



REALTORS  
PROPERTY  
RESOURCE

SELLER'S REPORT

2893 Buena Vista Way, Berkeley, CA 94708



Presented by

**Patrick Hale**

California Real Estate Licenses: 01777558, 01896291



**THE LOCAL REALTY™**

A Lifestyle Real Estate Company

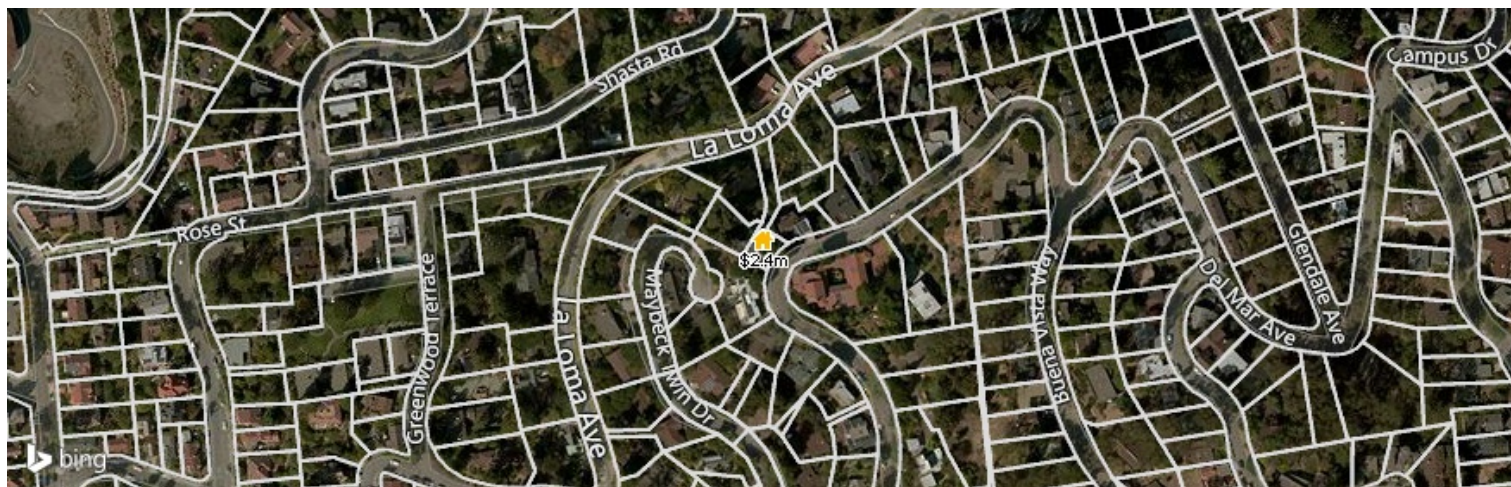
Office: (866) 538-6057 | Mobile: (858) 539-6803 | Mobile: (831) 687-8696

[hale@thelocalrealty.com](mailto:hale@thelocalrealty.com)

<http://www.TheLocalRealty.com>

Carmel Brokers

# 2893 Buena Vista Way, Berkeley, CA 94708



Legend: 🏠 Subject Property

## OFF MARKET

• Public Record

### Current Estimated Value

**\$2,068,500**

Last RVM® Update: 11/15/2016

RVM® Est. Range: \$1,840,965 – \$2,296,035

RVM® Confidence: ★★☆☆☆

📉 RVM® Change - Last 1 Month: -\$90,580

📉 RVM® Change - Last 12 Months: -0.92%

### Your Refined Value

**\$2,354,329**

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

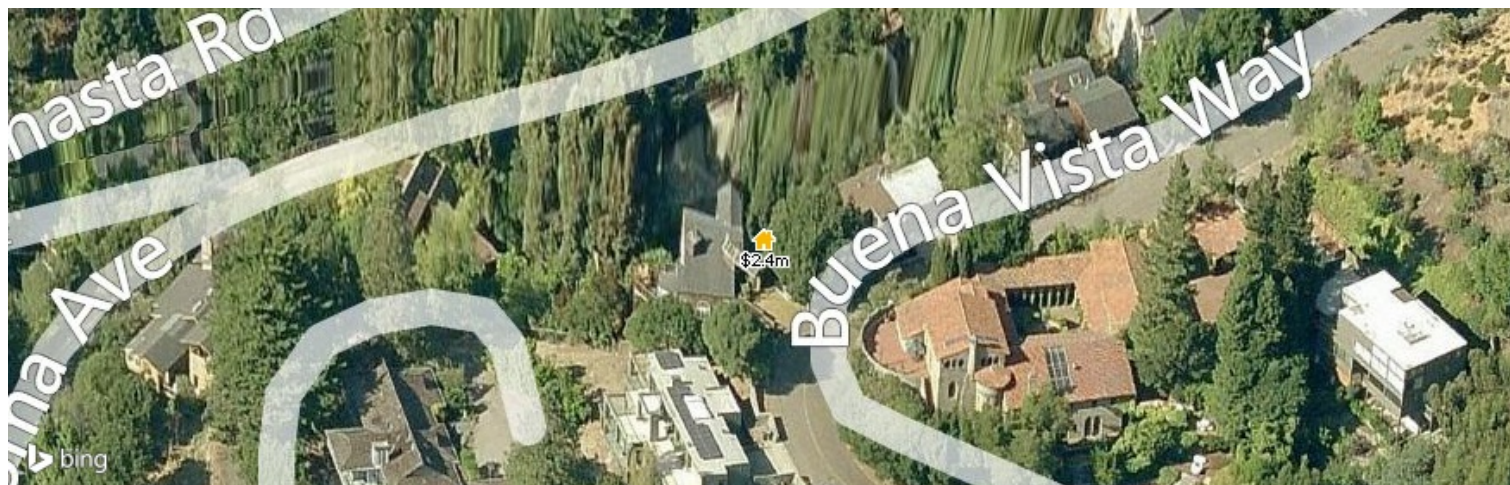
## Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	—
Property Subtype	Single Family	Detached	—
Bedrooms	4	4	—
Total Baths	3	3	—
Full Baths	3	3	—
Living Area (sq ft)	2,311	3,149	—
Lot Size	6,388 sq ft	6,388 sq ft	—
Lot Dimensions	6388 SF	—	—
Garage	Yes	—	—
Garage (spaces)	2	2	—
Pool	—	None	—
Year Built	1983	1983	—
Total Rooms	9	9	—
Style	—	Contemporary	—
Roofing	—	Composition Shingle	—
Heating	—	Forced Air, Gas	—
Cooling	—	No Air Conditioning	—
Fireplaces	—	1	—
Foundation	—	Partial Basement	—
Construction	Frame	—	—
Exterior Walls	—	Wood Shingle	—
Number of Buildings	1	—	—
Number of Units	1	—	—
Number of Stories	3	3 Or More	—

## Homeowner Facts

Owner Name (Public)	Gerstler Rosenberg 1998 Trust, ; Gerstler, Diane
Mailing Address	2893 Buena Vista Way Berkeley CA 94708-2015
Vesting	Trustee/Conservator, Company/Corporation
Owner Occupied	Yes

# Extended Home Facts



Legend:  Subject Property

## Exterior Details

Lot Size - Square Feet	6388 sq ft
Lot Size - Acres	0.147 ac

## Location Details

**Walkability Score** (out of 5) Overall: 1.7 | Amenity: 1.6 | Leisure: 2.1

## Other Details

<b>Effective Year Built</b>	1986
<b>Building Quality</b>	B

## Schools (based on location)

<b>Elementary School</b>	Oxford Elementary School
<b>Middle School</b>	Willard Middle School
<b>High School</b>	Berkeley High School
<b>School District</b>	Berkeley Unified School District

## Refined Value: Market Conditions

### Local Market Conditions



+\$90,262

### Home Exterior Condition (relative to other properties)



+\$56,414

### Home Interior Condition (relative to other properties)



+\$37,609

### Lot Size (relative to other properties)



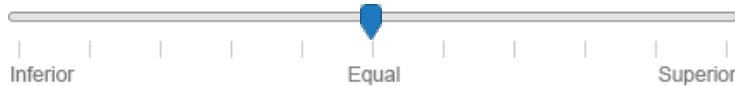
+\$33,848

### View (relative to other properties)



+\$67,696

### Privacy (relative to other properties)



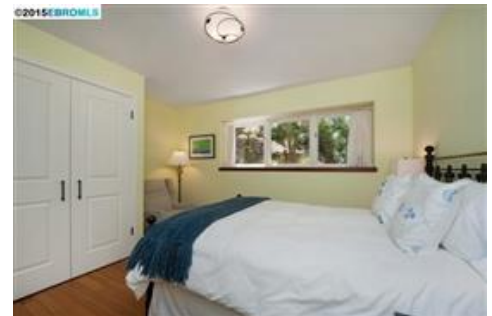
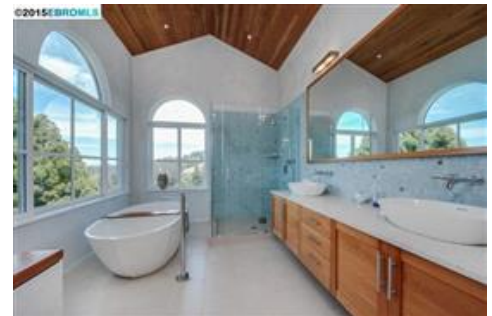
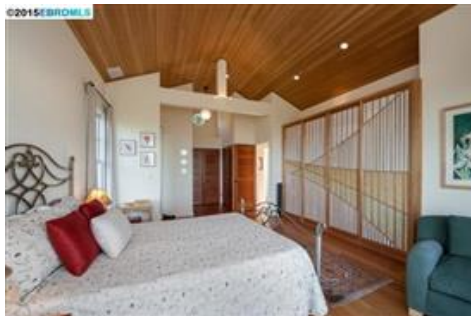
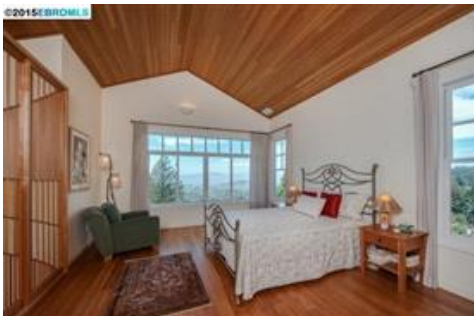
\$0

Changes to Estimated Value  
based on market conditions

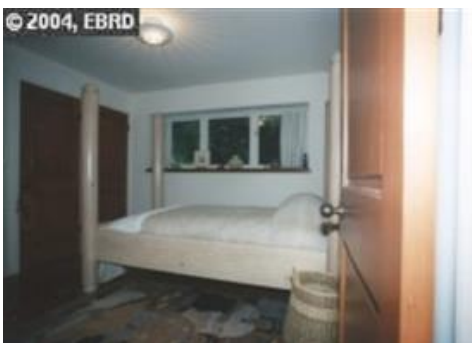
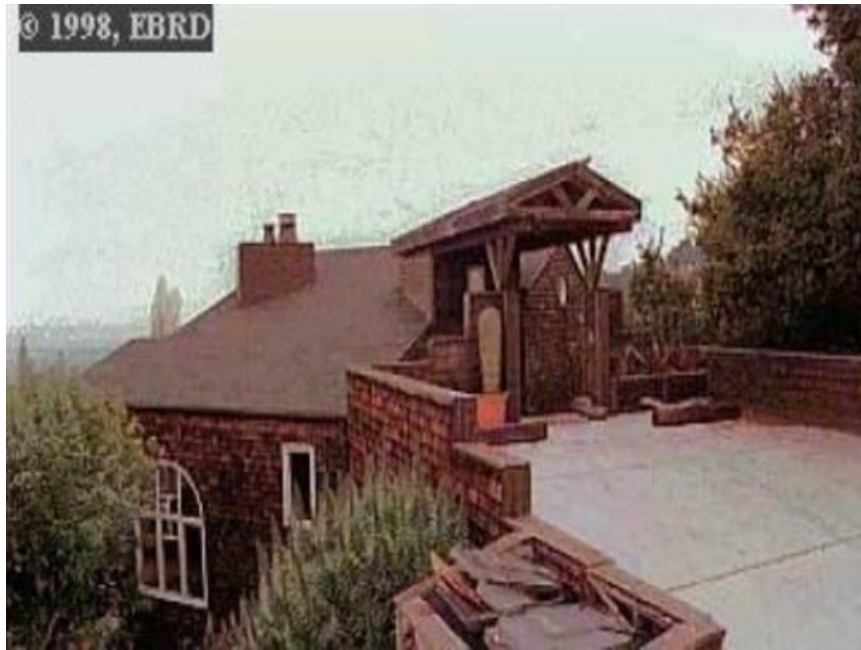
+\$285,829

# Property Photos





# Historical Photos





## Property History

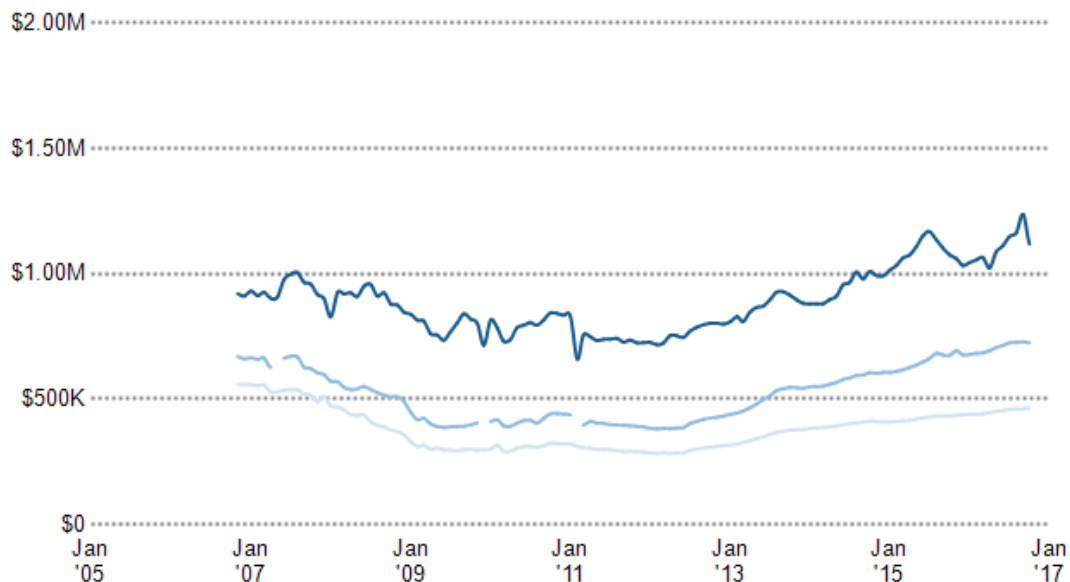
### Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

