

Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:58pm

Page 1

Property Type: Condo/Coop/TIC/Loft Property Subtypes: Condominium, Loft Condominium, Tenancy In Common Status: Sold (01/01/2006 to 12/31/2006)

SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
38 Elsie St #A Bernal Heights		1	1	0	779	892.17	08/25/06	48	639,000	695,000	113.93
3902 Folsom St Bernal Heights		2	1	2	1,200	608.33	03/30/06	16	639,000	730,000	114.24
14-A Godeus St Bernal Heights		3	2	1	2,263	332.52	08/17/06	20	765,000	752,500	98.37
1602 York St Bernal Heights		3	2	1	1,527	498.53	08/18/06	46	750,000	761,250	101.50
355 Park St Bernal Heights		2	1.25	2	1,825	451.41	10/23/06	11	835,000	823,825	98.66
148 Ripley St Bernal Heights		2	2.50	1	1,284	677.57	11/17/06	26	888,000	870,000	97.97
316 Rutledge St Bernal Heights		4	3	0	0		11/07/06	85	899,000	877,000	97.55
146 Ripley St Bernal Heights		2	2.50	1	1,284	700.93	02/22/06	75	949,000	900,000	101.24
129 College Ave Bernal Heights		3	1	1	0		05/17/06	23	560,000	1,150,000	200.00
131 College Ave Bernal Heights		2	1	2	2,720	422.79	05/17/06	24	540,000	1,150,000	219.05
2501 Harrison St #14 Inner Mission		1	1.50	1	1,199	567.97	06/28/06	16	689,000	681,000	98.84
175-199 Tiffany #301 Inner Mission		2	2	1	1,173	583.97	02/09/06	40	685,000	685,000	100.00
175-199 Tiffany #208 Inner Mission		2	2	1	1,272	538.52	02/17/06	1	689,000	685,000	99.42
3375 17th St #211 Inner Mission		1	2	1	1,110	626.13	04/27/06	29	725,000	695,000	98.58
107 San Jose Ave Inner Mission		2	2	1	0		11/21/06	61	719,000	695,500	100.07
2637 24th St #4 Inner Mission		2	2.50	1	1,134	616.40	07/12/06	19	719,000	699,000	100.00
1269 South Van Ness Ave #A Inner Mission		3	2	1	1,354	516.99	10/30/06	90	729,000	700,000	100.14
2637 24th St #5 Inner Mission		2	2.50	1	0		06/02/06	111	799,000	700,000	97.36
1370 Valencia #1 Inner Mission		2	2	1	1,160	604.31	04/21/06	37	695,000	701,000	100.86
1370 Valencia #4 Inner Mission		2	2	1	1,160	607.76	04/11/06	37	695,000	705,000	101.44
88 Hoff St #109 Inner Mission		2	1.50	2	1,091	649.86	08/23/06	16	709,000	709,000 (*)	100.00
2733 Harrison St Inner Mission		2	1	2	0		04/03/06	35	669,000	710,000	106.13
2130 Harrison #8 Inner Mission		1	1.50	1	1,241	572.12	02/02/06	112	769,000	710,000	97.39
2278 Bryant St Inner Mission		3	2.50	1	0		05/31/06	78	895,000	715,000	98.08
175-199 Tiffany Ave #402 Inner Mission		2	2	1	1,118	640.43	05/18/06	15	695,000	716,000	103.02
1039 Treat Ave Inner Mission		2	1	2	1,290	558.14	11/21/06	15	699,000	720,000	103.00
320 Alabama St #4 Inner Mission		1	1.50	1	0		08/04/06	40	699,000	725,000	103.72
1370 Valencia St #5 Inner Mission		2	2	1	1,336	542.66	10/05/06	119	725,000	725,000	100.00
1262 Hampshire St Inner Mission		3	2	1	1,414	512.73	04/11/06	26	699,000	725,000	101.75
2130 Harrison #15 Inner Mission		2	1.50	1	1,061	683.32	03/20/06	132	749,000	725,000	100.00
2130 Harrison #17 Inner Mission		2	1.50	1	1,061	683.32	02/02/06	42	725,000	725,000	100.00
2637 24th St #3 Inner Mission		2	2.50	1	1,225	591.84	08/01/06	174	799,000	725,000	99.45
633 Hampshire St #5 Inner Mission		1	1.50	1	1,127	652.17	05/31/06	23	699,000	735,000	105.15
250 Lexington St Inner Mission		3	1.50	2	1,400	528.57	04/21/06	63	699,000	740,000	105.87
320 Alabama St #7 Inner Mission		1	1.50	1	1,315	566.54	02/15/06	20	729,000	745,000	99.47
350 Alabama St #5 Inner Mission		1	1.50	1	0		05/22/06	5	745,000	745,000	100.00
350 Alabama St #19 Inner Mission		1	1.50	1	1,330	563.16	11/30/06	23	749,000	749,000	100.00
254 Lexington St Inner Mission		3	1.50	2	1,400	535.71	04/21/06	63	699,000	750,000	107.30
320 Alabama St #5 Inner Mission		1	1.50	1	1,315	574.14	05/31/06	33	749,000	755,000	100.80
320 Alabama St #21 Inner Mission		1	1.50	1	1,249	608.49	07/26/06	35	749,000	760,000	101.47
469 Capp St Inner Mission		2	1	2	1,327	572.72	09/05/06	33	769,000	760,000	101.47
320 Alabama St #16 Inner Mission		1	1.50	1	1,315	582.51	12/28/06	19	749,000	766,000	102.27
2875 21st St #5 Inner Mission		2	2.50	1	1,632	471.81	10/12/06	14	759,000	770,000	101.45
3011 20th St #2 Inner Mission		2	2	1	1,231	631.19	12/08/06	56	789,000	777,000	98.48
350 Alabama St #15 Inner Mission		1	1.50	2	1,298	600.15	03/21/06	54	799,000	779,000	97.50
3025 20th St #B Inner Mission		2	2	1	1,228	635.99	04/07/06	20	769,000	781,000	101.56
3243 21st St Inner Mission		2	1	1	1,410	556.74	10/26/06	26	725,000	785,000	108.28
320 Alabama St #23 Inner Mission		2	1.50	1	1,446	552.56	09/12/06	26	799,000	799,000	100.00
638 San Jose Ave Inner Mission		3	2.50	1	2,558	314.70	12/07/06	78	849,000	805,000	94.82
203-C Bartlett St Inner Mission		4	2	0	0		09/12/06	10	799,000	807,000	101.00
350 Alabama St #21 Inner Mission		2	2.50	2	1,622	508.63	11/30/06	74	897,500	825,000	97.07
2773 Folsom St #301 Inner Mission		3	3	1	1,700	491.18	05/05/06	82	859,000	835,000	97.21

