

## SAN FRANCISCO 5+ UNIT APARTMENT BUILDING SALES

Q2 2017, Compiled by Paragon Commercial Brokerage

ADDRESS	DISTRICT	COE	SALES PRICE	UNITS	\$/UNIT	GRM	\$/SQ. FT.	CAP RATE	YR. BLT
390 29th Ave	Central Richmond	6/14/2017	\$5,525,000	12	\$460,417	16.1	\$490	4.2	1925
421 14th Ave	Central Richmond	6/21/2017	\$2,700,000	6	\$450,000	21.1	\$466	3.0	1927
569-571 Arguello	Inner Richmond	5/30/2017	\$2,125,000	5	\$425,000	21.2	\$496	3.8	1953
837 Arguello Blvd	Inner Richmond	6/2/2017	\$2,380,000	6	\$396,667	19.9	\$527	3.3	--
530 8th Ave	Inner Richmond	5/26/2017	\$2,460,000	6	\$410,000	23.8	\$567	3.2	1963
480 9th Ave	Inner Richmond	4/28/2017	\$1,462,500	5	\$292,500	16.0		6.2	1911
1223-5 44th Ave	Outer Sunset	4/19/2017	\$1,300,000	5	\$260,000	16.9	\$495	3.7	1907
1375 27th Ave	Central Sunset	5/22/2017	\$1,950,000	5	\$390,000	17.9	\$488	3.8	1927
1492 9th Ave	Inner Sunset	5/12/2017	\$2,518,000	8	\$314,750	15.8	\$438	4.2	1912
133-137 Baker St	Haight Ashbury	4/6/2017	\$2,510,000	10	\$251,000	13.7	\$429	5.0	1900
120-122 Baker St	Haight Ashbury	5/9/2017	\$1,795,000	6	\$299,167	13.7	\$394	4.8	1900
481 Elizabeth	Noe Valley	5/11/2017	\$3,040,000	6	\$506,667	16.9	\$533	4.0	1964
642 Alvarado St	Noe Valley	6/22/2017	\$16,765,561	34	\$493,105	19.3	\$705	3.0	1963
3744 16th St	Corona Heights	6/22/2017	\$3,174,066	6	\$529,011	20.9	\$672	2.8	1900
589-591 Dolores St	Mission Dolores	6/8/2017	\$4,200,000	6	\$700,000	18.5	\$684	3.7	1907
63-67 Lapidge St	Mission Dolores	4/14/2017	\$2,550,000	6	\$425,000	16.8	\$618	5.3	1910
780 Guerrero St	Mission Dolores	6/20/2017	\$6,200,000	14	\$442,857	18.9		4.0	1916
1347-51 Divisadero	Anza Vista	4/13/2017	\$2,261,056	5	\$452,211	14.7	\$505	6.8	1900
1745 Market St	Hayes Valley	6/27/2017	\$24,000,000	57	\$421,053	19.4	\$488	2.8	--
1 Scott St	Hayes Valley	6/5/2017	\$4,195,000	7	\$599,286	18.6	\$475	3.6	1919
1031-39 Scott St	Western Addition	6/15/2017	\$2,400,000	6	\$400,000	15.2	\$417	4.6	1900

ADDRESS	DIST	COE	SALES PRICE	UNITS	\$/UNIT	GRM	\$/SQ. FT.	CAP RATE	YR. BLT
1359 Hayes St	NoPa	6/27/2017	\$5,600,000	12	\$466,667	17.6	\$571	3.4	--
535 Broderick St	NoPa	4/18/2017	\$3,139,950	9	\$348,883		\$436		1927
2011 Sacramento	Pacific Heights	6/15/2017	\$3,900,000	6	\$650,000	18.1	\$574	4.3	1915
3122 Sacramento	Pacific Heights	6/16/2017	\$4,028,000	6	\$671,333	19.2	\$565	3.1	1915
786 Geary St	Downtown	6/15/2017	\$5,500,000	13	\$423,077	16.3	\$500	5.3	--
977 Pine St	Downtown	6/6/2017	\$8,950,000	24	\$372,917	16.0	\$695	4.2	1907
665 Pine St	Financial District	6/22/2017	\$16,641,504	40	\$416,038	20.2	\$698	2.7	1928
1740 Sacramento	Nob Hill	6/1/2017	\$4,825,000	12	\$402,083	19.7	\$525	2.3	1909
1520 Leavenworth	Nob Hill	6/1/2017	\$1,795,000	7	\$256,429	14.6	\$395	3.9	1906
1466-68 Jackson	Nob Hill	4/28/2017	\$2,475,000	5	\$495,000		\$525		1907
490 Francisco	North Beach	6/16/2017	\$1,400,000	6	\$233,333		\$394		1907
670 Lombard St	North Beach	5/26/2017	\$2,475,000	6	\$412,500	19.8	\$286	3.2	1929
20 Romolo Place	Telegraph Hill	6/22/2017	\$4,912,869	15	\$327,525	19.1	\$405	2.9	1907
300 Hyde St	Tenderloin	5/30/2017	\$4,500,000	20	\$225,000	11.5	\$400	4.9	--
2881-83 Mission	Inner Mission	6/15/2017	\$4,500,000	5	\$900,000	13.7	\$435	5.8	1981
1411 Florida St	Inner Mission	5/24/2017	\$2,400,000	6	\$400,000	24.0	\$526	2.3	1913
3198 24th Ave	Inner Mission	5/1/2017	\$4,450,000	13	\$342,308	14.7	\$505	4.5	1900
846 Shotwell St	Inner Mission	4/12/2017	\$1,275,000	5	\$255,000		\$426		1900
1424-34 18th St	Potrero Hill	4/14/2017	\$2,745,000	5	\$549,000	13.8	\$567	5.8	1910
<b>Q2 2017 AVERAGES</b>			<b>4,525,600</b>	<b>11</b>	<b>\$426,645</b>	<b>17.6</b>	<b>\$508</b>	<b>4.0%</b>	
Data from sources deemed reliable, but may contain errors and subject to revision. May not include every sale closing in period. Anomalous outlier data deleted when identified. All numbers approximate. © Paragon Commercial Brokerage									