■ 94708  
■ Alameda County  
■ California



### Sales History

Sales Date	Sales Amount	Price per sq. ft.
9/2/2015	\$2,125,000	\$920
3/15/2005	\$1,685,000	\$729

### Assessed Values

Date	Improvements	Land	Total	Tax
2016	\$1,575,000	\$550,000	\$2,125,000	\$28,939
2015	\$1,162,107	\$498,046	\$1,660,153	\$23,285
2014	\$980,000	\$420,000	\$1,400,000	\$20,259
2013	\$875,000	\$375,000	\$1,250,000	\$18,666
2012	\$840,000	\$360,000	\$1,200,000	\$17,662
2011	\$864,500	\$370,500	\$1,235,000	\$18,091
2010	—	—	—	\$18,024

### Legal Description

<b>Parcel Number:</b> 58-2242-12	<b>Zoning:</b> —	<b>Census Tract:</b> 060014216.002005	<b>Abbreviated Description:</b> LOT:25&26 SUBD:LA LOMA PARK	<b>City/Municipality/Township:</b> Berkeley, CA 94708
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### Mortgage Records

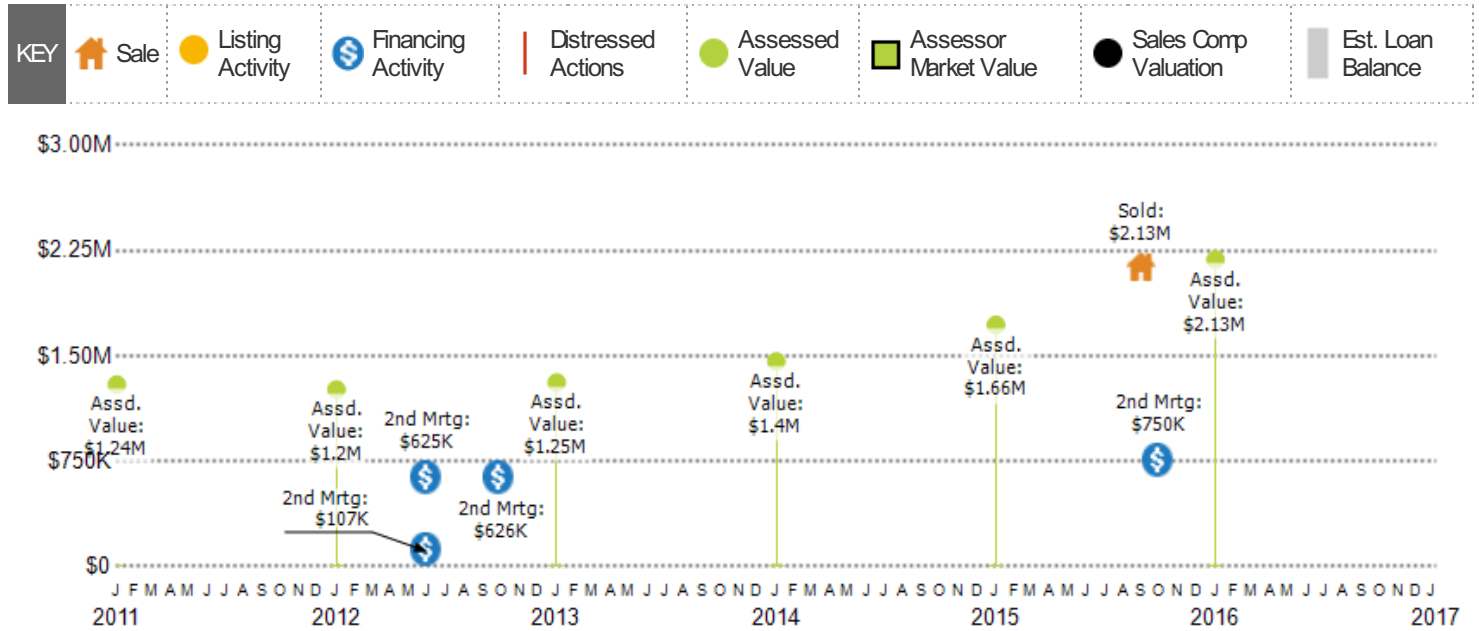
Recording Date	10/22/2015	10/24/2012	6/19/2012	6/19/2012
Borrower Name	JOHN G ROSENBERG, DIANE GERSTLER	MARJORIE RANDOLPH	MARJORIE RANDOLPH	MARJORIE RANDOLPH
Vesting Type	Trust	—	—	—
Lender Name	WELLS FARGO BANK NA	QUICKEN LOANS INC	CHARLES SCHWAB BANK NA	CHARLES SCHWAB BANK NA
Lender Type	Bank	Lending institution	Bank	Bank
Loan Amount	\$750,000	\$625,500	\$625,000	\$106,600
Document Number	2015284736	2012350873	2012197935	2012197936
Loan Type	New Conventional	New Conventional	New Conventional	Credit Line (Revolving)
Contract Date	10/14/2015	10/17/2012	6/5/2012	6/5/2012
TD Due Date	11/1/2045	11/1/2042	7/1/2042	6/5/2042
Finance Type	—	—	—	Variable
Interest Rate	—	—	—	—

## Deed Records

Recording Date	9/2/2015
Document Type	Grant Deed
Sales Price	\$2,125,000
Sales Price Code	Sales Price Rounded from Tax
Buyer Name	GERSTLER ROSENBERG 1998 TRUST, DIANE GERSTLER
Buyer ID	Company
Seller Name	MARJORIE RANDOLPH, RANDOLPH TRUST
Seller ID	Trustee
Document #	2015243512
City Transfer Tax	\$31,875
County Transfer Tax	\$2,338
Total Transfer Tax	—
Contract Date	8/24/2015
Inter-family Transfer	—

## Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

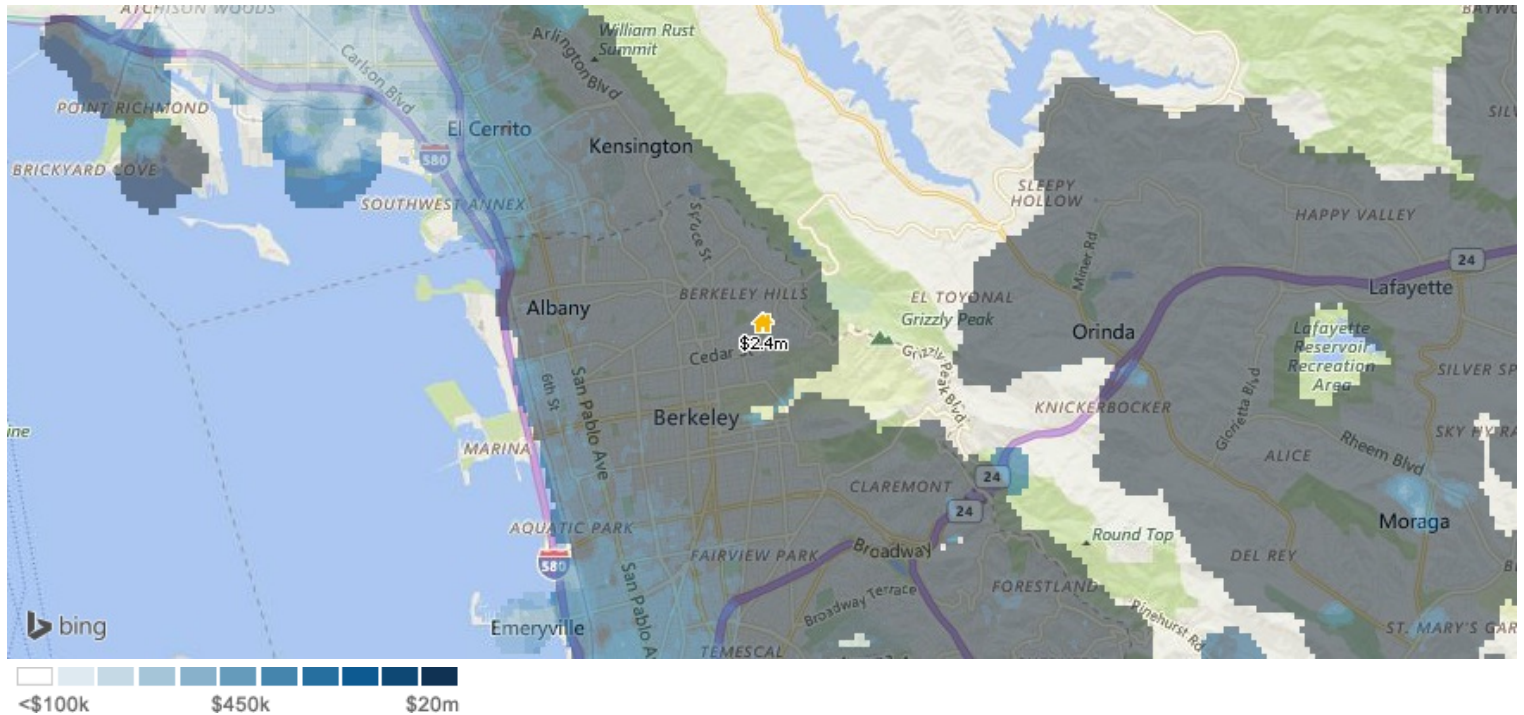


Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

# Market Activity for 94708

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

## Market Snapshot

Compared with Last Year: November 26, 2015 vs. November 26, 2016

Median Est. Home Value

**\$1.12M**

Up 4.1%

Median Est. Listing Price

**\$995K**

Up 4.7%

Median Days in RPR

**34**

Up 6.3%

Sales Volume

**6**

Down -53.8%

## Market Activity

This chart summarizes market activity by listing status for various time periods.

Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Monthly

### 12 Months Ago

Active Listings 0

Pending Sales 0

Sold 2

Expired Listings 0

### Last 30 Days

Active Listings 1

Pending Sales 0

Sold 1

Expired Listings 0

### Month Prior

Active Listings 0

Pending Sales 1

Sold 2

Expired Listings 0

## Listing Price vs. Sales Price

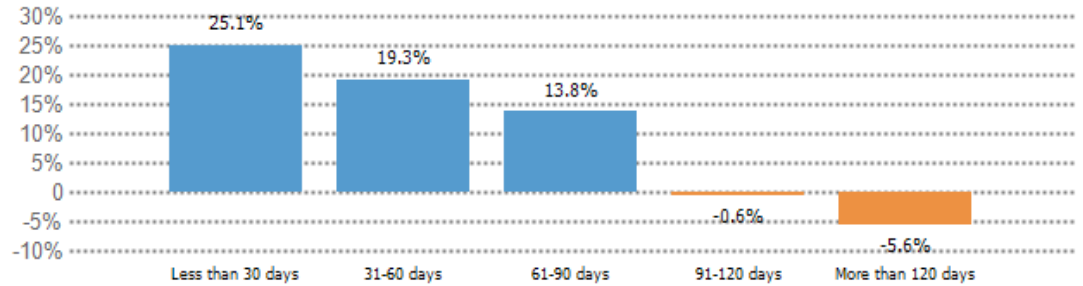
This chart displays the average percentage difference between the listing and selling price, compared by length of time properties were for sale in this market.

Data Source: On- and off-market listings sources

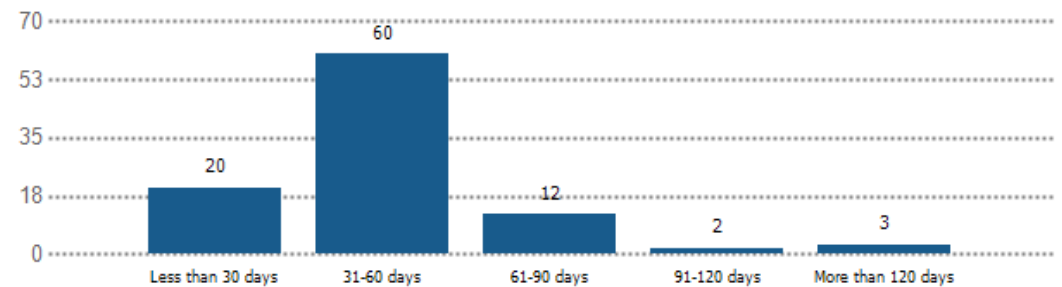
Update Frequency: Monthly

- Above Listing Price
- Below Listing Price
- Number of Sales

### Percentage Difference in Price



### Number of Sales



## Average Price Adjustments

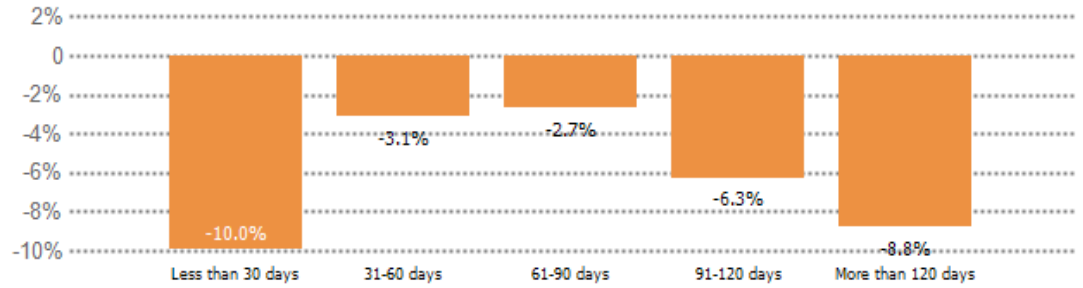
This chart displays the average percentage adjustment from the original list price, compared by length of time properties have been for sale in this market.

