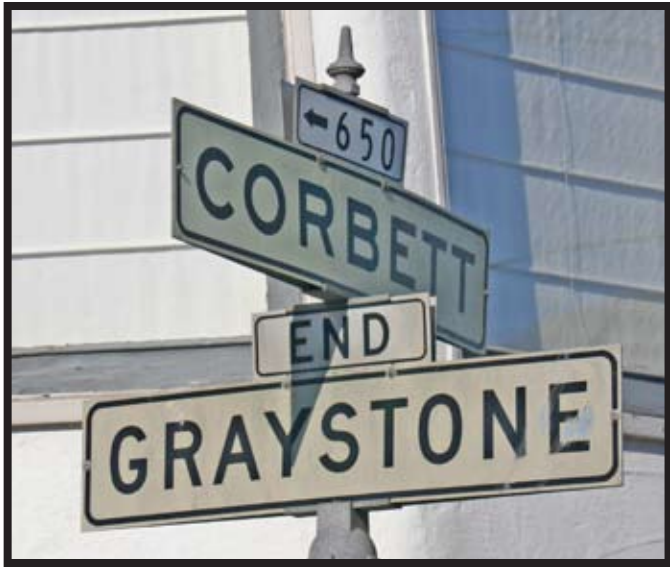
PG&E	\$2,597
Water	\$2,810
Garbage	\$2,004
Repair and Maintenance	\$3,000
Janitorial	\$4,212
Insurance	\$6,967
Real Estate Taxes (estimate, based on purchase price)	\$35,592
Management - 4%	\$7,069
Total	\$64,251

Financials

Gross Annual Income	\$176,718
Vacancy - 2%	\$3,534
Expenses	\$64,251
Net Operating Income	\$108,933

GRM	17.5
Cap Rate	3.5%
Rent per sq. ft., per month	\$1.36 (based on gross square footage)
Price per sq. ft.	\$286.49 (based on gross square footage)
Price per unit	\$309,500
Expenses per unit	\$6,425.10
Expenses per sq. ft.	\$5.95 (based on gross square footage)
Expenses as % of GSI	36.36%