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:58pm

Page 2

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
3375 17th St #209 Inner Mission		2	2	1	1,546	543.34	09/06/06	41	875,000	840,000	96.00
3375 17th St #206 Inner Mission		2	2	2	1,343	634.40	04/28/06	24	849,000	852,000	106.63
3345 17th St #4 Inner Mission		3	3.50	1	1,787	489.65	07/28/06	29	929,000	875,000	97.33
642 Hampshire St Inner Mission		3	2.50	1	0		05/25/06	67	869,000	876,000	100.81
3250 21st St #3 Inner Mission		3	2	1	1,442	610.26	08/09/06	12	850,000	880,000	103.53
350 Alabama St #7 Inner Mission		2	2	1	2,025	434.57	10/16/06	63	899,000	880,000	97.89
3043 22nd St #B Inner Mission		3	2.50	1	1,594	564.62	04/13/06	19	845,000	900,000	106.51
2 Lexington Inner Mission		3	2.50	2	1,561	592.57	07/28/06	53	925,000	925,000	100.00
663 Shotwell Inner Mission		3	1	0	0		09/27/06	19	875,000	925,000	105.71
350 Alabama St #11 Inner Mission		3	2.50	1	0		03/03/06	87	729,000	940,000	128.94
475 Hampshire St #6 Inner Mission		2	2.50	1	1,836	517.43	10/18/06	34	979,000	950,000	97.04
1070 Capp St #1 Inner Mission		4	3	2	2,337	410.78	03/01/06	58	969,000	960,000	99.07
4 Lexington Inner Mission		3	2.50	1	1,756	555.24	05/23/06	24	975,000	975,000	100.00
644 Hampshire Inner Mission		3	2.50	1	0		05/25/06	67	959,000	975,000	101.67
843 South Van Ness Ave #4 Inner Mission		3	3	1	1,870	550.80	09/15/06	34	1,060,000	1,030,000	97.17
843 South Van Ness Ave #8 Inner Mission		3	2	1	1,926	550.36	06/19/06	51	1,049,000	1,060,000	101.05
320 Alabama St #2 Inner Mission		3	2.50	1	2,317	474.75	05/05/06	23	1,089,000	1,100,000	101.01
689 Florida St Inner Mission		2	1.50	0	2,269	550.90	05/18/06	29	1,395,000	1,250,000	96.53
760 South Van Ness Ave Inner Mission		2	1	1	0		05/24/06	16	589,000	1,250,000	212.22
762 South Van Ness Ave Inner Mission		2	1	1	0		05/24/06	16	569,000	1,250,000	219.68
255 Berry St #513 Mission Bay		2	2	1	1,050	697.14	10/16/06	29	769,000	732,000	99.05
260 King St #1213 Mission Bay		1	1	1	814	907.86	05/17/06	110	759,000	739,000	98.66
260 King St #557 Mission Bay		1	1.50	1	1,104	724.64	06/30/06	14	799,900	800,000	100.01
255 Berry St #310 Mission Bay		2	2	1	1,373	618.35	12/29/06	6	849,000	849,000	100.00
255 Berry St #406 Mission Bay		2	2	1	1,293	658.70	04/28/06	2	820,000	851,698	103.87
255 Berry St #321 Mission Bay		2	2	1	1,235	700.40	08/24/06	57	889,500	865,000	98.86
260 King St #703 Mission Bay		2	2	1	0		06/13/06	79	899,000	899,000	100.00
255 Berry St #110 Mission Bay		2	2.50	1	0		12/19/06	63	949,000	920,000	97.98
250 King St #602 Mission Bay		2	2	1	0		05/05/06	41	965,000	965,000	100.00
255 Berry St #401 Mission Bay		2	2	1	1,313	745.62	12/20/06	86	1,029,000	979,000	100.00
255 Berry St #309 Mission Bay		2	2	1	1,500	656.67	10/20/06	94	1,150,000	985,000	93.81
250 King St #770 Mission Bay		3	2	1	0		05/11/06	8	985,000	985,000	100.00
250 King St #702 Mission Bay		2	2	1	0		05/18/06	34	985,000	985,000	100.00
255 Berry St #113 Mission Bay		2	2.50	1	0		05/16/06	54	998,000	998,000	100.00
250 King St #1400 Mission Bay		2	2	1	0		11/14/06	121	1,000,000	1,050,000	95.45
250 King St #730 Mission Bay		2	2	2	1,338	807.17	06/08/06	112	1,150,000	1,080,000	96.00
1 Bluxome St #304 Mission Bay		2	2	1	1,844	713.53	12/11/06	20	1,385,000	1,315,750	95.00
260 King St #1605 Mission Bay		2	2	2	1,488	900.54	02/24/06	82	1,340,000	1,340,000	100.00
250 King St #1616 Mission Bay		2	2	2	0		02/10/06	71	1,425,000	1,407,500	98.77
255 Berry #609 Mission Bay		2	2.50	1	1,876	844.88	02/28/06	90	1,585,000	1,585,000	100.00
544 Wisconsin St Potrero Hill		2	2	1	1,200	570.83	06/20/06	37	695,000	685,000	98.56
1422 De Haro St #2 Potrero Hill		2	2	1	1,205	576.76	01/06/06	77	749,000	695,000	99.43
615 Carolina St Potrero Hill		2	2	1	1,050	669.05	08/15/06	45	759,950	702,500	92.44
592 Wisconsin St Potrero Hill		2	2	1	0		10/12/06	68	745,000	705,000	100.36
1050 Mississippi St #2 Potrero Hill		3	2	1	1,212	581.68	04/25/06	27	699,000	705,000	100.86
1623 18th St Potrero Hill		1	2	1	989	740.14	06/02/06	1	759,000	732,000	96.44
1099 Mississippi St #10 Potrero Hill		2	2.50	1	1,204	613.79	12/01/06	39	739,000	739,000	100.00
1055 Carolina St Potrero Hill		3	2	1	1,692	437.35	11/10/06	24	699,000	740,000	105.87
370 De Haro St #A6 Potrero Hill		1	1.50	1	1,180	627.97	12/15/06	27	759,000	741,000	97.63
650 Missouri St #TOP Potrero Hill		3	2	2	1,185	632.07	03/29/06	29	749,000	749,000	100.00
1062 Carolina St Potrero Hill		2	1	0	0		03/22/06	8	689,000	775,000	112.48
55 Sierra St #301 Potrero Hill		3	2	1	1,448	537.98	11/30/06	75	799,000	779,000	97.50
25 Sierra #302 E Potrero Hill		3	2	1	0		08/10/06	86	759,000	789,000	103.95
1477 Rhode Island Potrero Hill		3	2.50	1	1,376	573.40	02/24/06	80	889,000	789,000	100.00
679 Carolina Potrero Hill		3	2	1	1,408	568.18	05/18/06	40	829,000	800,000	102.70