Data Source: On- and off-market listings sources

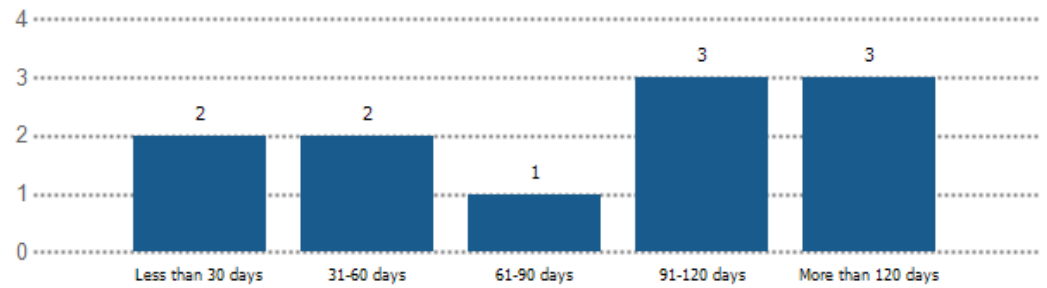
Update Frequency: Monthly

Price Adjustments (-)  
Number of Price Adjustments - All Listings

## Percentage Change in Listing Price



## Number of Price Adjustments - All Listings



# Market Health Charts and Comparisons

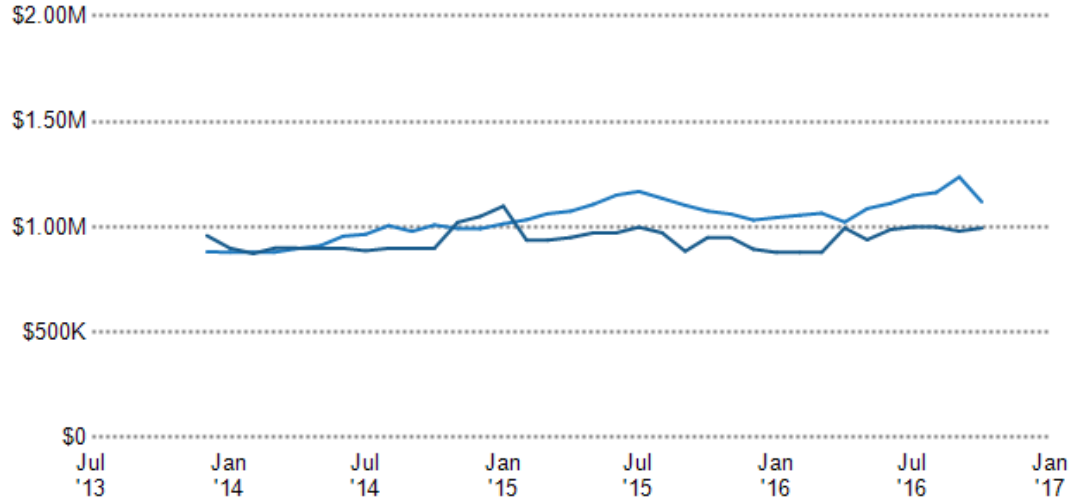
## Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

Median Estimated Value  
Median List Price



## Median Sales Price vs. Sales Volume

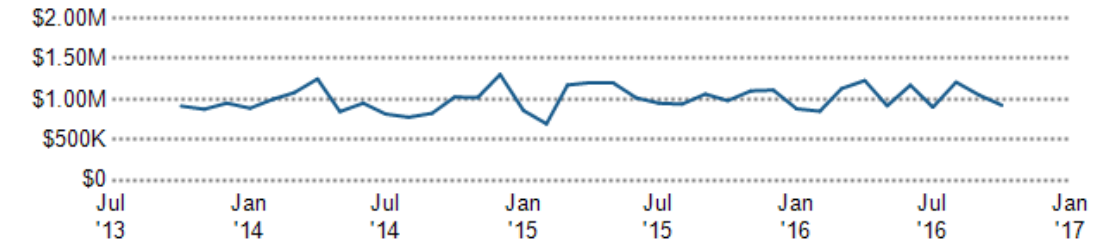
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

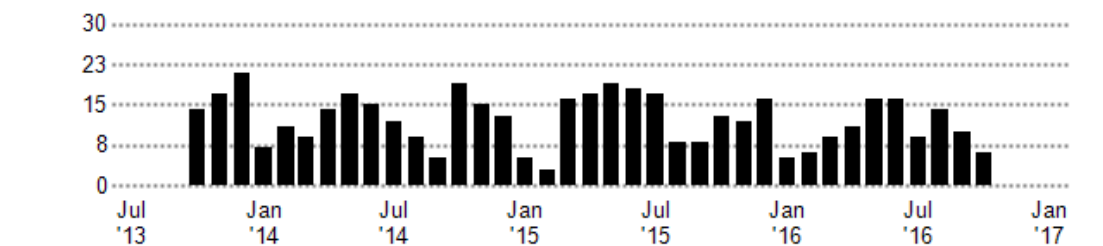
Update Frequency: Monthly

Median Sales Price  
Sales Volume

### Median Sales Price



### Sales Volume



## Median Listing Price vs. Listing Volume

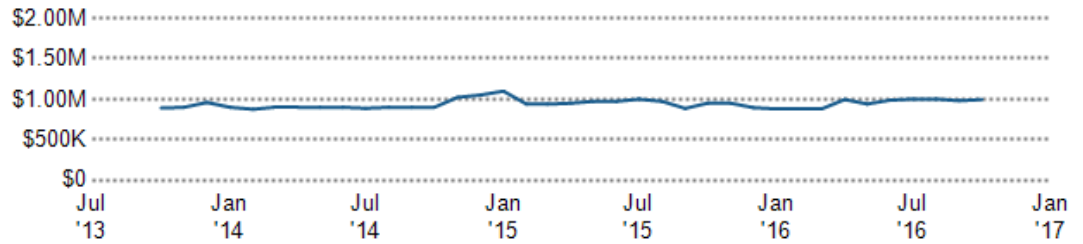
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

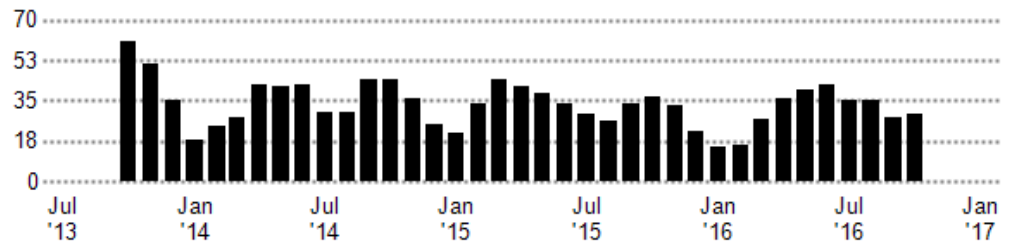
Update Frequency: Monthly

■ Median List Price  
■ Listing Volume

### Median List Price



### Listing Volume



## Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by Property Type

Single Family Residence 17

Condo/Townhouse/Apt 1

Lot/Land 6

## Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House  
■ Comps

### This House

\$589K 1

### Comps

> \$120K 8

## Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House  
■ Comps

### This House

2,311 sq. ft. \$2,354,329

### Comps

> 2,400 sq. ft.	<span style="background-color: darkblue;">\$1,931,666</span>
2,200 - 2,400 sq. ft.	<span style="background-color: darkblue;">\$1,398,000</span>
1,800 - 2,000 sq. ft.	<span style="background-color: darkblue;">\$1,036,666</span>
1,600 - 1,800 sq. ft.	<span style="background-color: darkblue;">\$899,000</span>

## Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ This House  
■ Comps

### This House

\$2.4M 1

### Comps

> \$350K 8

## Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House  
■ Comps

### This House

\$1,018 1

### Comps

> \$195 8

## Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ This House  
■ Comps

### This House

33 yrs 1

### Comps

> 50 yrs 7

40 - 45 yrs 1

## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Bedroom



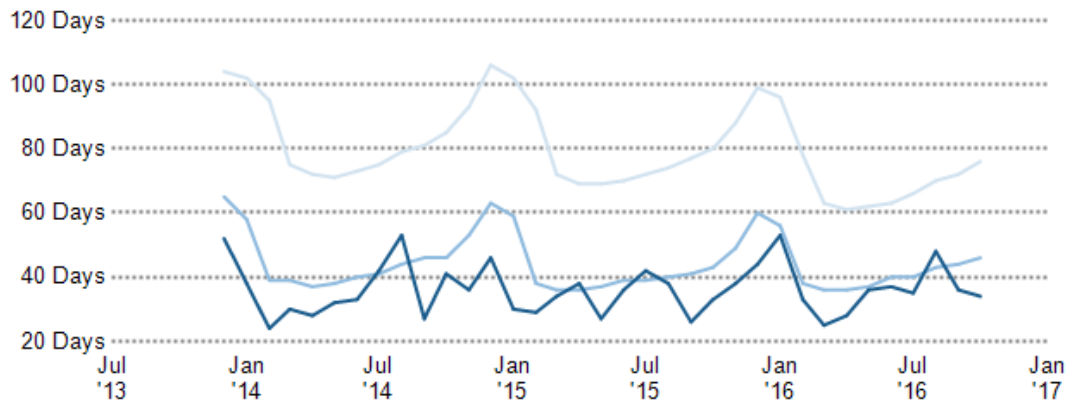
## Median Days in RPR

This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

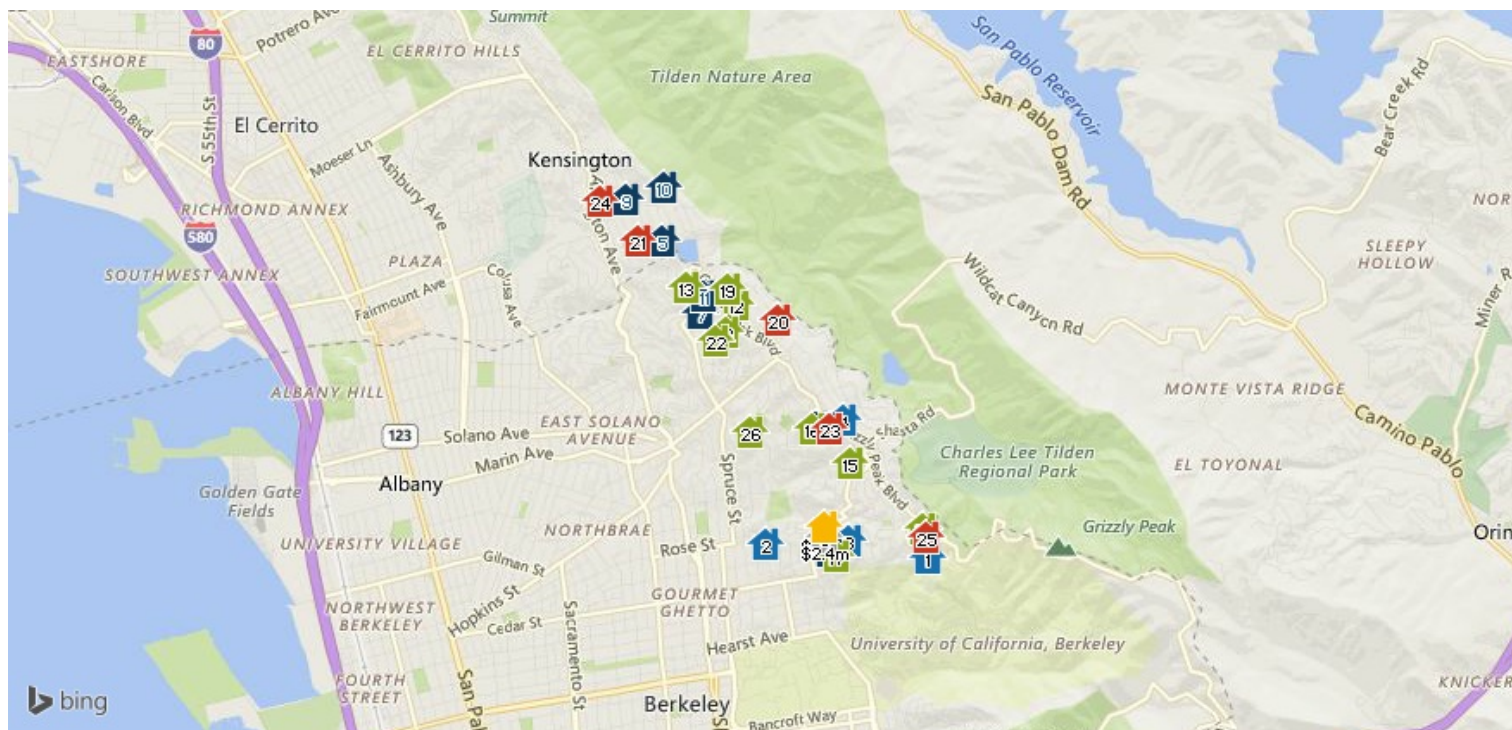
Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ 94708  
■ Alameda County  
■ California