Building and Views



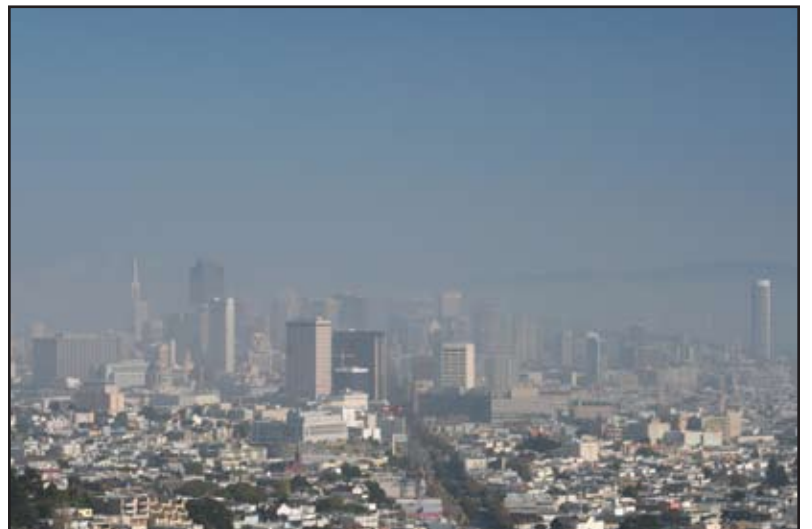
630 Corbett Avenue



311 Graystone



City views from some units



Panoramic downtown views from some units

Penthouse Unit



Kitchen and dining area



Living room with fireplace

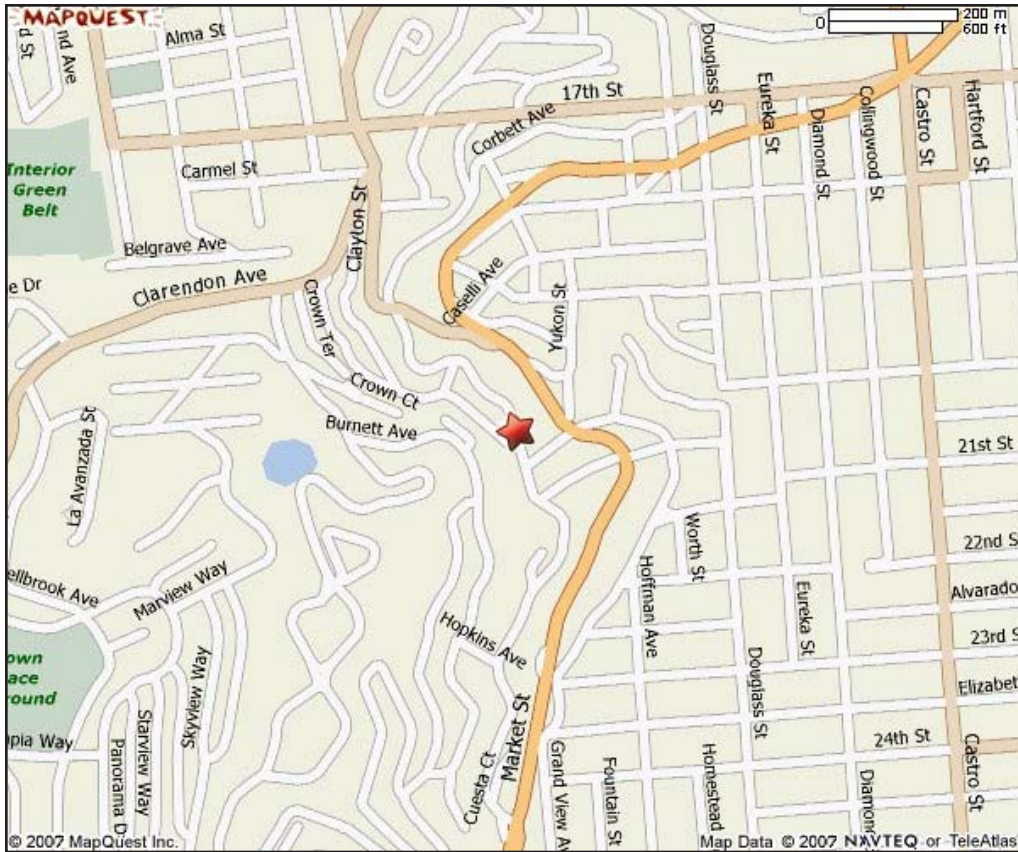


Panoramic downtown views

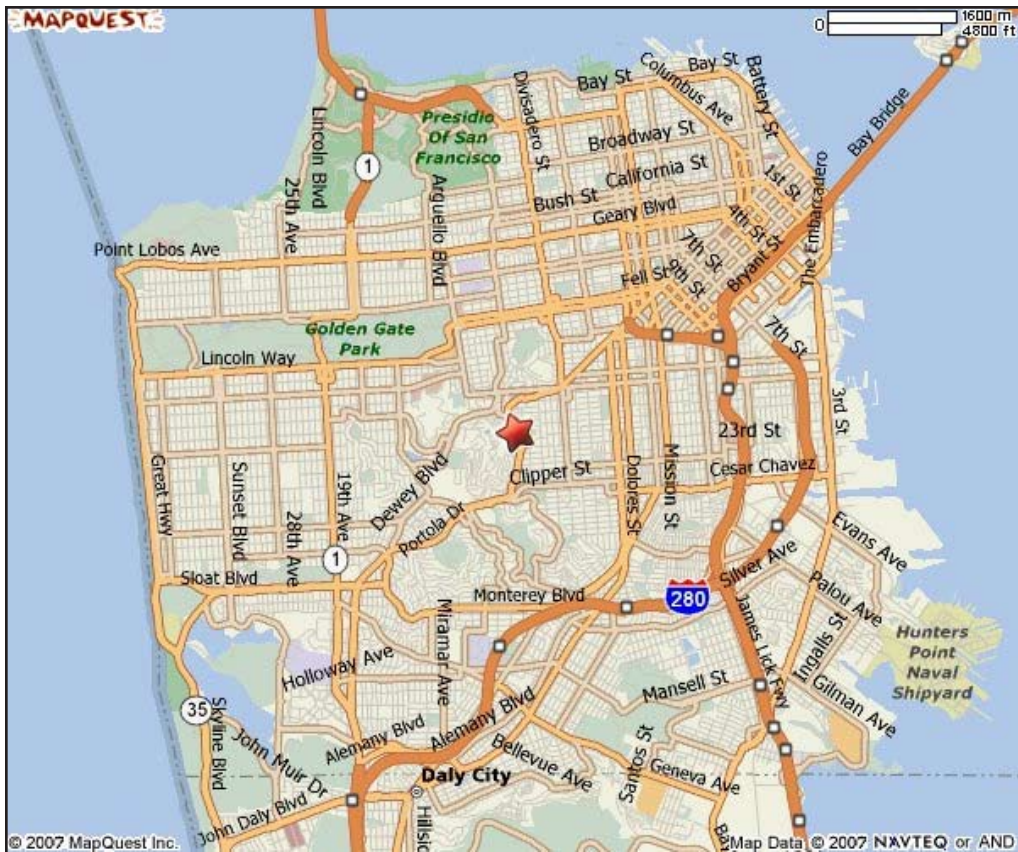


Private rooftop deck

Maps of 630 Corbett Ave.