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:58pm

Page 3

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
365 Connecticut St Potrero Hill		2	2	1	1,169	684.35	09/29/06	24	769,000	800,000	104.03
2318-A 25th St Potrero Hill		3	2	1	1,400	571.43	09/28/06	92	849,000	800,000	103.23
301 Rhode Island #B-14 Potrero Hill		1	2	1	0		10/13/06	17	825,000	820,000	99.39
25 Sierra #101 W Potrero Hill		3	2.50	1	1,862	445.22	08/31/06	104	799,000	829,000	103.75
649 Pennsylvania Ave Potrero Hill		3	2	2	1,790	469.27	04/14/06	43	849,000	840,000	98.94
25 Sierra #302 W Potrero Hill		2	2.50	1	1,985	427.71	11/18/06	119	849,000	849,000	100.00
1420 De Haro St #1 Potrero Hill		3	3	2	1,847	460.21	08/17/06	89	939,000	850,000	97.81
685 Carolina St Potrero Hill		3	2	1	1,500	566.67	12/22/06	6	829,000	850,000	102.53
1087 Mississippi St Potrero Hill		2	2	2	1,328	651.36	05/12/06	36	849,000	865,000	101.88
952-A De Haro St Potrero Hill		3	3	1	1,895	461.74	06/09/06	56	799,000	875,000	109.51
25 Sierra #301 E Potrero Hill		3	2	1	0		08/31/06	35	849,000	879,000	103.53
25 Sierra St #402 Potrero Hill		2	2.50	1	1,792	490.51	09/15/06	25	849,000	879,000	103.53
1085 Mississippi Potrero Hill		2	2	2	1,414	622.35	05/01/06	38	849,000	880,000	103.65
1808 20th St Potrero Hill		2	2	1	1,400	635.00	03/17/06	14	789,000	889,000	112.67
25 Sierra #404 W Potrero Hill		2	2.50	1	1,816	489.54	08/10/06	220	899,000	889,000	98.89
947 Vermont St Potrero Hill		3	2.50	1	1,750	508.57	07/13/06	46	929,000	890,000	99.00
1479 Rhode Island Potrero Hill		3	2.50	1	1,516	596.97	08/07/06	94	979,000	905,000	101.12
720 Arkansas St #A Potrero Hill		3	2.50	1	1,513	611.37	09/29/06	72	990,000	925,000	96.86
25 Sierra #502 W Potrero Hill		2	2	1	1,670	556.29	08/24/06	234	899,000	929,000	103.34
501 Mississippi St #1 Potrero Hill		4	3	1	1,408	666.19	01/06/06	108	978,000	938,000	100.00
720 Arkansas St Potrero Hill		3	2.50	1	0		04/28/06	45	929,000	950,000	102.26
2130 24th St #B Potrero Hill		3	2	1	1,535	628.66	10/27/06	41	979,000	965,000	98.57
25 Sierra #403 W Potrero Hill		3	2.50	1	1,912	512.03	08/18/06	228	949,000	979,000	103.16
25 Sierra #505 W Potrero Hill		3	2.50	1	1,841	531.78	08/31/06	64	949,000	979,000	103.16
608 Missouri St #B Potrero Hill		3	3.50	1	1,587	620.67	06/09/06	33	960,000	985,000	102.60
25 Sierra St #105 Potrero Hill		3	3	1	3,376	295.91	08/10/06	34	999,000	999,000	100.00
843 Vermont St #1 Potrero Hill		3	2.50	1	1,520	657.89	07/12/06	1	998,000	1,000,000	100.20
327 Connecticut Potrero Hill		3	1	1	0		09/27/06	34	999,000	1,000,000	100.10
25 Sierra St #104 Potrero Hill		3	3	1	3,438	299.30	08/31/06	16	999,000	1,029,000	103.00
25 Sierra #605 W Potrero Hill		3	2.50	1	1,986	568.98	09/30/06	271	1,100,000	1,130,000	102.73
710 Wisconsin St Potrero Hill		3	2	1	0		05/17/06	35	1,195,000	1,145,000	95.82
1725 20th St Potrero Hill		2	2	1	1,577	735.57	04/07/06	8	1,195,000	1,160,000	97.07
725 Carolina St Potrero Hill		3	3.50	1	0		08/18/06	60	1,279,000	1,209,000	100.00
1550 22nd St Potrero Hill		5	3.50	2	3,232	379.02	05/19/06	55	1,295,000	1,225,000	94.59
1091 19th St Potrero Hill		3	2	1	1,774	707.44	03/15/06	40	1,375,000	1,255,000	98.43
696 De Haro St #A Potrero Hill		3	2	2	1,735	724.50	08/22/06	27	1,279,000	1,257,000	98.28
1552 22nd St Potrero Hill		2	2.50	2	2,230	573.54	05/16/06	68	1,279,000	1,279,000	100.00
254 Pennsylvania Ave Potrero Hill		3	3.50	1	2,600	500.00	05/24/06	70	1,349,000	1,300,000	100.39
807 Kansas St #A Potrero Hill		4	3.50	1	2,866	619.33	06/01/06	44	1,849,000	1,775,000	96.00
601 4th St #226 South of Market		1	1.50	1	1,174	583.48	08/07/06	4	679,000	685,000	100.88
950 Harrison St #206 South of Market		2	1.50	1	1,042	657.39	12/08/06	75	699,000	685,000	99.28
199 New Montgomery St #905 South of Mark		1	1	1	0		05/05/06	26	689,000	689,000	100.00
73 Sumner St #203 South of Market		2	2	1	1,136	606.51	03/20/06	25	689,000	689,000	100.00
77 Dow Pl #704 South of Market		1	1.50	1	0		06/02/06	63	709,000	693,400	97.80
601 4th St #225 South of Market		1	1	1	1,091	637.03	10/31/06	9	689,000	695,000	100.87
776 Tehama St #11 South of Market		2	2	1	0		07/13/06	15	749,000	695,000	100.00
140 South Van Ness St #1022 South of Mark		2	2	1	1,160	599.14	09/29/06	50	759,000	695,000	99.43
140 South Van Ness St #1004 South of Mark		2	2	2	1,145	610.48	10/04/06	5	699,000	699,000	100.00
950 Harrison St #202 South of Market		1	1.50	1	1,120	624.11	07/28/06	8	699,000	699,000	100.00
821 Folsom St #205 South of Market		2	2	1	1,013	690.03	05/10/06	13	719,000	699,000	100.00
821 Folsom St #303 South of Market		2	2	1	993	703.93	05/10/06	10	719,000	699,000	100.00
388 Townsend St #20 South of Market		1	2	1	929	752.42	08/14/06	64	669,000	699,000	104.48
77 Dow Pl #500 South of Market		1	1.50	1	1,092	640.11	02/02/06	39	699,000	699,000	100.00
821 Folsom St #315 South of Market		2	2	1	1,074	650.84	01/13/06	39	720,000	699,000	100.00
821 Folsom St #206 South of Market		2	2	1	1,063	657.57	01/20/06	26	699,000	699,000	100.00