## Selected Recent Market Activity for 94708









LEGEND:  Subject Property  Pending  Active  Expired Listing  Distressed  Pending Distressed  Recent Sale

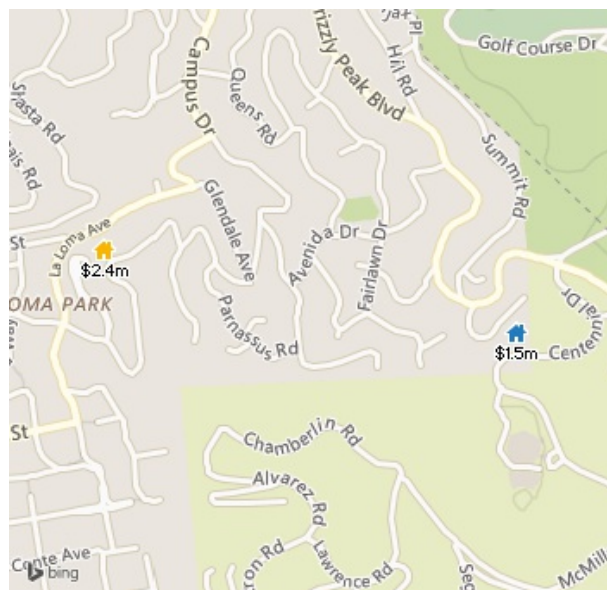
	Market Activity Active Listings	Market Activity Pending Sales	Market Activity Sold	Market Activity Distressed
Total Number of Properties	4	7	8	7
Lowest Listing Price/Est. Value	\$979,000	\$699,000	\$875,000	\$729,000
Median Listing Price/Est. Value	\$1,437,500	\$1,000,000	\$1,172,500	\$1,061,000
Highest Listing Price/Est. Value	\$1,795,000	\$1,495,000	\$1,595,000	\$3,281,360
Median Living Area	2,123	2,153	2,069	1,587
Median Price per sq.ft.	\$602	\$462	\$523	\$563
Median Days in RPR	12	24	96	—
Median Age	61	80	66	77

## Market Activity: Active



Address	2893 Buena Vista Way Berkeley, CA 94708	1524 Summit Rd Berkeley, CA 94708	1409 Scenic Ave Berkeley, CA 94708	8 Parnassus Rd Berkeley, CA 94708	1125 Grizzly Peak Blvd Berkeley, CA 94708
Status	 Subject Property	 For Sale	 For Sale	 For Sale	 For Sale
Amount	\$2,354,329 Refined Value	\$1,525,000 List Price	\$1,795,000 List Price	\$1,350,000 List Price	\$979,000 List Price
Listing Date	—	11/13/2016	11/14/2016	11/11/2016	11/16/2016
Days in RPR	—	13	12	15	10
Price Per Sq. Ft.	\$895	\$605	\$539	\$783	\$598
Bedrooms	4	3	5	3	3
Total Baths	3	4	4	2	2
Partial Baths	—	1	1	—	—
Total Rooms	9	7	10	5	5
Living Area	2,311	2,522	3,332	1,725	1,636
Lot Size	6,388 sq ft	0.45 acres	6,696 sq ft	6,061 sq ft	8,280 sq ft
Year Built	1983	1975	1900	1959	1950
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached	Detached	Detached	Detached
MLS ID	—	40763862	40763909	40763760	40764097
Listing Broker	—	Listing Courtesy of COLDWELL BANKER RESIDENTIAL	Listing Courtesy of MCGUIRE REAL ESTATE	Listing Courtesy of RE/MAX GOLD	Listing Courtesy of MARVIN GARDENS EAST BAY
Description	 Highlighted fields were changed by agent to reflect knowledge of this property.	Mediterranean style home in the Berkeley hills with magnificent views of the bay area. Two story home surrounded by gardens and orchards in a park like setting. Great in/out flow. Master suite and two generous bedrooms. 3.5 baths. Gourmet kitchen w/ laundry room. Decks and bay views. Bbq pit.	Been in the same family for 70 years! this 5+br, 3.5ba 3332 sqft home is a rare find in one of Berkeley's highly sought after neighborhoods. Beautiful foyer leading into generous light filled lr, sitting room and dr. Original hardwood floors, arch doorways & built-ins. Spectacular sf views!	Extensively remodeled 2-story 3br/2ba in great n. Berkeley hills near uc/lbl. Majestic views of sf bay bridges & city lights from new deck. Light & airy floor plan w-expanded chef's kitchen & new ss ge monogram appliances. Attached 2-car garage. Enlarged ll master suite w/walk-in closet. Must see!	Private indoor outdoor living-original mid-century architecture. This well-maintained home offers exquisite bay views, opportunities for the avid gardener, and a separate studio for budding artists and writers. Light and airy, this single level home is perfect for upcoming holidays with family.

## 1524 Summit Rd, Berkeley, CA 94708



LEGEND:  Subject Property  This Listing

### FOR SALE

• New, Active: 11/13/2016

### List Price

**\$1,525,000**

List Date: 11/13/2016

Days in RPR: 13

### Current Estimated Value

**\$1,365,150**

Last RVM® Update: 11/15/2016

RVM® Est. Range:

**\$1,214,984 – \$1,515,316**

RVM® Confidence:



 RVM® Change

Last 1 Month: **-\$5,790**

 RVM® Change

Last 12 Months: **11.74%**

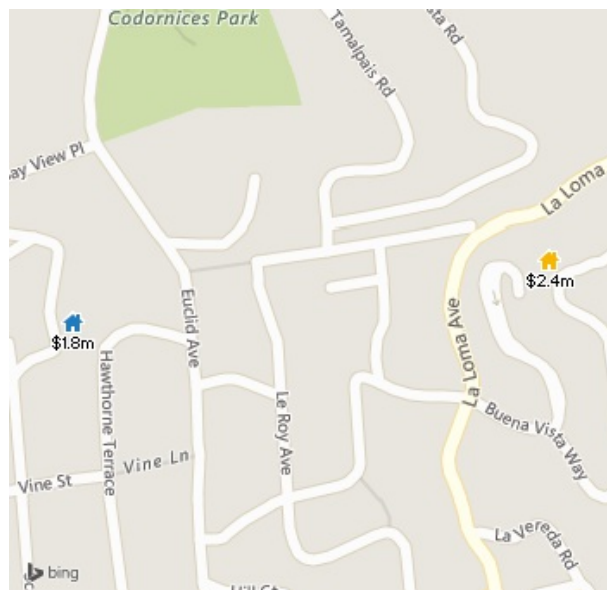
Mediterranean style home in the Berkeley Hills with magnificent views of the Bay Area. Two story Home surrounded by gardens and orchards in a parklike setting. Great in/out flow. Master Suite and two generous bedrooms; 3.5 baths. Gourmet kitchen w/ laundry room. Decks and Bay Views. BBQ Pit.

### Home Facts

	Single Family Residence	Single Family Residence
Property Type	Single Family	Detached
Property Subtype	Single Family	Detached
Bedrooms	4	3
Total Baths	3	4
Full Baths	3	3
Partial Baths	—	1
Living Area (sq ft)	2,522	2,522
Lot Size	0.45 acres	0.45 acres
Lot Dimensions	19758 SF	—
Garage	Yes	—
Garage (spaces)	—	2
Pool	—	Hot Tub
Year Built	1975	1975
Total Rooms	7	7
Style	—	Mediterranean
Roofing	—	Tile
Heating	—	Forced Air
Cooling	—	None
Fireplaces	—	2
Foundation	—	Partial Basement
Construction	Frame	—
Exterior Walls	—	Dual Pane Windows, Stucco
Number of Buildings	1	—
Number of Units	1	—
Number of Stories	2	Two Story

*Listing Courtesy of COLDWELL BANKER RESIDENTIAL*

## 1409 Scenic Ave, Berkeley, CA 94708



LEGEND: 🏠 Subject Property 🏠 This Listing

### FOR SALE

• New, Active: 11/14/2016

### List Price

**\$1,795,000**

List Date: 11/14/2016

Days in RPR: 12

### Current Estimated Value

**\$1,609,680**

Last RVM® Update: 11/15/2016

RVM® Est. Range:

**\$1,384,325 – \$1,835,035**

RVM® Confidence:



📉 RVM® Change

Last 1 Month: **-\$23,360**

📈 RVM® Change

Last 12 Months: **5.6%**

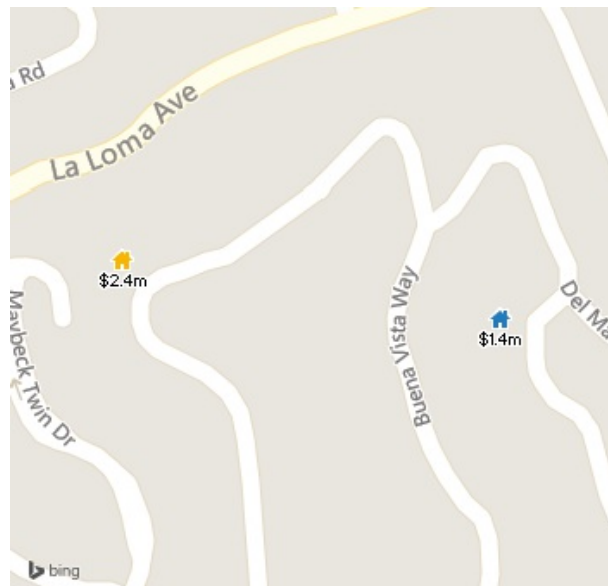
Been in the same family for 70 years! This 5+BR, 3.5BA 3332 sqft home is a rare find in one of Berkeley's highly sought after neighborhoods. Beautiful Foyer leading into generous light filled LR, sitting room and DR. Original hardwood floors, arch doorways & built-ins. Spectacular SF views!

### Home Facts

	Single Family Residence	Single Family Residence
Property Type	Single Family	Detached
Property Subtype		
Bedrooms	5	5
Total Baths	4	4
Full Baths	3	3
Partial Baths	1	1
Living Area (sq ft)	3,332	3,332
Lot Size	6,696 sq ft	6,696 sq ft
Lot Dimensions	6696 SF	—
Garage	Yes	—
Garage (spaces)	—	1
Pool	—	None
Year Built	1900	1900
Total Rooms	10	10
Style	—	Traditional
Roofing	—	Other
Heating	—	Forced Air
Cooling	—	None
Fireplaces	—	2
Foundation	—	Full Basement
Construction	Frame	—
Exterior Walls	—	Wood Shingle, Wood Siding
Number of Buildings	1	—
Number of Units	1	—
Number of Stories	3	Other

*Listing Courtesy of MCGUIRE REAL ESTATE*

## 8 Parnassus Rd, Berkeley, CA 94708



LEGEND: 🏠 Subject Property 🏠 This Listing

### FOR SALE

• Active: 11/11/2016

### List Price

**\$1,350,000**

List Date: 11/11/2016

Days in RPR: 15

### Current Estimated Value

**\$965,340**

Last RVM® Update: 11/15/2016

RVM® Est. Range:

**\$888,113 – \$1,042,567**

RVM® Confidence:



🏠 RVM® Change

Last 1 Month: **\$94,780**

🏠 RVM® Change

Last 12 Months: **7.61%**

Extensively remodeled 2-story 3BR/2BA in great N. Berkeley Hills near UC/LBL. Majestic views of SF Bay bridges & city lights from new deck. Light & airy floor plan w- expanded chef's kitchen & new SS GE Monogram appliances. Attached 2-car garage. Enlarged LL master suite w/walk-in closet. Must see!

### Home Facts

Property Type  
Property Subtype  
Bedrooms  
Total Baths  
Full Baths  
Living Area (sq ft)  
Lot Size  
Lot Dimensions  
Garage  
Garage (spaces)  
Pool  
Year Built  
Total Rooms  
Style  
Roofing  
Heating  
Cooling  
Fireplaces  
Foundation  
Construction  
Exterior Walls  
Number of Buildings  
Number of Units  
Number of Stories

### Public Facts

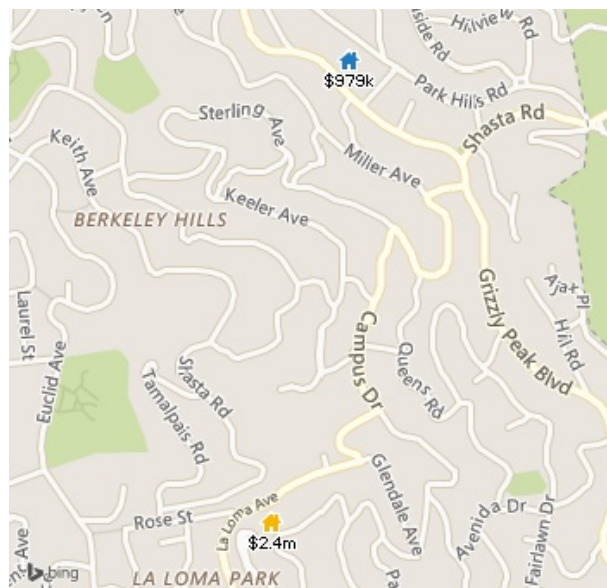
Single Family Residence  
Single Family  
3  
2  
2  
1,725  
6,061 sq ft  
6061 SF  
Yes  
2  
—  
1959  
5  
—  
—  
—  
—  
—  
—  
Frame  
—  
1  
1  
1

### Listing Facts

Single Family Residence  
Detached  
3  
2  
2  
1,725  
6,061 sq ft  
—  
—  
2  
None  
1959  
5  
Contemporary  
Composition Shingle  
Gas  
No Air Conditioning, Other  
1  
Crawl Space  
—  
Wood Siding, Other  
—  
—  
Two Story

*Listing Courtesy of RE/MAX GOLD*

# 1125 Grizzly Peak Blvd, Berkeley, CA 94708



LEGEND: 🏠 Subject Property 🏠 This Listing

## FOR SALE

• New, Active: 11/16/2016

## List Price

**\$979,000**

List Date: 11/16/2016

Days in RPR: 10

## Current Estimated Value

**\$1,006,000**

Last AVM Update: 11/15/2016

AVM Est. Range:

**\$754,500 – \$1,257,500**

AVM Confidence:



📈 AVM Change

Last 1 Month: **\$24,000**

📈 AVM Change

Last 12 Months: **9.11%**

Private Indoor Outdoor Living-Original Mid-Century Architecture. This well-maintained home offers exquisite BAY VIEWS, opportunities for the avid gardener, and a SEPARATE STUDIO for budding artists and writers. Light and airy, this single level home is perfect for upcoming holidays with family.