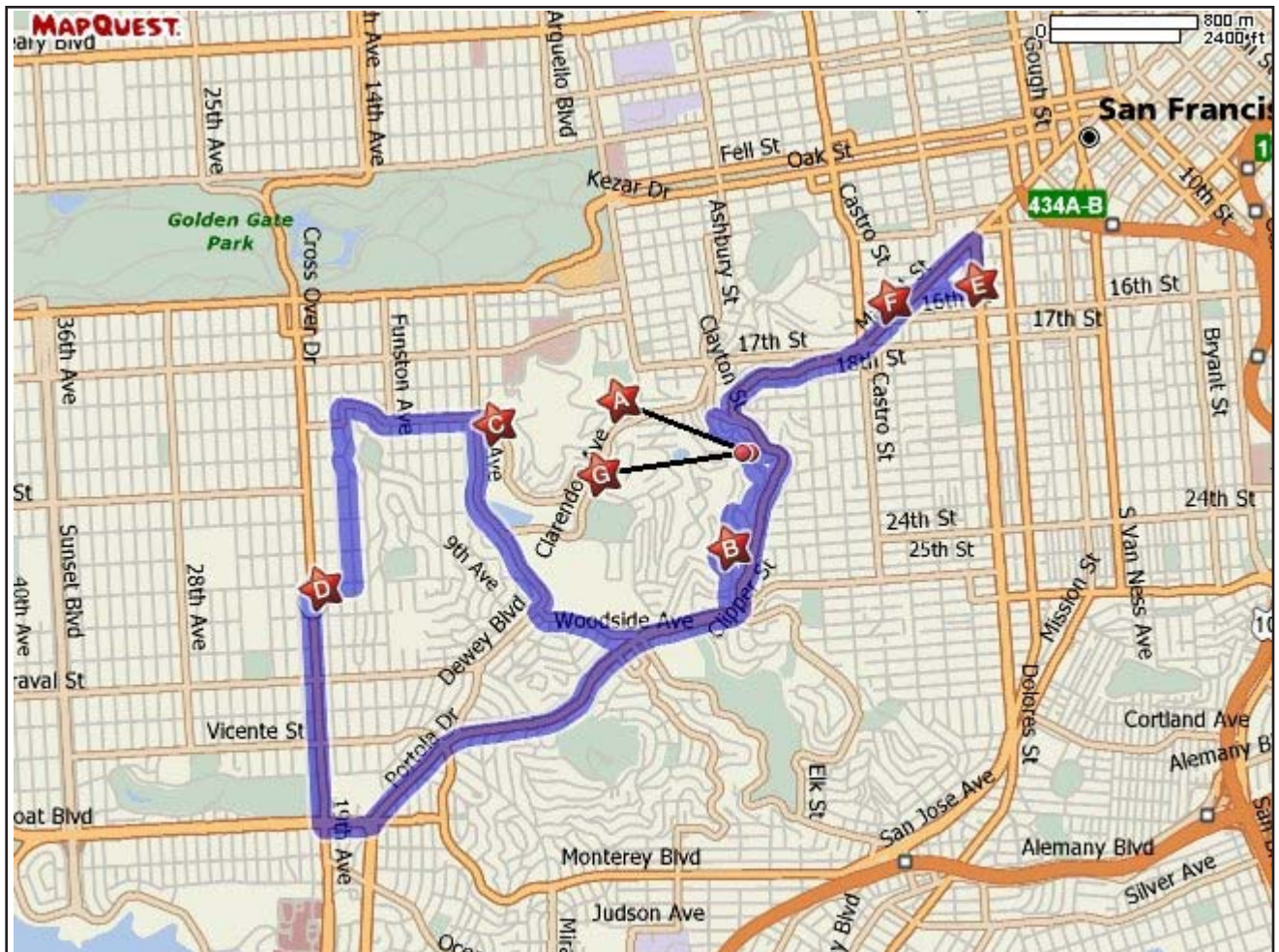
Neighborhood Map



San Francisco Map

2008 Comparable Sales with Map

Map Key	Address	Date Sold	Price	# of Units	Built	Sq. Ft. (approx)	Price/Sq.Ft.	GRM	Rents /Sq.Ft.	Cap Rate
A	630 Corbett Ave.	for sale	\$3,095,000	10	1960	10,803	\$286	17.5	\$1.36	3.5%
B	10 Gardenside	9/10/08	\$2,800,000	12	1968	9,877	\$283	14.49	\$1.63	4.65%
C	475 Warren	8/26/08	\$2,850,000	12	1961	10,594	\$269	18.70	\$1.20	3.9%
D	950 Quintara	2/22/08	\$2,590,000	12	1963	10,752	\$240	18.16	\$1.11	4.5%
E	180 Dolores	4/29/08	\$2,325,000	9	1921	7,600	\$305	17.88	\$1.43	4.09%
F	221 Noe	6/6/08	\$3,550,000	12	1908	9,840	\$360	15.78	\$1.91	6.34%
G	300 Graystone	5/23/08	\$1,710,000	6	1958	4,598	\$371		Vacant	



CMA - Sold Property

5+ Units Agent Detail Report

Listings as of 09/26/08 at 11:25am

Page 1

MLS#: 342046 Sold 10 Gardenside Dr Twin Peaks \$ 3,000,000



5+ Units **LD:** 05/21/08 **D/S:** 5/D
Cross Street: Burnett Avenue **Map:** CQ46
Blk/Lot/APN: 24867 **Zoning:** R3
#Units: 12 **\$/Unit:** 233333 **#OwrOcc:** **#Vacant:** **#Floors:** 5
#Pkg: 12 **#Indep Pkg:** 12 **#Tandem Pkg:**
~SqFt: 9877 **Per Tax Records** **\$/SF:** 283.49 **Rent/SF:** 1.63 **GRM:** 14.49 **Cap:** 4.65
Gross Annual Income: 193188 **A/S:** **Annual Expense:** 62940.00
Year Built: 1968 **Pending Lit:** **Probate:** No **Court:** No

Marketing Remarks: Superp Twin Peaks 12 units. Views, parking, storage lockers, laundry room. New roof, new external paint, new common area paint and floors. Clean! Individual meters, low rents and low expenses. Lots of upside.