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:58pm

Page 4

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
77 Dow Pl #700 South of Market		1	1.50	1	0		05/25/06	55	719,000	705,000	98.05
340 Ritch St #5 South of Market		1	1	1	1,445	487.89	09/13/06	15	715,000	705,000	98.60
69 Clementina St #301 South of Market		2	2	0	1,080	656.48	04/21/06	106	739,000	709,000	100.00
5 Lucerne St #4 South of Market		1	1.50	1	1,453	488.64	02/03/06	16	699,000	710,000	101.57
250 Clara St #3 South of Market		1	1.50	1	1,309	543.16	03/22/06	23	699,000	711,000	101.72
77 Dow Pl #1104 South of Market		1	1.50	1	0		04/04/06	19	709,000	715,000	100.85
200 Townsend St #50 South of Market		1	2	1	916	780.57	03/10/06	26	715,000	715,000	100.00
74 Brady St #14 South of Market		1	1.50	1	1,227	582.72	10/19/06	54	729,000	715,000	98.08
1247 Harrison St #27 South of Market		1	1.50	1	0		10/18/06	119	765,000	718,000	98.49
1233 Howard St #3G South of Market		1	2	1	0		11/01/06	68	799,000	719,000	97.29
1277 Howard St #5 South of Market		2	2	1	1,158	621.76	11/22/06	95	739,000	720,000	103.00
821 Folsom St #318 South of Market		2	2	1	1,101	653.95	04/07/06	20	720,000	720,000	100.00
360 10th St #1 South of Market		1	2.50	1	1,326	542.99	02/24/06	33	729,000	720,000	98.77
200 Townsend St #8 South of Market		1	2	1	941	765.14	03/13/06	51	739,000	720,000	97.43
821 Folsom St #306 South of Market		2	2	1	1,063	677.33	02/24/06	30	720,000	720,000	100.00
1247 Harrison St #28 South of Market		1	1.50	1	0		04/28/06	51	699,000	720,000	100.70
199 New Montgomery St #1505 South of Mar		1	1	1	794	909.95	09/15/06	52	739,000	722,500	97.77
821 Folsom St #202 South of Market		2	2	1	1,086	667.59	05/12/06	28	750,000	725,000	100.00
821 Folsom St #516 South of Market		2	2	1	1,006	720.68	05/10/06	28	775,000	725,000	99.32
355 Bryant St #206 South of Market		1	1	1	1,239	585.15	03/21/06	42	725,000	725,000	100.00
33 Moss St #3 South of Market		2	2	2	1,142	638.35	11/22/06	66	749,000	729,000	100.00
950 Harrison St #110 South of Market		2	2.50	1	1,359	540.84	02/03/06	8	720,000	735,000	102.08
950 Harrison St #106 South of Market		3	2.50	1	1,450	506.90	02/07/06	119	759,000	735,000	100.00
140 South Van Ness Ave #329 South of Mark		2	2	1	1,160	633.62	05/24/06	60	725,000	735,000	101.38
950 Harrison St #201 South of Market		2	1.50	1	1,219	606.23	05/26/06	45	759,000	739,000	100.00
461 2nd St #C334 South of Market		1	1	1	1,055	708.06	10/11/06	58	775,000	747,000	99.73
60 Rausch St #206 South of Market		2	1.50	1	1,504	498.01	08/10/06	69	799,000	749,000	100.00
855 Folsom St #520 South of Market		1	1.50	1	0		06/02/06	30	749,000	749,000	100.00
465 10th St #305 South of Market		2	2	1	0		06/21/06	27	743,000	750,000	100.94
199 New Montgomery St #801 South of Mark		1	2	0	1,028	729.57	08/20/06	13	788,000	750,000	95.18
1042 Minna St #3 South of Market		2	2.50	1	1,302	576.04	12/22/06	26	789,000	750,000	95.06
300 3rd St #720 South of Market		2	2	0	1,254	598.09	11/27/06	6	750,000	750,000	100.00
77 Dow Pl #910 South of Market		1	1.50	1	1,157	652.55	08/31/06	71	799,000	755,000	96.92
125 Gilbert St #6 South of Market		2	2.50	1	1,284	595.79	05/19/06	17	719,000	765,000	106.40
77 Dow Pl #106 South of Market		0	0	1	1,256	612.26	06/20/06	15	789,000	769,000	97.47
786 Minna St #7 South of Market		2	2.50	2	1,480	520.27	02/08/06	47	770,000	770,000	100.00
69 Clementina St #401 South of Market		2	2	1	1,080	712.96	02/23/06	54	789,000	770,000	97.59
461 2nd St #C212 South of Market		1	1	1	1,025	751.22	05/02/06	67	779,000	770,000	98.84
1221 Harrison #18 South of Market		1	2	1	1,303	594.78	06/07/06	1	765,000	775,000	101.31
821 Folsom St #503 South of Market		2	2	1	993	780.46	05/18/06	5	775,000	775,000	100.00
821 Folsom St #405 South of Market		2	2	1	1,013	765.05	05/25/06	34	790,000	775,000	100.00
1247 Harrison St #21 South of Market		1	1.50	1	1,089	711.66	04/27/06	5	749,000	775,000	103.47
60 Rausch #312 South of Market		2	2	1	1,200	645.83	08/25/06	8	749,000	775,000	100.00
461 2nd St #C324 South of Market		1	2	1	1,210	643.80	06/28/06	28	779,000	779,000	100.00
1247 Harrison #1 South of Market		1	1.50	2	0		04/06/06	37	749,000	780,000	104.14
821 Folsom St #407 South of Market		2	2	1	1,105	705.88	05/16/06	2	780,000	780,000	100.00
821 Folsom St #514 South of Market		2	2	1	1,105	705.88	06/02/06	9	775,000	780,000	100.65
855 Folsom St #924 South of Market		1	1.50	1	0		02/22/06	9	749,000	780,000	104.14
60 Rausch #208 South of Market		2	1.50	1	1,653	473.08	11/17/06	27	799,000	782,000	97.87
1655 Mission St #1029 South of Market		2	2	1	1,160	676.29	03/18/06	41	779,000	784,500	100.71
485 Bryant St #B South of Market		2	2.50	1	0		03/09/06	7	739,000	785,000	106.22
1042 Minna #1 South of Market		3	3	1	1,383	567.61	11/20/06	0	739,000	785,000	98.25
246 2nd St #706 South of Market		2	2	1	1,101	712.99	09/29/06	53	795,000	785,000	98.74
60 Rausch #209 South of Market		2	1.50	1	1,576	500.63	12/15/06	77	799,000	789,000	98.75
50 Lucerne St #4 South of Market		2	1.50	1	0		09/15/06	18	799,000	790,000	98.87

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:58pm

Page 5

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
1247 Harrison St #18 South of Market		1	1.50	1	0		04/04/06	20	749,000	800,000	106.81
555 4th St #426 South of Market		2	2	1	1,180	680.62	09/29/06	2	765,000	803,129	104.98
56 Sheridan St #2 South of Market		2	2.50	2	1,505	538.21	02/14/06	20	789,000	810,000	102.66
200 Townsend St #6 South of Market		1	2	1	1,322	614.60	09/25/06	1	825,000	812,500	98.48
601 4th St #308 South of Market		1	1	1	1,485	551.52	04/25/06	21	819,000	819,000	100.00
461 2nd St #329 South of Market		1	1.50	1	1,200	683.33	08/21/06	74	869,000	820,000	97.74
590 6th St #310 South of Market		2	2	1	1,307	627.39	03/03/06	11	795,000	820,000	103.14
773 Tehama St #2 South of Market		2	2	1	1,529	539.57	03/22/06	15	799,000	825,000	103.25
380 10th St #25 South of Market		1	1.50	1	1,513	545.27	05/03/06	23	825,000	825,000	100.00
555 4th St #431 South of Market		2	2	1	1,040	794.23	12/15/06	3	775,000	826,000	106.58
200 Townsend St #16 South of Market		2	3	1	1,366	606.88	07/07/06	159	945,000	829,000	100.00
555 4th St #822 South of Market		2	2	1	0		11/28/06	31	845,000	834,000	98.70
139 Welsh St #9 South of Market		2	2.50	1	1,603	520.90	09/01/06	40	849,000	835,000	98.35
322 6th St #4 South of Market		2	3	1	1,575	530.16	11/09/06	20	849,000	835,000	98.35
300 3rd St #906 South of Market		2	2	1	1,472	567.26	03/16/06	32	799,000	835,000	104.51
965 Folsom St #202 South of Market		2	3	1	1,547	542.34	05/30/06	60	839,000	839,000	100.00
737 Tehama St #3 South of Market		3	3	1	0		11/17/06	2	849,000	839,000	98.82
139 Welsh #8 South of Market		2	2.50	1	1,603	525.58	03/17/06	43	877,900	842,500	97.64
246 2nd St #903 South of Market		2	2	1	1,097	770.28	03/22/06	91	888,000	845,000	95.16
199 New Montgomery #1002 South of Market		2	2	1	1,089	779.61	12/15/06	122	899,000	849,000	100.00
415 Bryant St #2 South of Market		2	2.50	1	1,278	665.10	10/11/06	27	819,000	850,000	103.79
317 Harriet St #24 South of Market		2	2	1	1,800	472.22	08/07/06	59	879,000	850,000	96.70
773 Tehama St #3 South of Market		2	2	1	1,401	607.42	04/03/06	85	875,000	851,000	101.92
590 6th St #203 South of Market		3	3	1	0		04/20/06	40	869,000	855,000	100.71
199 New Montgomery #702 South of Market		2	2	1	1,089	787.88	05/26/06	24	849,000	858,000	101.06
73 Sumner St #101 South of Market		2	1.75	1	1,614	532.22	07/04/06	64	889,000	859,000	100.00
60 Rausch St #311 South of Market		3	2	1	1,472	583.56	09/06/06	50	859,000	859,000	100.00
555 4th St #529 South of Market		2	2	1	1,022	847.16	08/15/06	22	865,800	865,800	100.00
701 Minna St #19 South of Market		2	2.50	1	1,768	491.52	05/15/06	27	935,000	869,000	96.66
199 New Montgomery #1401 South of Market		2	2	1	0		12/01/06	55	919,000	870,000	96.68
246 2nd St #1002 South of Market		2	2	1	1,049	832.60	08/29/06	33	864,000	873,400	101.09
38 Lusk St #1 South of Market		1	2	1	1,797	486.92	04/17/06	71	945,000	875,000	94.59
246 2nd St #1303 South of Market		2	2	1	1,097	800.36	12/13/06	101	929,000	878,000	99.77
77 Dow Pl #1303 South of Market		1	1.50	1	0		05/04/06	19	880,000	880,000	100.00
200 Townsend #17 South of Market		2	3	1	1,606	550.44	09/07/06	1	899,000	884,000	98.33
1150 Folsom St #9 South of Market		2	2.50	1	1,858	477.14	06/27/06	23	899,000	886,525	98.61
300 3rd St #702 South of Market		2	2	1	1,190	747.90	03/17/06	36	889,000	890,000	99.00
200 Townsend #15 South of Market		2	3	1	1,569	585.72	06/23/06	181	1,050,000	919,000	104.55
601 4th St #104 South of Market		1	1	1	1,701	543.80	03/17/06	18	879,000	925,000	105.23
590 6th St #308 South of Market		2	2	1	1,920	483.33	09/25/06	38	925,000	928,000	100.32
767 Bryant #209 South of Market		1	2	2	1,588	587.52	12/14/06	2	932,982	932,982	100.00
322 6th St #5 South of Market		2	3	1	2,007	465.37	05/25/06	106	959,000	934,000	97.39
821 Folsom #412 South of Market		2	2	1	1,453	646.94	01/20/06	55	940,000	940,000	100.00
199 New Montgomery #1210 South of Market		2	2	1	1,148	818.82	09/21/06	58	910,000	940,000	98.02
355 Bryant St #209 South of Market		1	1.50	1	0		02/16/06	6	885,000	955,000	107.91
821 Folsom St #508 South of Market		3	3	1	1,520	641.45	02/03/06	83	1,100,000	975,000	88.64
415 Bryant St #6 South of Market		2	2.50	1	0		05/11/06	20	979,000	985,000	100.61
1097 Howard St #301 South of Market		2	1.50	1	0		06/29/06	62	995,000	995,000	100.00
355 Bryant St #402 South of Market		2	2	2	1,385	718.41	06/15/06	30	995,000	995,000	100.00
300 3rd St #1401 South of Market		2	2	1	1,490	667.79	09/15/06	328	1,449,000	995,000	90.45
246 2nd St #1603 South of Market		2	2	1	1,325	792.45	01/11/06	60	1,149,000	1,050,000	91.38
555 4th St #809 South of Market		2	2.50	1	1,052	1,002.85	09/29/06	3	1,055,000	1,055,000	100.00
461 2nd St #T561 South of Market		1	2	1	1,787	591.49	07/19/06	48	1,087,000	1,057,000	96.97
712 Bryant St #6 South of Market		2	2.50	1	2,097	505.01	04/27/06	20	1,059,000	1,059,000	100.00
712 Bryant St #4 South of Market		2	2.50	3	2,097	519.31	03/28/06	6	1,039,000	1,089,000	104.81