## Home Facts

Property Type  
Property Subtype  
Bedrooms  
Total Baths  
Full Baths  
Living Area (sq ft)  
Lot Size  
Lot Dimensions  
Garage  
Garage (spaces)  
Pool  
Year Built  
Total Rooms  
Style  
Roofing  
Heating  
Cooling  
Fireplaces  
Foundation  
Construction  
Exterior Walls  
Number of Buildings  
Number of Units  
Number of Stories

## Public Facts

Single Family Residence  
Single Family  
2  
2  
2  
1,636  
8,280 sq ft  
8280 SF  
Yes  
—  
—  
—  
1950  
5  
—  
—  
—  
—  
—  
—  
Frame  
—  
1  
1  
1






## Listing Facts

Single Family Residence  
Detached  
3  
2  
2  
1,636  
8,280 sq ft  
—  
—  
None  
1950  
5  
Contemporary  
Rolled Composition  
Forced Air, Gas  
Central Air Conditioning  
1  
Crawl Space  
—  
Wood Siding  
—  
—  
One Story

Listing Courtesy of MARVIN GARDENS EAST BAY

Market  
Activity:  
Pending







Address	2893 Buena Vista Way Berkeley, CA 94708	446 Beloit Ave Kensington, CA 94708	1082 Miller Ave Berkeley, CA 94708	600 Cragmont Ave Berkeley, CA 94708	2851 Buena Vista Way Berkeley, CA 94708
Status	 Subject Property	 Pending	 Pending	 Pending	 Pending
Amount	\$2,354,329 Refined Value	\$995,000 List Price	\$1,495,000 List Price	\$1,090,000 List Price	\$699,000 List Price
Offer Amount	—	—	—	—	—
Listing Date	—	10/12/2016	11/4/2016	10/20/2016	11/2/2016
List/Offer Ratio	—	—	—	—	—
Days in RPR	—	45	22	37	24
Price Per Sq. Ft.	\$895	\$462	\$496	\$445	\$452
Bedrooms	4	4	3	3	3
Total Baths	3	3	4	2	3
Partial Baths	—	—	1	—	1
Total Rooms	9	9	7	8	5
Living Area	2,311	2,153	3,012	2,450	1,547
Lot Size	6,388 sq ft	4,500 sq ft	6,328 sq ft	4,290 sq ft	8,515 sq ft
Year Built	1983	1940	1936	1930	1923
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached	Detached	Detached	Detached
MLS ID	—	40760527	40763090	40761533	40762784
Listing Broker	—	Listing Courtesy of THE GRUBB CO. INC.	Listing Courtesy of Coldwell Banker	Listing Courtesy of J. Rockcliff Realtors Inc	Listing Courtesy of MARVIN GARDENS EAST BAY
Description		Big bridge, city & bay views from this lovely home. Enter through english style gardens to a light filled living room, dining & kitchen. 3 bdms & 2 bths up with a large flexible room & full bath down. Wonderful yard w/ surrounding redwoods. Near kensington village shops & cafes & tilden park	Exquisite home in the hills, great light, designed to flow with it's outdoor spaces & expansive bay views. bright, remodeled kitchen, 3 spacious bdms, grand master bdrm with a walk in closet, views & a gorgeous master-bath. Large family room w/ separate office area that opens to backyard. 2 car garage	Brilliant traditional 1930's berkeley hills! wonderful bay views. impeccable remodel: chefs kitchen, baths, old world hardwood floors. It has 3 beds, cathedral wood beam ceiling, steps to bus, dorothy bolte park & step one preschool, in-law or rental w/ a separate entrance/private master w/ sitting area	Maybeck-inspired! fantastic opportunity to restore this home with gorgeous bay views on a large lot. Unique details - large windows, beautiful exposed-beam ceilings and walls, large living room fireplace. Great potential to expand existing home according to locally renown architect's plans.

Highlighted fields were changed by agent to reflect knowledge of this property.

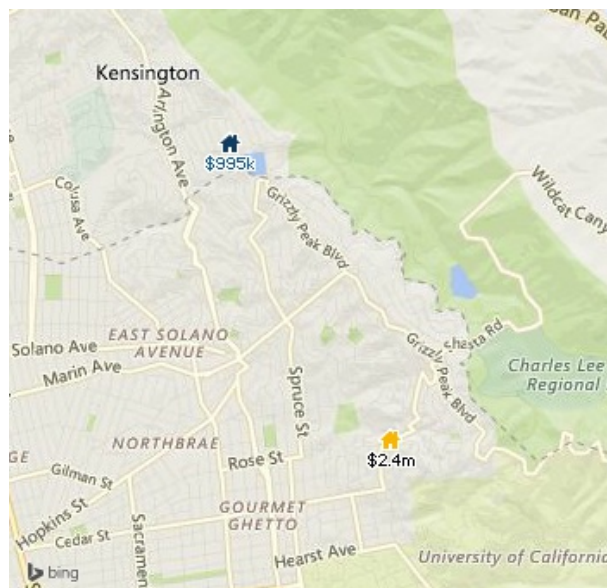
Market  
Activity:  
Pending



Address	2893 Buena Vista Way Berkeley, CA 94708	203 Willamette Ave Kensington, CA 94708	216 Lake Dr Kensington, CA 94708	524 Cragmont Ave Berkeley, CA 94708	
Status	 Subject Property	 Pending	 Pending	 Pending	
Amount	\$2,354,329 Refined Value	\$1,298,000 List Price	\$998,888 List Price	\$1,000,000 List Price	
Offer Amount	—	—	—	—	
Listing Date	—	11/10/2016	11/8/2016	8/16/2016	
List/Offer Ratio	—	—	—	—	
Days in RPR	—	16	18	102	
Price Per Sq. Ft.	\$895	\$621	\$550	\$327	
Bedrooms	4	3	3	3	
Total Baths	3	3	2	5	
Partial Baths	—	1	—	1	
Total Rooms	9	7	8	13	
Living Area	2,311	2,091	1,815	3,054	
Lot Size	6,388 sq ft	4,800 sq ft	0.28 acres	6,750 sq ft	
Year Built	1983	1935	1949	2016	
Living Area Range (low)	—	—	—	—	
Living Area Range (high)	—	—	—	—	
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	
Property Subtype	Single Family	Detached	Detached	Detached	
MLS ID	—	40763608	40763325	40753636	
Listing Broker	—	Listing Courtesy of THE GRUBB CO. INC.	Listing Courtesy of Bay Sotheby's International	Listing Courtesy of IPA Realty	
Description		Striking traditional w/ upper balcony, expansive views and gracious public rooms. Dramatic lr, form dr & true chefs kitchen. A handsome home, just blks to pub tran, awarded kensington schools & charming village shops.	This three bedroom, two bathroom iconic recently restored, mid-century modern showcases sweeping bay views, exposed beam ceiling, spacious eat-in kitchen, & expansive backyard with lush foliage & lawn. Additional features include detached studio, lots of storage, & proximity to parks and trails.	Plans approved by the city for a beautiful 3bd/4.5bath tri level home w/office and 3car garage .spacious layout with amazing views of the bay! master bedroom has private deck. Large patio with wading pool on lower level and deck off the kitchen/living room on main floor. After repair value \$2.8mil.	

Highlighted fields  
were changed by  
agent to reflect  
knowledge of this  
property.

# 446 Beloit Ave, Kensington, CA 94708



LEGEND: 🏠 Subject Property 🏠 This Listing

**PENDING**

• Pending: 10/26/2016

List Price

**\$995,000**

List Date: 10/12/2016

Days in RPR: 45

Current Estimated Value

**\$1,022,840**

Last RVM® Update: 11/15/2016

RVM® Est. Range:

**\$930,785 – \$1,114,895**

RVM® Confidence:

★★★★★

📉 RVM® Change

Last 1 Month: **-\$119,520**

📉 RVM® Change

Last 12 Months: **-1.84%**

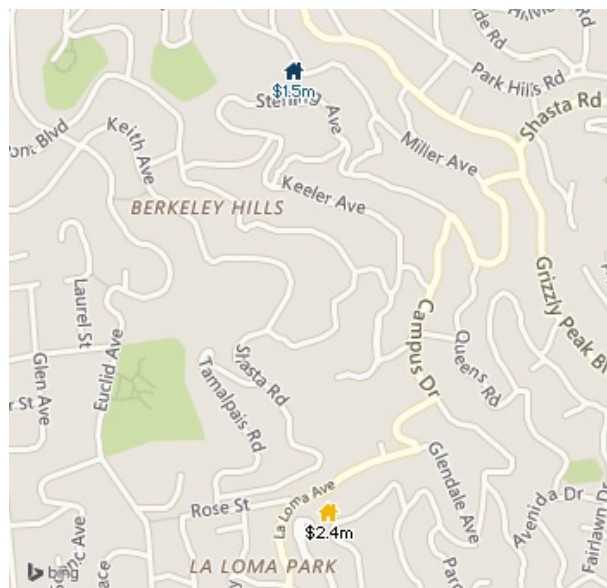
Big Bridge, City & Bay views from this lovely home. Enter through English style gardens to a light filled living room, dining & kitchen. 3 bdms & 2 bths up with a large flexible room & full bath down. Wonderful yard w/ surrounding Redwoods. Near Kensington Village shops & cafes & Tilden park

## Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	4	4
Total Baths	3	3
Full Baths	3	3
Living Area (sq ft)	2,153	2,153
Lot Size	4,500 sq ft	4,500 sq ft
Lot Dimensions	4500 SF	—
Garage	Yes	—
Garage (spaces)	1	2
Pool	—	None
Year Built	1940	1940
Total Rooms	9	9
Style	—	Traditional
Roofing	—	Composition Shingle
Heating	Central	Forced Air
Cooling	—	None
Fireplaces	—	1
Basement	B	—
Foundation	—	Crawl Space
Exterior Walls	—	Stucco, Wood Siding
Number of Stories	2 story with basement	Two Story

Listing Courtesy of THE GRUBB CO. INC.

## 1082 Miller Ave, Berkeley, CA 94708



LEGEND: 🏡 Subject Property 🏠 This Listing

**PENDING**

• Pending: 11/17/2016

List Price

### \$1,495,000

List Date: 11/4/2016

Days in RPR: 22

Current Estimated Value

### \$1,318,720

Last RVM® Update: 11/15/2016

RVM® Est. Range:

**\$1,252,784 – \$1,384,656**

RVM® Confidence:



📈 RVM® Change

Last 1 Month: **\$162,130**

📈 RVM® Change

Last 12 Months: **22.65%**

Exquisite Home in the Hills. Great light, designed to flow with it's outdoor spaces & expansive bay views. Bright, remodeled kitchen, 3 spacious bdms, grand master bdrm with a walk-in closet, views & a gorgeous master-bath. Large family room w/separate office area that opens to backyard. 2 car garage

### Home Facts

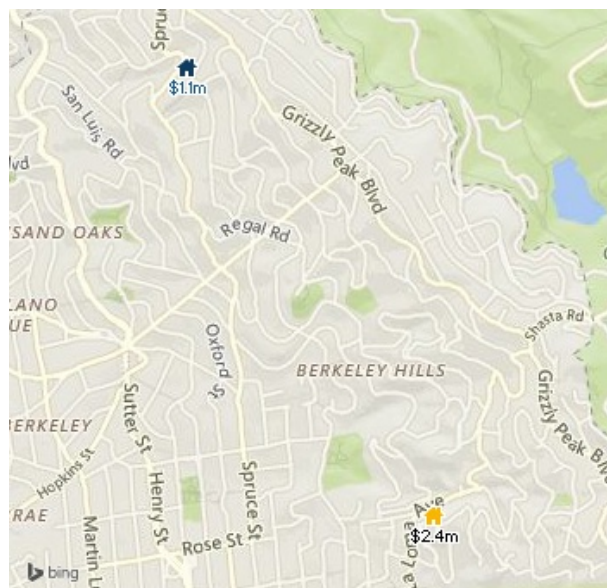
### Public Facts

### Listing Facts

	Single Family Residence	Single Family Residence
Property Type	Single Family	Detached
Property Subtype		
Bedrooms	3	3
Total Baths	3	4
Full Baths	2	3
Partial Baths	1	1
Living Area (sq ft)	2,328	3,012
Lot Size	6,328 sq ft	6,328 sq ft
Lot Dimensions	6328 SF	—
Garage	Yes	—
Garage (spaces)	—	2
Pool	—	None
Year Built	1936	1936
Total Rooms	6	7
Style	—	Colonial
Roofing	—	Composition Shingle
Heating	—	Forced Air
Cooling	—	No Air Conditioning
Fireplaces	—	1
Construction	Frame	—
Exterior Walls	—	Dual Pane Windows, Stucco, Wood Siding
Number of Buildings	1	—
Number of Units	1	—
Number of Stories	2	3 Or More

*Listing Courtesy of Coldwell Banker*

# 600 Cragmont Ave, Berkeley, CA 94708



LEGEND: 🏠 Subject Property 🏠 This Listing

📅 PENDING

• Pending: 10/25/2016

List Price

**\$1,090,000**

List Date: 10/20/2016

Days in RPR: 37

Current Estimated Value

**\$1,107,590**

Last RVM® Update: 11/15/2016

RVM® Est. Range:

**\$1,052,211 – \$1,162,969**

RVM® Confidence:



📈 RVM® Change

Last 1 Month: **\$5,360**

📉 RVM® Change

Last 12 Months: –

Brilliant Traditional 1930's  
Berkeley Hills! Wonderful Bay  
Views. Impeccable Remodel: Chefs  
Kitchen, Baths, Old World  
Hardwood floors. It has 3 Beds,  
Cathedral Wood Beam  
Ceiling, Steps to Bus, Dorothy  
Bolte Park & Step One Preschool,  
In-law or rental w/a separate  
entrance/Private Master w/sitting  
area

## Home Facts

Property Type  
Property Subtype  
Bedrooms  
Total Baths  
Full Baths  
Living Area (sq ft)  
Lot Size  
Lot Dimensions  
Garage  
Garage (spaces)  
Pool  
Year Built  
Total Rooms  
Style  
Roofing  
Heating  
Cooling  
Fireplaces  
Foundation  
Construction  
Exterior Walls  
Number of Buildings  
Number of Units  
Number of Stories

## Public Facts

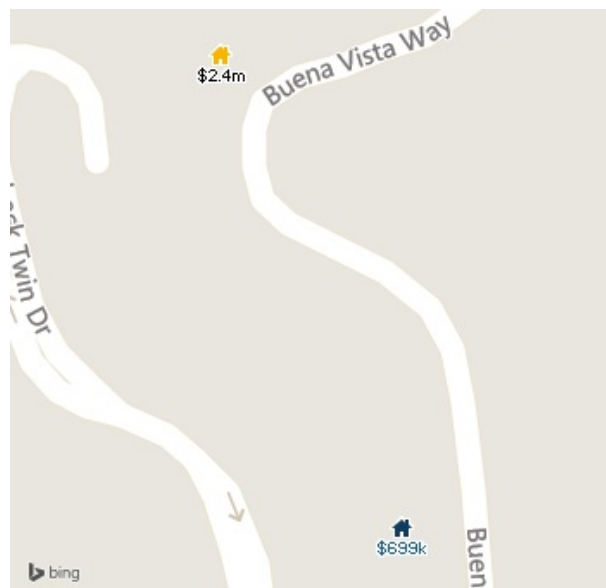
Single Family Residence  
Single Family  
4  
2  
2  
2,132  
4,290 sq ft  
4290 SF  
Yes  
–  
–  
1930  
8  
–  
–  
–  
–  
–  
–  
Frame  
–  
1  
1  
1

## Listing Facts

Single Family Residence  
Detached  
3  
2  
2  
2,450  
4,290 sq ft  
–  
–  
1  
None  
1930  
8  
Traditional  
Unknown  
Forced Air  
Central Air Conditioning  
1  
Crawl Space  
–  
Stucco  
–  
–  
Two Story

Listing Courtesy of J. Rockcliff Realtors Inc

# 2851 Buena Vista Way, Berkeley, CA 94708



LEGEND:  Subject Property  This Listing

**PENDING**
*Pending: 11/16/2016*

List Price

## \$699,000

List Date: 11/2/2016

Days in RPR: 24

Current Estimated Value

## \$847,600

Last RVM® Update: 11/15/2016

RVM® Est. Range:

**\$805,220 – \$889,980**

RVM® Confidence:

★★★★★

 RVM® Change

Last 1 Month: **-\$107,870**
 RVM® Change

Last 12 Months: **-32.89%**

Maybe inspired! Fantastic opportunity to restore this home with gorgeous Bay views on a large lot. Unique details - large windows, beautiful exposed-beam ceilings and walls, large living room fireplace. Great potential to expand existing home according to locally renowned architect's plans.

### Home Facts

Property Type  
Property Subtype  
Bedrooms  
Total Baths  
Full Baths  
Partial Baths  
Living Area (sq ft)  
Lot Size  
Lot Dimensions  
Garage  
Garage (spaces)  
Pool  
Year Built  
Total Rooms  
Style  
Roofing  
Heating  
Cooling  
Fireplaces  
Construction  
Exterior Walls  
Number of Buildings  
Number of Units  
Number of Stories

### Public Facts

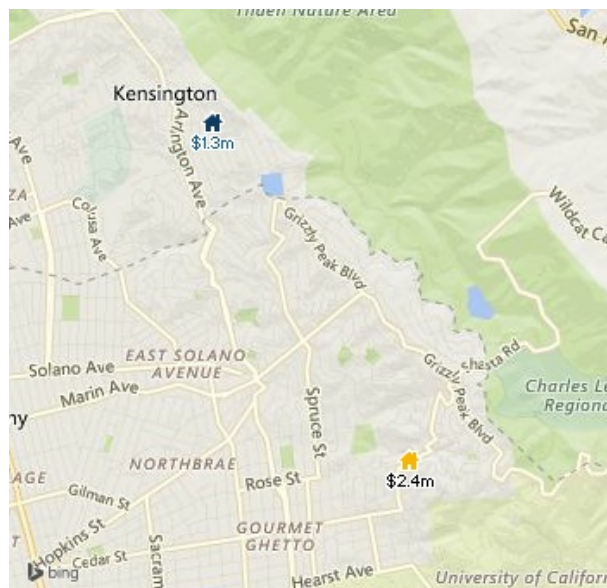
Single Family Residence  
Single Family  
3  
2  
2  
—  
1,547  
8,515 sq ft  
8515 SF  
Yes  
2  
—  
1923  
5  
—  
—  
—  
—  
—  
Frame  
—  
1  
1  
1

### Listing Facts

Single Family Residence  
Detached  
3  
3  
2  
1  
1,547  
8,515 sq ft  
—  
—  
1  
None  
1923  
5  
Cabin  
Tar And Gravel  
Forced Air  
None  
2  
—  
Wood Siding  
—  
—  
Two Story

*Listing Courtesy of MARVIN GARDENS EAST BAY*

## 203 Willamette Ave, Kensington, CA 94708



LEGEND: 🏠 Subject Property 🏠 This Listing

🏠 PENDING

• Pending: 11/22/2016

List Price

**\$1,298,000**

List Date: 11/10/2016

Days in RPR: 16

Current Estimated Value

**\$1,092,000**

Last AVM Update: 11/15/2016

AVM Est. Range:

**\$840,840 – \$1,343,160**

AVM Confidence:



🏠 AVM Change

Last 1 Month: **\$54,000**

🏠 AVM Change

Last 12 Months: **13.51%**

Striking Traditional w/ upper balcony, expansive views and gracious public rooms. Dramatic LR, Form DR & true Chefs Kitchen. A handsome home, just blks to pub tran, awarded Kensington schools & charming village shops.

### Home Facts

Property Type  
Property Subtype  
Bedrooms  
Total Baths  
Full Baths  
Partial Baths  
Living Area (sq ft)  
Lot Size  
Lot Dimensions  
Garage  
Garage (spaces)  
Pool  
Year Built  
Total Rooms  
Style  
Roofing  
Heating  
Cooling  
Fireplaces  
Basement  
Foundation  
Exterior Walls  
Number of Stories

### Public Facts

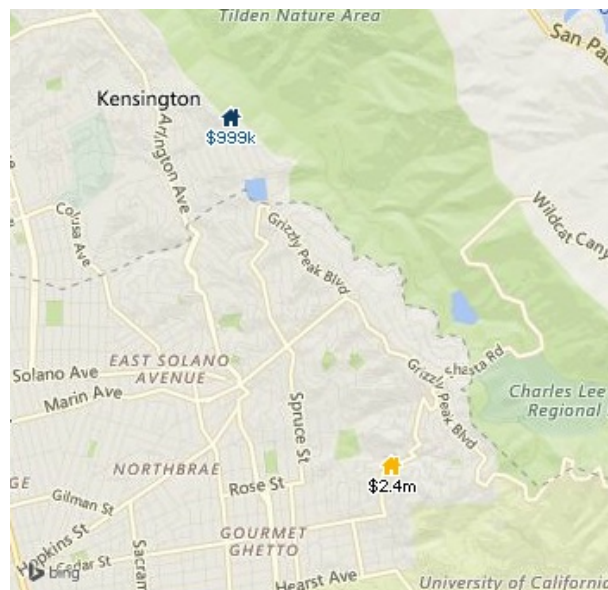
Single Family Residence  
Single Family  
3  
3  
2  
1  
2,091  
4,800 sq ft  
4800 SF  
Yes  
1  
—  
1935  
7  
—  
—  
—  
—  
—  
B  
—  
—  
2 story with basement

### Listing Facts

Single Family Residence  
Detached  
3  
3  
2  
1  
2,091  
4,800 sq ft  
—  
—  
2  
Yes  
1935  
7  
Traditional  
Composition Shingle  
Forced Air, Gas  
None  
1  
—  
Partial Basement, Raised  
Stucco, Other  
Two Story

Listing Courtesy of THE GRUBB CO. INC.

## 216 Lake Dr, Kensington, CA 94708



LEGEND: 🏠 Subject Property 🏡 This Listing

📅 PENDING

• Pending: 11/19/2016

### List Price

**\$998,888**

List Date: 11/8/2016

Days in RPR: 18

### Current Estimated Value

**\$980,740**

Last RVM® Update: 11/15/2016

RVM® Est. Range:

**\$931,703 – \$1,029,777**

RVM® Confidence:

★★★★★

📈 RVM® Change

Last 1 Month: **\$14,390**

📈 RVM® Change

Last 12 Months: **26.4%**

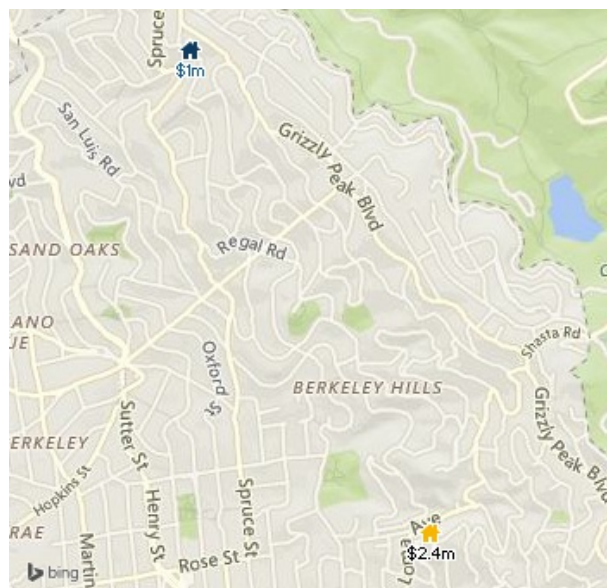
This three bedroom, two bathroom iconic recently restored, mid-century modern showcases sweeping Bay views, exposed beam ceiling, spacious eat-in kitchen, & expansive backyard with lush foliage & lawn. Additional features include detached studio, lots of storage, & proximity to parks and trails.

### Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,815	1,815
Lot Size	0.28 acres	0.28 acres
Lot Dimensions	12075 SF	—
Garage	Yes	—
Garage (spaces)	1	2
Pool	—	None
Year Built	1949	1949
Total Rooms	7	8
Style	—	Other
Roofing	—	Rolled Composition
Heating	—	Forced Air
Cooling	—	Central Air Conditioning
Fireplaces	—	1
Basement	B	—
Exterior Walls	—	Wood Siding
Number of Stories	1 story with basement	One Story

*Listing Courtesy of Bay Sotheby's International*

# 524 Cragmont Ave, Berkeley, CA 94708



LEGEND:  Subject Property  This Listing

**PENDING**

• Pending Show For Backups: 9/10/2016

List Price

**\$1,000,000**

List Date: 8/16/2016

Days in RPR: 102

Current Estimated Value

**\$958,290**

Last RVM® Update: 11/15/2016

RVM® Est. Range:

**\$910,376 – \$1,006,204**

RVM® Confidence:

★★★★★

↓ RVM® Change

Last 1 Month: **-\$480**

↑ RVM® Change

Last 12 Months: **56.2%**

Plans approved by the city for a beautiful 3bd/4.5bath tri level home w/office and 3car garage .Spacious layout with amazing views of the bay! Master Bedroom has private deck. Large patio with wading pool on lower level and Deck off the kitchen/living room on main floor. After repair value \$2.8Mil.