Agent Only Remarks: Please no offers before 6/4/08. Call Marc Wilson @ 415-229-1275.

Show Do Not Disturb Occ	Show Appointment Only	Show Call Listing Agent	Posses Close of Escrow	Park Carport
Park Garage	Type Apartments	Type Garden Apartments	Type 5+ Story	Style Contemporary
Exter Stucco	Exter Wood Siding	Views Panoramic	Views Partial	Views City Lights
Views Water	Views Bay	Views Downtown	Floors Partial Carpet	Floors Wall to Wall Carpet
Found Concrete Perimeter	Constr Wood Frame	Roof Tar and Gravel	Heat Gas	Lease Month to Month
Seapart Gas	Seapart Electricity	Tenant Gas	Tenant Electricity	Laund In Common Area
Laund Appliances-Owned				

Tour Date: **Tour Time:** **Lockbox Only:** **Price Reduction:**

Remarks:

Open House Date: **Open House Time:**

Remarks:

# Studios: 2	Rent Range: \$925-\$1083	#1 Bedrooms: 6	Rent Range: \$1067-\$1475
#2 Bedrooms: 4	Rent Range: \$1235.98-\$1928	#3+ Bedrooms:	Rent Range:
#Commercial:	Rent Range:	#Furnished:	

List Office: TRI Coldwell Banker Phone: 415-474-1750, FAX: 415-771-1264	List Type: ER
List Agent: Marc W Wilson Primary:415-474-1750 Fax: 415-771-1264	CSO: 2.5%
Email: wilsonproperties@aol.com	Internet: Y
Co-List Office:	Var: No
Co-List Agent:	UCBC: 0.00
Email:	

Pending Date: 09/08/08 **Sold Date:** 09/10/08 **Sale Price:** \$ 2,800,000 **DOM:** 110

SO: TRICB1 **SA:** Marc W Wilson **SA Phone:** 415-474-1750

Co-SO: **Co-SA:** **Co-SA Phone:**

Terms: Adjustable Conv.