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:58pm

Page 6

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
461 2nd St #C332 South of Market		1	2	2	1,628	669.53	06/09/06	144	1,195,000	1,090,000	91.21
767 Bryant St #403 South of Market		1	2	1	2,000	550.00	12/06/06	62	1,100,000	1,100,000	100.00
355 Bryant St #105 South of Market		1	2	1	0		09/29/06	10	1,125,000	1,125,000	100.00
461 2nd St #T556 South of Market		2	2	1	1,685	667.66	07/19/06	93	1,160,000	1,125,000	97.83
170 Russ St South of Market		2	2.50	1	1,800	666.67	02/03/06	7	1,195,000	1,200,000	100.42
355 Bryant St #208 South of Market		2	1.50	1	0		06/08/06	28	1,350,000	1,283,000	95.04
246 2nd St #1602 South of Market		2	2	1	1,487	865.84	03/10/06	13	1,350,000	1,287,500	95.37
45 Juniper St #3 South of Market		3	3	2	1,544	838.73	04/25/06	30	1,349,000	1,295,000	96.00
555 4th St #106 South of Market		3	3	2	1,737	745.54	10/05/06	42	1,295,000	1,295,000	100.00
555 4th St #107 South of Market		3	3.50	2	2,500	538.00	09/29/06	3	1,345,000	1,345,000	100.00
1489 Folsom St #4 South of Market		1	2	1	2,504	599.04	11/17/06	7	1,500,000	1,500,000	100.00
601 4th St #PH-3 South of Market		2	2	2	0		10/04/06	120	1,549,000	1,500,000	96.84
765 Market St #25E South of Market		2	2.50	0	1,456	1,119.51	03/09/06	35	1,695,000	1,630,000	96.17
188 Minna St #34F South of Market		2	2.50	1	1,527	1,306.48	03/17/06	33	1,995,000	1,995,000	100.00
765 Market St #25G South of Market		2	2.50	0	0		01/05/06	28	1,999,000	1,999,000	100.00
765 Market St #PH1H South of Market		2	2.50	0	1,400	1,428.57	03/10/06	99	2,000,000	2,000,000	100.00
188 Minna St #24F South of Market		2	2.50	1	1,527	1,375.25	05/19/06	32	2,195,000	2,100,000	95.67
188 Minna St #29D South of Market		2	2.50	1	1,792	1,367.19	03/17/06	11	2,395,000	2,450,000	102.30
765 Market #25F South of Market		3	3.50	0	2,576	1,281.06	12/27/06	59	3,795,000	3,300,000	86.96
765 Market #22A South of Market		3	3.50	1	2,757	1,303.95	08/23/06	83	3,795,000	3,595,000 (100.00
765 Market St #31A South of Market		3	5.50	0	4,325	1,109.83	05/01/06	84	4,995,000	4,800,000	96.10
765 Market St #32A South of Market		3	5.50	0	4,300	1,250.00	06/13/06	18	5,375,000	5,375,000 (100.00
38 Bryant St #509 South Beach		1	1	1	949	726.03	03/30/06	23	679,000	689,000	101.47
355 1st St #1401 South Beach		1	1	1	757	918.10	01/27/06	172	699,000	695,000	99.43
88 Townsend St #321 South Beach		1	1	1	950	735.79	02/17/06	62	735,000	699,000	100.00
50 Lansing St #305 South Beach		2	2	1	995	702.51	11/15/06	104	699,000	699,000	100.00
50 Lansing St #502 South Beach		2	2	1	1,065	656.34	12/27/06	42	699,000	699,000	100.00
219 Brannan St #10A South Beach		1	1.50	1	817	856.79	08/31/06	16	695,000	700,000	100.72
50 Lansing St #405 South Beach		2	2	1	995	713.57	10/02/06	22	725,000	710,000	97.93
300 Beale St #405 South Beach		1	1	1	1,096	647.81	12/29/06	72	710,000	710,000	100.00
50 Lansing St #302 South Beach		2	2	1	1,065	666.67	09/29/06	67	740,000	710,000	101.57
333 1st St #1205 South Beach		1	1	1	778	916.45	07/27/06	71	749,000	713,000	96.48
300 Beale St #305 South Beach		1	1	1	1,096	656.93	06/16/06	27	710,000	720,000	101.41
219 Brannan St #9C South Beach		1	1.50	1	899	806.45	09/29/06	31	739,000	725,000	98.11
50 Lansing St #504 South Beach		2	2	1	1,065	680.75	10/31/06	3	725,000	725,000	100.00
88 King St #622 South Beach		1	1	1	924	787.88	08/31/06	95	749,000	728,000	97.20
333 1st St #1502 South Beach		1	1	1	758	961.74	04/27/06	34	729,000	729,000	100.00
333 1st St #N307 South Beach		2	2	1	0		11/17/06	28	749,000	730,000	97.46
400 Beale St #511 South Beach		2	2	0	990	742.42	07/05/06	0	735,000	735,000	100.00
400 Beale St #612 South Beach		2	2	1	0		07/21/06	39	775,000	739,000	100.00
18 Lansing St #104 South Beach		1	2	1	1,494	498.66	09/11/06	16	775,000	745,000	96.13
229 Brannan St #6H South Beach		1	1.50	1	976	767.42	06/06/06	50	749,000	749,000	100.00
219 Brannan St #16B South Beach		1	1	1	723	1,037.34	04/11/06	25	749,000	750,000	100.13
355 1st St #1905 South Beach		1	1	1	772	971.50	03/07/06	15	750,000	750,000	100.00
229 Brannan St #2C South Beach		1	1.50	1	1,047	716.33	11/17/06	69	799,000	750,000	95.18
50 Lansing St #511 South Beach		2	2	1	965	784.97	09/29/06	21	750,000	757,500	101.00
50 Lansing St #707 South Beach		2	2	1	965	787.56	12/27/06	11	795,000	760,000	95.60
403 Main St #107N South Beach		2	2	1	1,217	625.31	03/16/06	26	769,000	761,000	98.96
81 Lansing #408 South Beach		1	1	2	1,111	692.17	02/27/06	14	769,000	769,000	100.00
400 Beale St #1012 South Beach		2	2	1	1,075	716.28	04/21/06	42	799,000	770,000	99.35
400 Beale St #911 South Beach		2	2	1	0		06/15/06	89	789,000	770,000	99.35
400 Beale St #1312 South Beach		2	2	1	1,075	716.28	08/01/06	37	785,000	770,000	98.09
333 1st St #304 South Beach		2	2	1	1,071	718.95	08/22/06	34	778,000	770,000	98.97
333 1st St #1703 South Beach		1	1	1	758	1,022.43	06/20/06	42	785,000	775,000	98.73
403 Main St #103 South Beach		2	2	1	1,176	659.01	05/25/06	75	818,000	775,000	100.00