## Home Facts

Property Type  
Property Subtype  
Bedrooms  
Total Baths  
Full Baths  
Partial Baths  
Living Area (sq ft)  
Lot Size  
Lot Dimensions  
Garage  
Garage (spaces)  
Pool  
Year Built  
Total Rooms  
Style  
Roofing  
Heating  
Cooling  
Fireplaces  
Foundation  
Construction  
Exterior Walls  
Number of Buildings  
Number of Units  
Number of Stories

## Public Facts

Single Family Residence  
Single Family  
2  
1  
1  
—  
1,285  
6,750 sq ft  
6750 SF  
Yes  
—  
—  
1936  
6  
—  
—  
—  
—  
—  
—  
Frame  
—  
1  
1  
1






## Listing Facts

Single Family Residence  
Detached  
3  
5  
4  
1  
3,054  
6,750 sq ft  
—  
—  
3  
Yes  
2016  
13  
Custom  
Other  
Other Heat  
Central Air Conditioning  
1  
Other  
—  
Other  
—  
—  
3 Or More

Listing Courtesy of IPA Realty






## Market Activity: Recently Sold



Address	2893 Buena Vista Way Berkeley, CA 94708	614 Creston Rd Berkeley, CA 94708	464 Spruce St Berkeley, CA 94708	1460 Summit Rd Berkeley, CA 94708	2887 Shasta Rd Berkeley, CA 94708
Status	 Subject Property	 Recently Sold	 Recently Sold	 Recently Sold	 Recently Sold
Amount	\$2,354,329 Refined Value	\$1,815,000 Sold Price	\$1,110,000 Sold Price	\$990,000 Sold Price	\$1,150,000 Sold Price
List Price	—	\$1,495,000	\$875,000	\$965,000	\$995,000
Recording Date	9/2/2015	10/18/2016	10/11/2016	9/8/2016	9/6/2016
List/Sold Ratio	—	121%	127%	103%	116%
Days in RPR	—	41	39	64	34
Price Per Sq. Ft.	\$895	\$635	\$511	\$499	\$605
Bedrooms	4	4	4	4	4
Total Baths	3	3	3	2	3
Partial Baths	—	—	—	—	1
Total Rooms	9	7	7	8	7
Living Area	2,311	2,857	2,171	1,985	1,901
Lot Size	6,388 sq ft	9,800 sq ft	5,456 sq ft	5,285 sq ft	8,100 sq ft
Year Built	1983	1948	1932	1950	1950
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached	Detached	Detached	Detached
MLS ID	—	40756253	40755717	40747725	40751915
Listing Broker	—	Courtesy of THE GRUBB COMPANY	Courtesy of RE/MAX ACCORD	Courtesy of THE GRUBB CO. INC.	Courtesy of THE GRUBB CO. INC.
Description	<p>Highlighted fields were changed by agent to reflect knowledge of this property.</p>	<p>Modern elegance on 1 level living. Walls of glass doors to level outdoors, patios, lawn, gardens &amp; child's playhouse. The kitchen is funtion &amp; fashion. Chef quality appliances &amp; windows open to patio. A kitchen/dining rm w/glass wall doors to the outside. Luxe master suite- spa bath &amp; doors to patio.</p>	<p>Charming 1930's berkeley hills home w/ bay bridge, san francisco &amp; bay views. Period details throughout. Hardwood flrs, formal dining rm, breakfast nook, wood burning fireplace, 2-car garage &amp; lots of storage. In-law potential downstairs. Great opportunity, needs tlc. Contact agent for reports.</p>	<p>Wonderful mid-century design with open floor plan and spectacular bay &amp; sf views! level entry, quiet road near tilden park, and max. Privacy! 4 bedrooms plus family room, 2 car garage, and large lot.</p>	<p>Mid-century modern home in heart of n.berkeley hills. Stylish details throughout. Living &amp; dining room w/vaulted ceilings &amp; lrg windows. Spacious open kitchen &amp; deck off living area. Lwr level w/3 bdms plus master suite. Near tilden, gourmet ghetto &amp; solano av. Expansive yard w/ peakaboo bay views.</p>

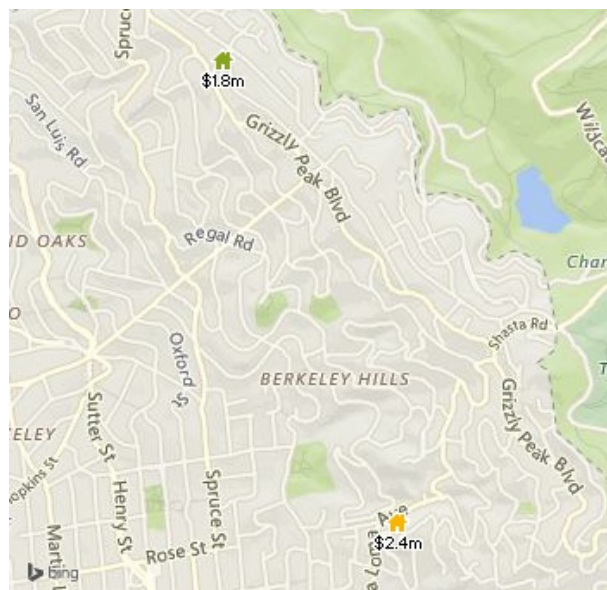
## Market Activity: Recently Sold



Address	2893 Buena Vista Way Berkeley, CA 94708	1079 Sterling Ave Berkeley, CA 94708	2830 Buena Vista Way Berkeley, CA 94708	667 Euclid Ave Berkeley, CA 94708	560 Woodmont Ave Berkeley, CA 94708
Status	 Subject Property	 Recently Sold	 Recently Sold	 Recently Sold	 Recently Sold
Amount	\$2,354,329 Refined Value	\$1,260,000 Sold Price	\$1,350,000 Sold Price	\$1,660,000 Sold Price	\$1,325,000 Sold Price
List Price	—	\$1,200,000	\$1,150,000	\$1,595,000	\$1,195,000
Recording Date	9/2/2015	8/30/2016	10/4/2016	11/15/2016	9/8/2016
List/Sold Ratio	—	105%	117%	104%	111%
Days in RPR	—	20	25	42	36
Price Per Sq. Ft.	\$895	\$589	\$684	\$471	\$663
Bedrooms	4	3	3	4	4
Total Baths	3	2	2	5	3
Partial Baths	—	—	—	1	1
Total Rooms	9	8	5	9	8
Living Area	2,311	2,138	1,975	3,523	2,000
Lot Size	6,388 sq ft	7,450 sq ft	0.23 acres	0.33 acres	5,000 sq ft
Year Built	1983	1964	1961	1938	1959
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached	Detached	Detached	Detached
MLS ID	—	40752884	40756558	40759558	40751931
Listing Broker	—	Courtesy of PACIFIC UNION INTERNATIONAL	Courtesy of PACIFIC UNION INTERNATIONAL	Courtesy of MARVIN GARDENS EAST BAY	Courtesy of THE GRUBB CO. INC.
Description		Light filled updt'd mid-century modern; serene setting; window walls & big bay/bridge/city view used as single fam home & ofrs flex living; upr lvl is open plan contemp w/2br, 1ba, kit ctr isl, b'fast bar; spacious lwr lvl is 1/1, lr & full kit; gorgeous lvr back gdn; newer deck & pergola	Dramatic mid-century in an architecturally significant neighborhd, amongst maybeks, j.h.thomas & robert ratcliffs, w/double volume liv. Room, open spaces & gorgeous bay views. Embraced by trees, it sits on a large lot, w/a fenced front yard, raised beds & child's play area. Great indoor-outdoor.	Bay views and privacy. 3 buildings, main house w/excellent separation, lv w/beam ceiling. Updated kitchen, master suite with office, separate den w/fireplace and sep entrance. Au pair or guest quarters with vus over garage.	Wonderful mid-century home with expansive yard. 4 bds, 2.5 baths, garden cottage, 2 car garage w/ int. Access and membership in private pool (\$240/quarter) steps away! near tilden & major bus lines! bay view!

Highlighted fields were changed by agent to reflect knowledge of this property.

## 614 Creston Rd, Berkeley, CA 94708



LEGEND:  Subject Property  This Property

### RECENTLY SOLD

• Sold Date: 10/18/2016  
• MLS Listing 40756253, 9/7/2016

### Sold Price

# \$1,815,000

Sold Date: 10/18/2016  
Days in RPR: 41

### Current Estimated Value

# \$1,671,690

Last RVM® Update: 11/15/2016

RVM® Est. Range:

**\$1,588,106 – \$1,755,274**

RVM® Confidence:



 RVM® Change

Last 1 Month: **\$210,190**

 RVM® Change

Last 12 Months: **32.24%**

Modern elegance on 1 level living. Walls of glass doors to level outdoors, patios, lawn, gardens & child's playhouse. The kitchen is funtion & fashion. Chef quality appliances & windows open to patio. A kitchen/dining rm w/glass wall doors to the outside. Luxe master suite- spa bath & doors to patio.

### Home Facts

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Living Area (sq ft)

Lot Size

Lot Dimensions

Garage

Garage (spaces)

Pool

Year Built

Total Rooms

Style

Roofing

Heating

Cooling

Fireplaces

Foundation

Construction

Exterior Walls

Number of Buildings

Number of Units

Number of Stories

### Public Facts

Single Family Residence

Single Family

4

3

3

2,549

9,800 sq ft

9800 SF

Yes

—

—

1948

7

—

—

—

—

—

—

—

Frame

—

1

1

1

### Listing Facts

Single Family Residence

Detached

4

3

3

2,857

9,800 sq ft

—

—

2

None

1948

7

Contemporary

Composition Shingle

Forced Air, Solar

None

2

Crawl Space

—

Dual Pane Windows, Wood Shingle

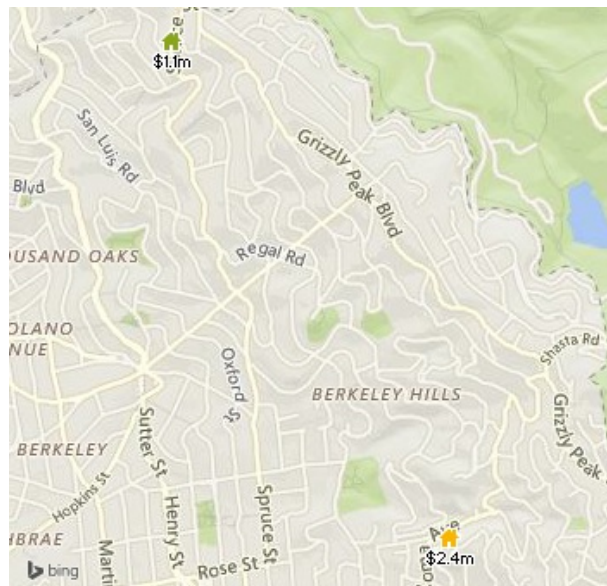
—

—

One Story

Courtesy of THE GRUBB COMPANY

## 464 Spruce St, Berkeley, CA 94708



LEGEND:  Subject Property  This Property

### RECENTLY SOLD

• Sold Date: 10/11/2016  
• MLS Listing 40755717, 9/2/2016

### Sold Price

# \$1,110,000

Sold Date: 10/11/2016  
Days in RPR: 39

### Current Estimated Value

# \$1,099,010

Last RVM® Update: 11/15/2016

RVM® Est. Range:  
\$1,044,060 – \$1,153,960

RVM® Confidence:



 RVM® Change  
Last 1 Month: \$140,400

 RVM® Change  
Last 12 Months: -28.37%

Charming 1930's Berkeley hills home w/ Bay Bridge, San Francisco & Bay views. Period details throughout. Hardwood flrs, formal dining rm, breakfast nook, wood burning fireplace, 2-car garage & lots of storage. In-law potential downstairs. Great opportunity, needs TLC. Contact agent for reports.

### Home Facts

Property Type  
Property Subtype  
Bedrooms  
Total Baths  
Full Baths  
Living Area (sq ft)  
Lot Size  
Lot Dimensions  
Garage  
Garage (spaces)  
Pool  
Year Built  
Total Rooms  
Style  
Roofing  
Heating  
Cooling  
Fireplaces  
Foundation  
Construction  
Exterior Walls  
Number of Buildings  
Number of Units  
Number of Stories

### Public Facts

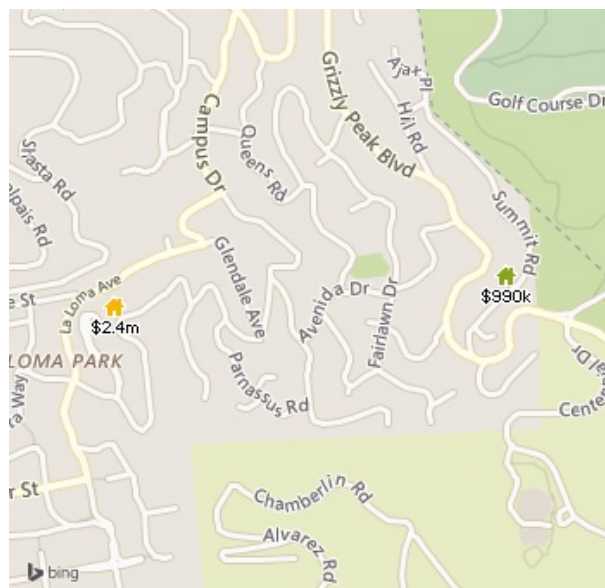
Single Family Residence  
Single Family  
4  
3  
3  
2,171  
5,456 sq ft  
5456 SF  
Yes  
—  
—  
1932  
7  
—  
—  
—  
—  
—  
—  
Frame  
—  
1  
1  
1

### Listing Facts

Single Family Residence  
Detached  
4  
3  
3  
2,171  
5,456 sq ft  
—  
—  
None  
1932  
7  
English  
Other  
Forced Air  
None  
1  
Full Basement  
—  
Brick, Stucco  
—  
—  
Two Story

Courtesy of RE/MAX ACCORD

## 1460 Summit Rd, Berkeley, CA 94708



LEGEND: 🏠 Subject Property 🏡 This Property

### RECENTLY SOLD

• Sold Date: 9/8/2016  
• MLS Listing 40747725, 7/6/2016

### Sold Price

# \$990,000

Sold Date: 9/8/2016  
Days in RPR: 64

### Current Estimated Value

# \$1,014,180

Last RVM® Update: 11/15/2016

RVM® Est. Range:  
\$963,471 – \$1,064,889

RVM® Confidence:



📈 RVM® Change  
Last 1 Month: \$7,590

📈 RVM® Change  
Last 12 Months: 0.56%

Wonderful mid-century design with open floor plan and spectacular Bay & SF views! Level entry, quiet road near Tilden Park, and max. privacy! 4 bedrooms plus family room, 2 car garage, and large lot.