Selling Comments:

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5+ Units Agent Detail Report

Listings as of 09/26/08 at 11:06am

Page 2

MLS#: 337886 Sold 475 Warren Dr Forest Knolls \$ 3,100,000



5+ Units LD: 02/28/08 D/S: 4/D
Cross Street: 7th **Map:** CN46
Blk/Lot/APN: 2634 **Zoning:**
#Units: 12 **\$/Unit:** 237500 **#OwrOcc:** **#Vacant:** **#Floors:** 4
#Pkg: 12 **#Indep Pkg:** 12 **#Tandem Pkg:**
~SqFt: 10594 Per Tax Records **\$/SF:** 269.02 **Rent/SF:** 1.20 **GRM:** 18.70 **Cap:** 3.90
Gross Annual Income: 152388 **A/S:** **Annual Expense:** 41176.00
Year Built: 1961 **Pending Lit:** **Probate:** No **Court:** No

Marketing Remarks: Very desirable, well kept and clean, easy to manage. Excellent location. 8 units in good size, 1BD/1BA & 4 units in large sized 2BD/1BA. Wall to wall carpets. Most units have beautiful view of the bay and the GG Bridge. All units are separately metered for PG&E. Each unit with own force air heater and individual water heater. 12 pkg spaces. Coin operated laundrymat. Storage lockers for tenant. Close to all restaurants, shops, schools, public transportations and major SF landmarks.

Agent Only Remarks: Showing by appt only, there'll be 1 vacant unit in mid-March for easy showing. This bldg is in excellent location with spectacular views! Close to UCSF Medical Hospital. FOR more information, please contact Nancy Lee at 415-999-7289. Broker's Tour on 3/18 from 1:30 to 2:00 pm.

Show Appointment Only	Show Call Listing Agent	Show 24-Hours Notice	Posses Close of Escrow	Park Attached
Park Garage	Type Apartments	Type 4 Story	Style Contemporary	Exter Stucco
Views Bay Bridge	Views San Francisco	Views Ocean	Floors Wall to Wall Carpet	Found Concrete Slab
Constr Wood Frame	Roof Composition	Heat Wall Furnaces	Lease 1 Year	Tenant Water
Tenant Electricity	Exps Property Taxes	Exps Garbage Collection	Exps Janitorial Services	Exps Maintenance/Repairs
Equip Carpet	Laund Coin Operated	Laund Appliances-Leased	Load Delivery Door	Bsmt None
Misc Security Gate	Discls Prelim Title Report	Discls Rental/Lease Agmts	Discls Estoppel Certificate	Financ 1031 Exchange
Exchnng Commercial				

Tour Date: **Tour Time:** **Lockbox Only:** **Price Reduction:**

Remarks:

Open House Date: **Open House Time:**

Remarks:

# Studios:	Rent Range:	#1 Bedrooms: 8	Rent Range: 800-1150
#2 Bedrooms: 4	Rent Range: 1200-1500	#3+ Bedrooms:	Rent Range: 0
#Commercial:	Rent Range:	#Furnished:	

List Office: Century 21 Alliance Phone: 650-991-2121, FAX: 650-755-4747	List Type: ER
List Agent: Nancy Lee Primary: 650-991-5278 Fax: 650-755-4747	CSO: 2%
Email: nancylee4u@msn.com	Internet: Y
Co-List Office:	Var: No
Co-List Agent:	UCBC: 0.00
Email:	

Pending Date: 06/02/08 **Sold Date:** 08/26/08 **Sale Price:** \$ 2,850,000 **DOM:** 95

SO: CAPI **SA:** Ali Khostovan **SA Phone:** 650-343-2500

Co-SO: **Co-SA:** **Co-SA Phone:**

Terms: Fixed Conventional

Selling Comments:

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CMA - Sold Property

5+ Units Agent Detail Report

Listings as of 09/26/08 at 11:06am

Page 1

Property Type 5+ Units **Property Subtype** 5 - 15 Units **Status** Sold (01/29/2008 to 09/26/2008)

MLS#: 336821 **Sold** **950 Quintara St** **Inner Parkside** **\$ 2,250,000**



5+ Units **LD:** 02/06/08 **D/S:** 2/G
Cross Street: 19th ave **Map:** CM47
BIK/Lot/APN: 2138010 **Zoning:**
#Units: 11 **\$/Unit:** 235455 **#OwrOcc:** **#Vacant:** 1 **#Floors:** 4
#Pkg: 12 **#Indep Pkg:** 11 **#Tandem Pkg:** 1
~SqFt: 10752 **\$/SF:** 240.89 **Rent/SF:** 1.11 **GRM:** 18.16 **Cap:** 4.52
Gross Annual Income: 142584 **A/S:** **Annual Expense:** 25620.00
Year Built: 1963 **Pending Lit:** **Probate:** No **Court:**