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:58pm

Page 7

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
75 Folsom St #1103 South Beach		1	1	1	956	810.67	09/08/06	123	795,000	775,000	97.48
88 King St #317 South Beach		2	2	1	1,205	643.15	04/14/06	152	889,000	775,000	97.00
188 King St #309 South Beach		1	2	1	916	851.53	08/25/06	0	780,000	780,000	100.00
400 Beale St #807 South Beach		2	2	1	1,102	711.43	06/09/06	51	799,000	784,000	98.12
400 Beale St #901 South Beach		2	2	1	1,223	641.86	10/17/06	102	799,000	785,000	98.25
50 Lansing St #201 South Beach		2	2	1	1,202	656.30	10/24/06	5	775,000	788,874	101.79
188 King St #409 South Beach		1	2	1	911	872.67	12/31/06	20	750,000	795,000	106.00
188 King St #509 South Beach		1	2	1	911	872.67	12/31/06	14	795,000	795,000	100.00
403 Main St #415N South Beach		2	2	1	1,207	658.66	09/07/06	64	849,000	795,000	95.90
50 Lansing St #401 South Beach		2	2	1	1,202	661.40	08/18/06	49	850,000	795,000	96.36
50 Lansing St #506 South Beach		2	2	1	1,066	745.78	12/14/06	35	795,000	795,000	100.00
50 Lansing St #608 South Beach		2	2	1	1,089	730.03	11/22/06	2	795,000	795,000	100.00
50 Lansing St #706 South Beach		2	2	1	1,089	730.03	11/29/06	0	795,000	795,000	100.00
400 Beale St #1805 South Beach		1	1	1	828	964.98	11/01/06	35	799,000	799,000	100.00
75 Folsom St #905 South Beach		1	1	2	840	958.51	07/28/06	55	805,152	805,152	100.00
181 South Park St #3 South Beach		2	2	1	0		11/30/06	23	819,000	810,000	98.90
18 Lansing St #205 South Beach		1	2	1	1,580	512.66	06/14/06	13	789,000	810,000	102.66
400 Spear St #219 South Beach		2	2	1	1,259	643.37	01/20/06	38	799,000	810,000	101.38
400 Beale St #907 South Beach		2	2	1	1,102	739.56	03/31/06	64	850,000	815,000	100.62
400 Beale St #903 South Beach		2	2	1	1,074	759.78	06/30/06	6	799,000	816,000	102.13
400 Spear St #217 South Beach		2	2	1	1,370	597.08	10/19/06	27	829,000	818,000	98.67
88 King St #306 South Beach		2	2	1	1,165	702.15	01/13/06	35	849,000	818,000	96.35
200 Brannan #301 South Beach		1	2	1	1,151	712.42	03/31/06	20	839,000	820,000	97.74
200 Brannan St #201 South Beach		1	2	1	1,151	715.90	10/26/06	14	819,000	824,000	100.61
18 Lansing #405 South Beach		2	1.50	1	1,250	660.00	02/10/06	191	933,000	825,000	100.00
88 King St #615 South Beach		2	2	1	1,165	711.59	02/17/06	58	828,000	829,000	96.51
75 Folsom St #809 South Beach		1	1	1	1,046	793.50	07/19/06	89	850,000	830,000	97.65
88 King St #109 South Beach		2	2.50	1	1,399	599.71	12/13/06	26	839,000	839,000	100.00
400 Spear St #112 South Beach		2	2	1	1,369	613.59	08/10/06	43	879,000	840,000	98.94
88 King St #710 South Beach		2	2	1	1,165	724.46	09/27/06	45	868,000	844,000	97.24
75 Folsom St #1700 South Beach		1	1	1	1,066	792.68	09/08/06	41	865,000	845,000	97.69
2 Clarence Pl #5 South Beach		2	2	1	1,219	696.47	05/05/06	58	899,000	849,000	100.00
88 King St #311 South Beach		2	2	1	1,242	684.38	07/31/06	66	949,000	850,000	96.70
88 King St #708 South Beach		2	2	1	1,205	712.86	01/13/06	20	859,000	859,000	100.00
400 Beale St #2405 South Beach		1	1	1	0		12/01/06	13	849,000	859,000	101.18
88 King St #512 South Beach		2	2	1	1,141	753.72	06/30/06	33	869,000	860,000	98.96
88 King St #124 South Beach		2	2.50	1	1,492	576.41	08/10/06	98	999,000	860,000	95.66
650 Delancey St #101 South Beach		2	1.50	1	0		12/12/06	63	924,000	865,000	98.54
400 Beale St #1607 South Beach		2	2	1	1,116	779.57	06/13/06	108	899,000	870,000	97.86
41 Federal St #42 South Beach		1	1.50	1	921	955.48	12/18/06	51	875,000	880,000	100.00
501 Beale St #6C South Beach		1	1	1	810	1,097.53	08/31/06	15	889,000	889,000	100.00
41 Federal St #31 South Beach		1	1.50	1	1,060	844.34	12/18/06	57	950,000	895,000	100.00
355 1st St #804 South Beach		2	2	1	1,142	787.22	03/22/06	54	899,000	899,000	100.00
355 1st St #809 South Beach		2	2	1	1,080	832.41	03/10/06	40	889,000	899,000	100.00
540 Delancey St #203 South Beach		1	1	1	1,269	709.22	02/24/06	77	948,000	900,000	100.01
400 Beale St #1707 South Beach		2	2	1	1,120	816.96	07/20/06	133	969,000	915,000	97.44
355 1st St #1107 South Beach		2	2	1	1,142	803.85	01/10/06	91	949,000	918,000	99.89
346 1st St #305 South Beach		2	1.50	1	1,684	549.29	03/30/06	14	925,000	925,000	100.00
88 King St #304 South Beach		2	2	1	1,126	821.49	02/28/06	6	899,000	925,000	102.89
188 King St #305 South Beach		1	2	1	1,123	823.69	08/25/06	83	925,000	925,000	100.00
188 King St #307 South Beach		1	2	1	1,123	823.69	08/25/06	83	925,000	925,000	100.00
301 Bryant St #101 South Beach		2	2	1	1,268	729.50	11/22/06	68	959,000	925,000	96.45
200 Brannan St #130 South Beach		1	1.50	1	1,530	607.84	08/31/06	26	969,000	930,000	98.00
650 2nd St #603 South Beach		1	1	1	1,350	696.30	02/28/06	21	939,000	940,000	100.11
333 1st St #1901 South Beach		2	2	1	1,071	877.68	07/18/06	72	959,000	940,000	99.05