Directions: Property is located at the Northeast corner of Quintara St. and 19th Ave

Marketing Remarks: Excellent Sunset location, near SF State University, SF Metro Muni lines, shopping malls, restaurants, and easily accessible to Freeways. Good income, easy to maintain. Termite Inspection Report on file. Seller prefer to sell AS IS condition and credit buyer for repair work recommended at close of escrow. Buyer to cooperate with seller for 1031 exchange.

Agent Only Remarks: Tuesday tour 2/12/08 12:30-2:30pm. No more showing at this time. Pre-sale escrow open with Chicago Title Co., Barbara Jimenez 415-405-1300, escrow no. 35406071-BJ

Show Appointment Only	Posses Subj to Tenant Right	Park Deck	Park Carport	Park Attached
Park Garage	Type Apartments	Style Contemporary	Exter Stucco	Views Partial
Views City Lights	Views Water	Views Park	Floors Wall to Wall Carpet	Constr Wood Frame
Heat Central Heating	Heat Wall Furnaces	Lease Month to Month	Sept Gas	Sept Electricity
Tenant Gas	Tenant Electricity	Exps Property Taxes	Exps Water	Exps Gas
Exps Electricity	Exps Garbage Collection	Exps Janitorial Services	Exps Maintenance/Repairs	Exps Management
Exps Insurance	Equip Carpet	Equip Refrigerator	Laund In Common Area	Bsmt Storage Area
Discls Prelim Title Report	Discls Rental/Lease Agmts	Discls RE Transfer Discl	Discls Seismic Hazard Discl	

Tour Date: **Tour Time:** **Lockbox Only:** **Price Reduction:**

Remarks:

Open House Date: **Open House Time:**

Remarks:

# Studios:	Rent Range:	#1 Bedrooms: 7	Rent Range: \$888.00 - \$1,500.00
#2 Bedrooms: 4	Rent Range: \$724.00 - \$1,395.00	#3+ Bedrooms:	Rent Range:
#Commercial:	Rent Range:	#Furnished:	

List Office: Coldwell Banker Res. R.E. Svcs Phone: 415-682-6666, FAX: 415-682-6680	List Type: ER
List Agent: Betty W Gee Primary:415-664-0388 Secondary:415-682-6690 Fax: 415-682-6680	CSO: 2%
Email: bettywgee@gmail.com	Internet: Y
Co-List Office:	Var: No
Co-List Agent:	UCBC: 0.00
Email:	

Pending Date: 02/12/08 **Sold Date:** 02/22/08 **Sale Price:** \$ 2,590,000 **DOM:** 6

SO: COLD02 **SA:** Betty W Gee **SA Phone:** 415-664-0388

Co-SO: **Co-SA:** **Co-SA Phone:**

Terms: Cash

Selling Comments: All cash, as is, waive inspection, no credit

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CMA - Sold Property

5+ Units Agent Detail Report

Listings as of 09/26/08 at 11:06am

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MLS#: 338121 Sold 180 Dolores St Mission Dolores \$ 2,195,000



5+ Units LD: 03/06/08 D/S: 5/M
Cross Street: 15th **Map:** CR45
Blk/Lot/APN: 3544013A **Zoning:**
#Units: 9 **\$/Unit:** 258333 **#OwrOcc:** **#Vacant:** **#Floors:** 3
#Pkg: 3 **#Indep Pkg:** 3 **#Tandem Pkg:**
~SqFt: 7600 **Per Tax Records \$/SF:** 305.92 **Rent/SF:** 1.43 **GRM:** 17.88 **Cap:** 4.09
Gross Annual Income: 130000 **A/S:** **Annual Expense:** 34809.00
Year Built: 1921 **Pending Lit:** **Probate:** No **Court:** No

Marketing Remarks: Nine unit trophy building in prime Mission Dolores neighborhood. All tenant occupied. Three car parking. One garage vacant. GRM 16.89. Cap rate: 4.44%. Perfect for the fussy investor. Open Tuesday, March 11th, 12:00-1:30. Offers March 14 by Noon.

Agent Only Remarks: Nine unit trophy building in prime Mission Dolores neighborhood. All tenant occupied. Three car parking. One garage vacant. GRM 16.89. Cap rate: 4.44%. Perfect for the fussy investor. Open Tuesday, March 11th, 12:00-1:30. Offers March 14 by Noon.

Show Do Not Disturb Occ	Show Appointment Only	Show Call Listing Agent	Show 24-Hours Notice	Posses Subj to Tenant Right
Park Garage	Park Interior Access	Type Apartments	Type 3 Story	Style Marina
Exter Brick	Floors Partial Hardwood	Floors Vinyl	Heat Steam	Lease Month to Month
Tenant Electricity	Exps Property Taxes	Exps Water	Exps Garbage Collection	Exps Janitorial Services
Exps Maintenance/Repairs	Exps Management	Exps Insurance	Exps License Fee/Advert	Laund Coin Operated
Laund Appliances-Leased	Bsmt Partial	Misc Garden	Misc Patio(s)	Discls Disclosure Pkg Avail
Discls Prelim Title Report	Discls Rental/Lease Agmts	Discls Strctrl Pst Cntr Rpt		

Tour Date: **Tour Time:** **Lockbox Only:** **Price Reduction:**

Open House Date: **Open House Time:**

# Studios:	Rent Range:	#1 Bedrooms: 4	Rent Range: 890.00-1496.00
#2 Bedrooms: 5	Rent Range: 615.28-2131.00	#3+ Bedrooms:	Rent Range:
#Commercial:	Rent Range:	#Furnished:	

List Office: Zephyr Real Estate Phone: 415-695-7707, FAX: 415-695-1106	List Type: ER
List Agent: Marcia Thomas Primary: 415-695-7707 Fax: 415-695-1106	CSO: 2.25
Email: marciathomas@zephyrsf.com	Internet: Y
Co-List Office: Zephyr Real Estate	Var: Yes
Co-List Agent: Richard E Meyerson 415-695-7707 x170 Fax: 415-695-1106	UCBC: 0.00
Email: RMeyerson@zephyrsf.com	

Pending Date: 03/25/08	Sold Date: 04/29/08	Sale Price: \$ 2,325,000	DOM: 19
SO: PMAI	SA: Ted S Hulbush NM	SA Phone: 415-640-5001	
Co-SO:	Co-SA:	Co-SA Phone:	
Terms: Adjustable Conv.			

Selling Comments:

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CMA - Sold Property

5+ Units Agent Detail Report

Listings as of 09/26/08 at 11:06am

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MLS#: 336175 Sold 221 Noe St Duboce Triangle \$ 3,400,000



5+ Units LD: 01/22/08 D/S: 5/J
Cross Street: 15th Street **Map:** CQ45
Blk/Lot/APN: 3560020 **Zoning:** RH3
#Units: 12 **\$/Unit:** 295833 **#OwrOcc:** **#Vacant:** **#Floors:** 3
#Pkg: 3 **#Indep Pkg:** **#Tandem Pkg:**
~SqFt: 9840 **Per Tax Records \$/SF:** 360.77 **Rent/SF:** 1.91 **GRM:** 15.78 **Cap:** 6.34
Gross Annual Income: 225000 **A/S:** **Annual Expense:**
Year Built: 1908 **Pending Lit:** **Probate:** No **Court:**

Directions: Market Street, north at Noe.

Marketing Remarks: *Gross scheduled annual rents includ \$170.94 mo cap improv pass throughs*. This 1908 building has 6 three room one bed and 6 four room two bedroom, all with one bath. Most have renovated kitch and bath. Parking for 3 auto, plus motorcycle and 6 sprinklered storage. Plumbing is mostly copper, elec service is 400 amp. Two lower rear units have rear decks. Large rear yard. Leased Laundry. No vacancies and plenty of upside plus years of unused cap improv pass throughs available. Good rental area.

Agent Only Remarks: Seller will be seeking extra time for his out of town IRS Section 1031 exchange. Very good documentation for available Cap Improv Pass Throughs. Markoff Termite Clearance Jan 11, 2008. Report and Clearance available. Tank removed. Water and energy done. Professionally managed for some 14 years. No vacancies at this time. Vacancies always fill quickly.