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:58pm

Page 8

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
333 1st St #1607 South Beach		2	2	1	1,047	902.58	01/13/06	71	968,000	945,000	97.62
650 2nd St #304 South Beach		1	1.50	1	1,798	528.36	08/11/06	96	989,000	950,000	97.04
50 Lansing St #803 South Beach		2	2	1	1,182	803.72	12/04/06	29	1,100,000	950,000	95.48
18 Lansing St #404 South Beach		2	2	2	1,688	565.76	01/31/06	69	949,000	955,000	100.63
239 Brannan St #2E South Beach		2	2	1	1,137	870.71	03/02/06	55	998,000	990,000	99.20
650 Delancey St #310 South Beach		1	2	1	0		06/19/06	5	969,000	990,000	102.17
650 2nd St #602 South Beach		1	1	1	0		04/07/06	7	979,000	990,000	101.12
300 Beale St #202 South Beach		2	2	1	1,698	588.93	06/30/06	19	999,000	1,000,000	100.10
88 King St #611 South Beach		2	2	1	1,279	789.68	01/24/06	87	1,125,000	1,010,000	96.28
88 King St #618 South Beach		2	2	1	1,116	918.46	06/08/06	47	1,049,000	1,025,000	97.71
219 Brannan St #5K South Beach		2	2	1	1,205	850.62	06/15/06	39	1,069,000	1,025,000	95.88
188 King St #508 South Beach		1	2	1	1,070	957.94	08/25/06	83	1,025,000	1,025,000	100.00
88 King St #716 South Beach		2	2	1	1,227	840.57	10/26/06	44	1,050,000	1,031,376	98.23
400 Beale St #2107 South Beach		2	2	1	1,120	928.57	05/05/06	31	1,099,000	1,040,000	94.63
403 Main St #618N South Beach		3	2	1	1,360	772.06	02/10/06	8	1,095,000	1,050,000	95.89
88 King St #503 South Beach		2	2	1	1,175	893.62	12/07/06	53	1,149,000	1,050,000	97.67
200 Brannan St #205 South Beach		2	2	1	1,500	706.00	11/21/06	21	1,059,000	1,059,000	100.00
200 Brannan St #441 South Beach		1	2	1	1,522	699.74	12/18/06	50	1,088,000	1,065,000	97.89
301 Bryant St #301 South Beach		2	2	1	1,268	843.85	04/28/06	63	1,070,000	1,070,000	100.00
188 King St #505 South Beach		1	2	1	1,123	957.26	08/25/06	83	1,075,000	1,075,000	100.00
88 King St #525 South Beach		3	2	1	0		10/12/06	91	1,175,000	1,080,000	94.74
650 2nd St #404 South Beach		1	1.50	1	1,794	612.60	05/03/06	20	1,099,000	1,099,000	100.00
400 Beale St #2101 South Beach		2	2	1	1,223	898.61	03/30/06	20	1,099,000	1,099,000	100.00
88 King St #1204 South Beach		2	2	1	1,164	945.02	07/20/06	96	1,279,000	1,100,000	110.55
400 Beale St #1014 South Beach		3	2	1	1,433	767.62	03/17/06	83	1,150,000	1,100,000	95.65
50 Lansing St #802 South Beach		2	2	1	1,385	794.22	12/15/06	25	1,250,000	1,100,000	95.65
50 Lansing St #801 South Beach		2	2	1	1,530	718.95	12/15/06	30	1,100,000	1,100,000	95.65
301 Bryant St #103 South Beach		2	2	1	1,384	798.41	08/07/06	32	1,150,000	1,105,000	96.09
400 Beale #2407 South Beach		2	2	1	1,120	990.67	10/27/06	43	1,198,000	1,109,555	92.62
650 Delancey St #218 South Beach		2	2	2	0		10/20/06	33	1,125,000	1,125,000	100.00
200 Brannan #142 South Beach		2	2	1	1,620	709.88	01/03/06	48	1,099,000	1,150,000	104.64
88 King St #918 South Beach		2	2	1	1,167	985.43	02/15/06	53	1,195,000	1,150,000	96.23
239 Brannan St #10E South Beach		2	2	1	1,137	1,020.23	09/29/06	24	1,195,000	1,160,000	97.07
239 Brannan St #4A South Beach		2	2	1	1,279	918.69	05/31/06	19	1,225,000	1,175,000	97.92
229 Brannan St #12J South Beach		2	2	1	1,412	846.32	06/23/06	46	1,290,000	1,195,000	92.64
219 Brannan St #3K South Beach		3	2	1	1,615	743.03	08/22/06	43	1,200,000	1,200,000	100.00
200 Brannan St #110 South Beach		2	2	1	0		10/30/06	17	1,195,000	1,200,000	100.42
229 Brannan St #9J South Beach		2	2	1	1,412	871.10	09/28/06	125	1,290,000	1,230,000	100.00
88 King St #1304 South Beach		2	2	1	1,167	1,079.69	05/05/06	46	1,350,000	1,260,000	93.33
200 Brannan St #237 South Beach		2	2	1	1,825	693.15	03/07/06	24	1,295,000	1,265,000	97.68
239 Brannan St #14E South Beach		2	2	1	1,137	1,112.58	08/24/06	76	1,300,000	1,265,000	97.31
229 Brannan St #10J South Beach		2	2	1	1,412	913.60	03/31/06	60	1,300,000	1,290,000	99.23
355 1st St #1702 South Beach		2	2	1	0		09/29/06	131	1,465,000	1,310,000	97.83
88 King St #1217 South Beach		3	2	1	1,412	938.39	07/14/06	63	1,399,000	1,325,000	94.71
1 Clarence Pl #17 South Beach		2	2	1	1,859	723.51	08/09/06	36	1,399,000	1,345,000	96.14
88 King St #723 South Beach		2	2	1	1,244	1,085.21	06/21/06	24	1,395,000	1,350,000	96.77
88 King St #1207 South Beach		2	2	1	1,165	1,158.80	08/01/06	24	1,375,000	1,350,000	98.18
239 Brannan St #10J South Beach		2	2	1	1,412	966.71	08/01/06	20	1,365,000	1,365,000	100.00
229 Brannan St #5J South Beach		2	2.50	1	1,589	859.03	03/31/06	51	1,400,000	1,365,000	97.50
501 Beale St #12H South Beach		2	2	1	1,161	1,183.79	06/23/06	52	1,350,000	1,374,377	101.81
239 Brannan St #15G South Beach		2	2	1	1,516	906.99	10/31/06	41	1,495,000	1,375,000	94.83
501 Beale St #PH 2B South Beach		2	2	1	0		12/27/06	34	1,395,000	1,375,000	98.57
88 King St #1318 South Beach		2	2	1	1,090	1,279.82	12/18/06	65	1,395,000	1,395,000	100.00
229 Brannan St #5A South Beach		2	2	1	1,486	942.13	11/03/06	25	1,450,000	1,400,000	98.25
188 South Park #1 South Beach		2	2.50	1	0		06/26/06	51	1,450,000	1,400,000	96.55