Show Call Listing Agent	Posses Close of Escrow	Posses Subj to Tenant Right	Park Garage	Type Apartments
Type 3 Story	Exter Vinyl Siding	Floors Hardwood	Floors Tile	Constr Wood Frame
Lease Lease/Mth to Mth Mix	Separt Water	Separt Gas	Separt Electricity	Tenant Gas
Tenant Electricity	Exps Property Taxes	Exps Water	Exps Gas	Exps Electricity
Exps Garbage Collection	Exps Janitorial Services	Exps Maintenance/Repairs	Exps Insurance	Equip Oven/Range Freestand
Equip Refrigerator	Equip Fire Alarm System	Laund Coin Operated	Laund Appliances-Leased	Bsmt Partial
Bsmt Storage Area	Misc Deck(s)	Discls Disclosure Pkg Avail	Discls Prelim Title Report	Discls Rental/Lease Agmts
Discls Estoppel Certificate	Discls RE Transfer Discl	Discls Sellers Sup to TDS	Discls Lead Hazard Discl	Discls Strctrl Pst Cntr Rpt
Financ 1031 Exchange				

Tour Date: **Tour Time:** **Lockbox Only:** **Price Reduction:**

Remarks:

Open House Date: **Open House Time:**

Remarks:

# Studios:	Rent Range:	#1 Bedrooms: 6	Rent Range: \$1084-\$1840
#2 Bedrooms: 6	Rent Range: \$969-\$2250	#3+ Bedrooms:	Rent Range:
#Commercial:	Rent Range:	#Furnished:	

List Office: TCO Phone: 415-621-1600, FAX: 415-346-8801 **List Type:** ER
List Agent: Mitchell Tannenbaum Primary:415-885-6970 Secondary:415-235-4830 Other:415-621-1600 **CSO:** 2.5%
 Fax: 415-346-8801

Email: mitchgm@gmail.com **Internet:** Y
Co-List Office: **Var:** No
Co-List Agent: **UCBC:** 0.00
Email:

Pending Date: 04/23/08 **Sold Date:** 06/06/08 **Sale Price:** \$ 3,550,000 **DOM:** 92

SO: BRWN **SA:** Scott Whelan **SA Phone:** 415-309-3795

Co-SO: **Co-SA:** **Co-SA Phone:**

Terms: Not Reported

Selling Comments: Thanks Scott for your cooperation.

Presented By: Jennifer Long NM / GM Green Real Estate, Inc.

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CMA - Sold Property

5+ Units Agent Detail Report

Listings as of 09/26/08 at 11:06am

Page 3

MLS#: 336246	Sold	300 Graystone Ter	Clarendon Heights	\$ 1,800,000
		5+ Units	LD: 01/25/08	D/S: 5/H
Cross Street:	Corbett	Map:	CO45	
Blk/Lot/APN:	2745033	Zoning:		
#Units:	6	\$/Unit:	285000	#OwrOcc:
#Pkg:	6	#Indep Pkg:	6	#Vacant:
~SqFt:	4598	\$/SF:	371.90	#Tandem Pkg:
Gross Annual Income:		Rent/SF:	0.00	GRM:
Year Built:	1958	A/S:		Annual Expense:
	Pending Lit:	Probate:	No	Court:
Marketing Remarks:	6 units with 6 garages. 5 units are vacant. Owner is in process of obtaining permits to add penthouse bedrooms and decks to the top floor 3 units. Top floor has some views and additions will have pano views toward Downtown SF & the Bay. Terrific location. Good TIC potential.			
Show Call Listing Agent	Posses	Close of Escrow	Posses	Subj to Tenant Right
Type	Apartments	Style	Contemporary	Exter
Constr	Wood Frame	Lease	Month to Month	Separt
Tenant	Electricity	Laund	Coin Operated	Bsmt
Tour Date:		Tour Time:		Lockbox Only:
Remarks:				Price Reduction:
Open House Date:		Open House Time:		
Remarks:				
# Studios:		Rent Range:		#1 Bedrooms:
#2 Bedrooms:		Rent Range:		#3+ Bedrooms:
#Commercial:		Rent Range:		#Furnished:
List Office:	West & Praszker, REALTORS® Phone: 415-661-5300, FAX: 415-661-3176			List Type:
List Agent:	Michael Y Klestoff Primary:415-661-5300 Secondary:415-699-3266 Fax: 415-661-3176			CSO:
Email:	klestoffmre@aol.com			Internet:
Co-List Office:				Var:
Co-List Agent:				UCBC:
Email:				
Pending Date:	05/15/08	Sold Date:	05/23/08	Sale Price:
SO:	W&P	SA:	Michael S Danich	SA Phone:
Co-SO:		Co-SA:		Co-SA Phone:
Terms:	Not Reported			
Selling Comments:				

Presented By: Jennifer Long NM / GM Green Real Estate, Inc.
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