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:58pm

Page 9

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
239 Brannan St #7J South Beach		2	2.50	1	1,530	934.64	07/07/06	9	1,475,000	1,430,000	96.95
355 1st St #2504 South Beach		2	2	1	0		09/26/06	90	1,650,000	1,435,000	95.73
188 King St #207 South Beach		2	3	1	1,799	806.00	08/25/06	0	1,650,000	1,450,000	87.88
200 Brannan #324 South Beach		2	2	2	1,939	758.12	05/05/06	42	1,495,000	1,470,000	98.33
355 1st St #2002 South Beach		2	2	1	1,300	1,150.00	01/24/06	28	1,495,000	1,495,000	100.00
75 Folsom St #907 South Beach		2	1	1	1,023	1,475.98	07/28/06	55	1,509,924	1,509,924	100.00
75 Folsom St #906 South Beach		2	1	1	1,023	1,475.98	07/28/06	55	1,509,924	1,509,924	100.00
355 1st St #2102 South Beach		2	2	1	1,674	946.83	06/16/06	42	1,795,000	1,585,000	96.12
229 Brannan St #15C South Beach		2	2	1	1,387	1,153.57	11/16/06	41	1,695,000	1,600,000	94.40
219 Brannan St #14H South Beach		2	2	1	1,103	1,495.92	02/28/06	130	1,825,000	1,650,000	97.35
219 Brannan St #15H South Beach		2	2	1	1,103	1,518.59	06/23/06	35	1,675,000	1,675,000	100.00
355 1st St #S2302 South Beach		2	2	1	1,622	1,063.50	02/17/06	17	1,599,000	1,725,000	107.88
239 Brannan St #12A South Beach		3	3	1	1,495	1,214.05	05/15/06	62	1,898,000	1,815,000	97.63
229 Brannan St #9A South Beach		3	3	1	1,654	1,103.39	07/07/06	75	1,899,000	1,825,000	96.10
75 Folsom St #1704 South Beach		3	2	1	1,650	1,139.39	10/13/06	30	2,100,000	1,880,000	89.52
229 Brannan St #12A South Beach		3	3	1	1,654	1,178.96	03/15/06	7	1,950,000	1,950,000	100.00
219 Brannan St #16D South Beach		2	2	1	1,347	1,614.70	07/07/06	53	2,150,000	2,175,000	101.16
75 Folsom St #1802 South Beach		2	2	1	1,344	1,674.11	08/16/06	2	2,250,000	2,250,000	100.00
75 Lansing St #3 South Beach		3	2.50	2	4,000	700.00	04/10/06	5	2,995,000	2,800,000	93.49
2011 3rd St #6 Central Waterfront		2	2	1	1,210	569.42	10/03/06	127	749,000	689,000	98.57
1207 Indiana St #1 Central Waterfront		2	2	1	1,363	505.50	03/20/06	1	679,000	689,000	100.00
1207 Indiana St #5 Central Waterfront		2	2	1	1,436	479.81	01/31/06	14	689,000	689,000	100.00
2002 3rd St #213 Central Waterfront		2	2	1	1,354	509.60	10/03/06	39	709,000	690,000	97.32
701 Minnesota St #104 Central Waterfront		2	1	1	0		04/19/06	55	729,000	692,000	100.00
1207 Indiana St #13 Central Waterfront		2	2	1	1,341	521.25	04/24/06	67	699,000	699,000	100.00
1207 Indiana St #2 Central Waterfront		2	2	1	1,271	549.96	02/01/06	18	699,000	699,000	100.00
1207 Indiana St #12 Central Waterfront		2	2	1	1,271	549.96	02/01/06	0	699,000	699,000	100.00
701 Minnesota St #108 Central Waterfront		2	1	1	0		11/14/06	86	749,000	706,000	101.00
1207 Indiana St #15 Central Waterfront		2	2	1	1,437	493.39	04/15/06	96	709,000	709,000	100.00
701 Minnesota St #106 Central Waterfront		1	1	1	0		02/01/06	14	699,000	716,000	102.43
1207 Indiana St #17 Central Waterfront		2	2	1	1,444	502.08	04/17/06	89	719,000	725,000	100.83
701 Minnesota St #204 Central Waterfront		2	2	1	1,261	577.32	06/23/06	41	719,000	728,000	101.25
701 Minnesota St #217 Central Waterfront		2	2	1	1,409	517.10	09/01/06	49	749,000	728,600	99.95
1207 Indiana St #18 Central Waterfront		2	2	1	1,316	553.95	03/20/06	47	729,000	729,000	100.00
2068 3rd St #9 Central Waterfront		2	2.50	1	1,274	574.57	12/20/06	24	735,000	732,000	99.59
1207 Indiana St #20 Central Waterfront		2	2	1	1,442	512.48	02/01/06	1	739,000	739,000	100.00
1207 Indiana St #16 Central Waterfront		2	2	1	1,451	509.30	02/01/06	14	739,000	739,000	100.00
1016-1018 Tennessee St #1018 Central Wat		2	1	1	0		05/31/06	78	749,000	744,000	99.33
755 Tennessee St #2 Central Waterfront		2	2	1	1,366	545.39	05/25/06	27	739,000	745,000	100.81
1011 23rd St #20 Central Waterfront		2	2	1	1,178	635.82	08/16/06	0	749,000	749,000	100.00
993 Tennessee St #4 Central Waterfront		1	1.50	1	1,238	605.82	04/27/06	28	699,000	750,000	107.30
1207 Indiana St #19 Central Waterfront		2	2	1	1,609	472.34	02/01/06	51	779,000	760,000	97.56
1207 Indiana St #9 Central Waterfront		2	2	1	1,625	468.92	04/17/06	0	759,000	762,000	100.40
2002 3rd St #205 Central Waterfront		2	2	1	1,354	566.47	04/25/06	19	799,000	767,000	98.97
1207 Indiana St #14 Central Waterfront		2	2	1	1,626	472.94	04/17/06	35	769,000	769,000	100.00
2030 3rd #19 Central Waterfront		2	2.50	1	1,509	509.61	09/14/06	27	769,000	769,000	100.00
1207 Indiana St #4 Central Waterfront		2	2	1	1,618	478.99	04/28/06	76	749,000	775,000	103.47
701 Minnesota St #219 Central Waterfront		1	2	1	0		03/08/06	44	829,000	805,000	100.75
700 Illinois #209 Central Waterfront		2	2.50	1	1,718	468.57	08/15/06	54	849,000	805,000	100.75
2080 3rd St #6 Central Waterfront		1	2	1	1,545	522.98	11/02/06	91	839,000	808,000	99.75
1011 23rd St #15 Central Waterfront		2	2.50	1	1,888	428.50	12/29/06	90	789,000	809,000	102.53
1099 23rd St #17 Central Waterfront		2	2.50	1	1,904	439.08	04/05/06	64	839,000	836,000	99.64
700 Illinois St #202 Central Waterfront		2	2.50	1	1,718	490.10	01/04/06	40	799,000	842,000	105.38
2080 3rd St #1 Central Waterfront		2	2	1	1,791	485.76	09/25/06	90	835,000	870,000	104.19

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:58pm

Page 10

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
Listing Count	491	Averages			1,402	701.35		48	969,692	955,954	99.82
		High			5,375,000.00	Low		681,000.00	Median	835,000.00	
Report Count	491										

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS
 Equal Opportunity Housing * All information deemed reliable, but not guaranteed.