### Home Facts

Property Type  
Property Subtype  
Bedrooms  
Total Baths  
Full Baths  
Living Area (sq ft)  
Lot Size  
Lot Dimensions  
Garage  
Garage (spaces)  
Pool  
Year Built  
Total Rooms  
Style  
Roofing  
Heating  
Cooling  
Fireplaces  
Foundation  
Construction  
Exterior Walls  
Number of Buildings  
Number of Units  
Number of Stories

### Public Facts

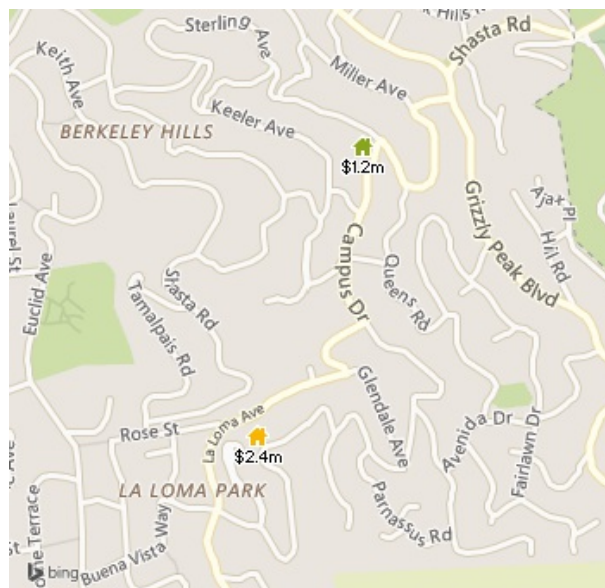
Single Family Residence  
Single Family  
4  
2  
2  
1,985  
5,285 sq ft  
5285 SF  
Yes  
1  
—  
1950  
7  
—  
—  
—  
—  
—  
—  
Frame  
—  
1  
1  
1

### Listing Facts

Single Family Residence  
Detached  
4  
2  
2  
1,985  
5,285 sq ft  
—  
—  
1  
None  
1950  
8  
Contemporary  
Composition Shingle  
Forced Air  
None  
1  
Crawl Space  
—  
Wood Siding  
—  
—  
Two Story

Courtesy of THE GRUBB CO. INC.

## 2887 Shasta Rd, Berkeley, CA 94708



LEGEND:  Subject Property  This Property

### RECENTLY SOLD

• Sold Date: 9/6/2016  
• MLS Listing 40751915, 8/3/2016

### Sold Price

# \$1,150,000

Sold Date: 9/6/2016  
Days in RPR: 34

### Current Estimated Value

# \$1,110,150

Last RVM® Update: 11/15/2016

RVM® Est. Range:  
\$1,054,643 – \$1,165,657

RVM® Confidence:



 RVM® Change  
Last 1 Month: \$8,270

 RVM® Change  
Last 12 Months: –

Mid-century modern home in heart of N. Berkeley Hills. Stylish details throughout. Living & dining room w/ vaulted ceilings & lrg windows. Spacious open kitchen & deck off living area. Lwr level w/ 3 bdms plus master suite. Near Tilden, Gourmet Ghetto & Solano Av. Expansive yard w/ peakaboo Bay views.

### Home Facts

Property Type  
Property Subtype  
Bedrooms  
Total Baths  
Full Baths  
Partial Baths  
Living Area (sq ft)  
Lot Size  
Lot Dimensions  
Garage  
Pool  
Year Built  
Total Rooms  
Style  
Roofing  
Heating  
Cooling  
Fireplaces  
Foundation  
Construction  
Exterior Walls  
Number of Buildings  
Number of Units  
Number of Stories

### Public Facts

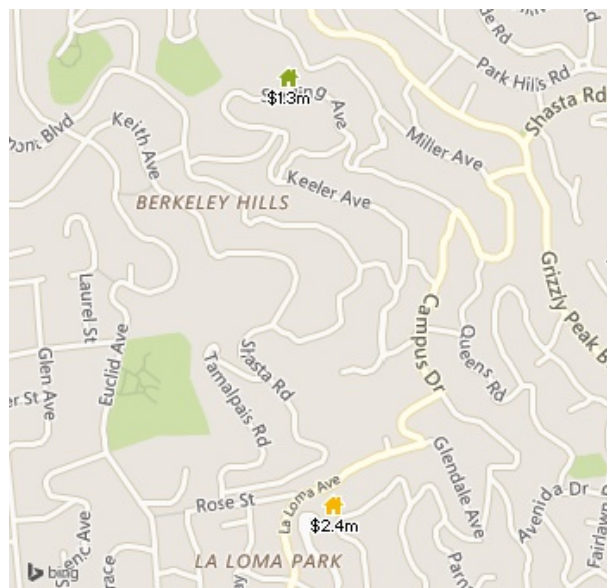
Single Family Residence  
Single Family  
4  
3  
2  
1  
1,901  
8,100 sq ft  
8100 SF  
Yes  
–  
1950  
7  
–  
–  
–  
–  
–  
–  
Frame  
–  
1  
1  
1

### Listing Facts

Single Family Residence  
Detached  
4  
3  
3  
–  
1,901  
8,100 sq ft  
–  
–  
None  
1950  
7  
Contemporary  
Other  
Forced Air  
Other  
1  
Crawl Space, Other  
–  
Wood Siding  
–  
–  
Two Story

Courtesy of THE GRUBB CO. INC.

# 1079 Sterling Ave, Berkeley, CA 94708



LEGEND: 🏡 Subject Property 🏡 This Property

## RECENTLY SOLD

• Sold Date: 8/30/2016  
• MLS Listing 40752884, 8/10/2016

## Sold Price

**\$1,260,000**

Sold Date: 8/30/2016  
Days in RPR: 20

## Current Estimated Value

**\$1,231,340**

Last RVM® Update: 11/15/2016

RVM® Est. Range:  
**\$1,169,773 – \$1,292,907**

RVM® Confidence:



📈 RVM® Change  
Last 1 Month: **\$2,340**

➡ RVM® Change  
Last 12 Months: –

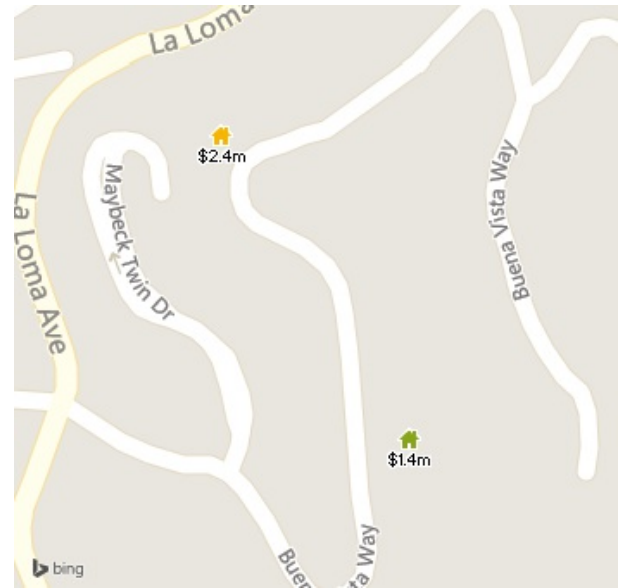
Light filled updt'd mid-century modern; serene setting; window walls & big bay/bridge/city view. Used as single fam home & offers flex living; upr lvl is open plan contemp w/2br, 1ba, kit ctr isl, b'fast bar; spacious lwr lvl is 1/1, LR & full kit; gorgeous lvl backgdn; newer deck & pergola

## Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	2,138	2,138
Lot Size	7,450 sq ft	7,450 sq ft
Lot Dimensions	7450 SF	–
Pool	–	None
Year Built	1964	1964
Total Rooms	8	8
Style	–	Contemporary
Roofing	–	Other
Heating	–	Forced Air, Gas
Cooling	–	None
Fireplaces	–	2
Foundation	–	Partial Basement
Construction	Frame	–
Exterior Walls	–	Stucco
Number of Buildings	1	–
Number of Units	2	–
Number of Stories	1	Two Story

Courtesy of PACIFIC UNION INTERNATIONAL

## 2830 Buena Vista Way, Berkeley, CA 94708



LEGEND:  Subject Property  This Property

### RECENTLY SOLD

- Sold Date: 10/4/2016
- MLS Listing 40756558, 9/9/2016

### Sold Price

**\$1,350,000**

Sold Date: 10/4/2016  
Days in RPR: 25

### Current Estimated Value

**\$1,266,050**

Last RVM® Update: 11/15/2016

RVM® Est. Range:  
**\$1,202,748 – \$1,329,352**

RVM® Confidence:



 RVM® Change  
Last 1 Month: **\$18,380**

 RVM® Change  
Last 12 Months: **-7.21%**

Dramatic mid-century in an architecturally significant neighborhood, amongst Maybecks, J.H. Thomas & Robert Ratcliffs, w/double volume liv. room, open spaces & gorgeous Bay views. Embraced by trees, it sits on a large lot, w/a fenced front yard, raised beds & child's play area. Great indoor-outdoor.

### Home Facts

Property Type  
Property Subtype  
Bedrooms  
Total Baths  
Full Baths  
Living Area (sq ft)  
Lot Size  
Lot Dimensions  
Garage  
Garage (spaces)  
Pool  
Year Built  
Total Rooms  
Style  
Roofing  
Heating  
Cooling  
Fireplaces  
Foundation  
Construction  
Exterior Walls  
Number of Buildings  
Number of Units  
Number of Stories

### Public Facts

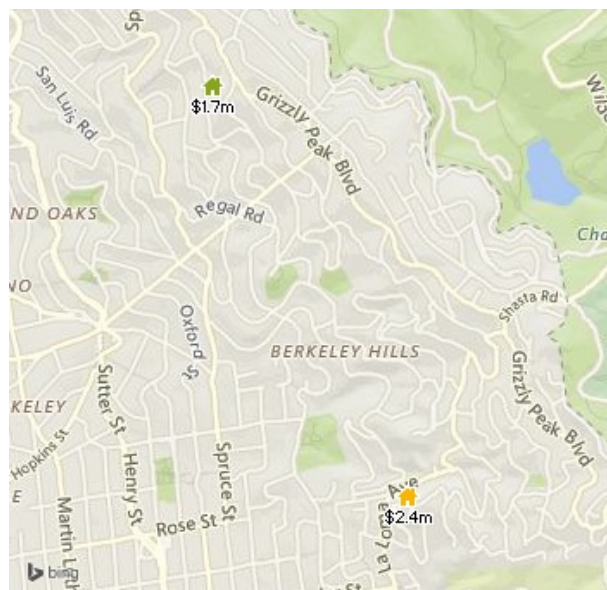
Single Family Residence  
Single Family  
3  
2  
2  
1,595  
0.23 acres  
10098 SF  
Carport  
—  
—  
1961  
5  
—  
—  
—  
—  
—  
—  
Frame  
—  
1  
1  
2

### Listing Facts

Single Family Residence  
Detached  
3  
2  
2  
1,975  
0.23 acres  
—  
—  
2  
None  
1961  
5  
Contemporary  
Composition Shingle  
Forced Air  
No Air Conditioning  
1  
Partial Basement  
—  
Wood Shingle, Other  
—  
—  
3 Or More

Courtesy of PACIFIC UNION INTERNATIONAL

# 667 Euclid Ave, Berkeley, CA 94708



LEGEND: 📍 Subject Property 🏡 This Property

## RECENTLY SOLD

• Sold Date: 11/15/2016  
• MLS Listing 40759558, 10/4/2016

## Sold Price

# \$1,660,000

Sold Date: 11/15/2016  
Days in RPR: 42

## Current Estimated Value

# \$1,599,130

Last RVM® Update: 11/15/2016

RVM® Est. Range:  
\$1,519,174 – \$1,679,086

RVM® Confidence:



↓ RVM® Change  
Last 1 Month: -\$27,920

↓ RVM® Change  
Last 12 Months: -2.53%

Bay views and privacy. 3 buildings, main house w/excellent separation, LV w/beam ceiling. Updated kitchen, master suite with office, separate den w/fireplace and sep entrance. Au pair or guest quarters with vus over garage.

## Home Facts

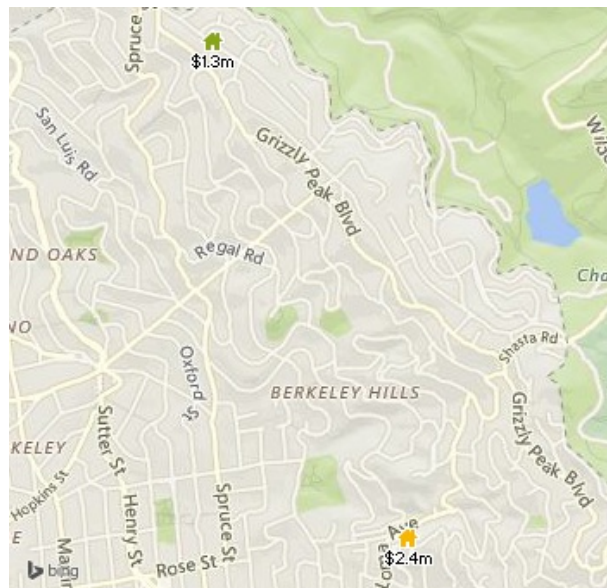
## Public Facts

## Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	4	4
Total Baths	4	5
Full Baths	3	4
Partial Baths	1	1
Living Area (sq ft)	3,523	3,523
Lot Size	0.33 acres	0.33 acres
Lot Dimensions	14400 SF	—
Garage	Yes	—
Garage (spaces)	—	2
Pool	—	None
Year Built	1938	1938
Total Rooms	8	9
Style	—	French Country
Roofing	—	Composition Shingle
Heating	—	Forced Air, Gas
Cooling	—	None
Fireplaces	—	2
Foundation	—	Crawl Space, Slab
Construction	Frame	—
Exterior Walls	—	Brick, Dual Pane Windows, Stucco, Wood Siding
Number of Buildings	1	—
Number of Units	1	—
Number of Stories	2	Two Story

Courtesy of MARVIN GARDENS EAST BAY

## 560 Woodmont Ave, Berkeley, CA 94708



LEGEND:  Subject Property  This Property

### RECENTLY SOLD

• Sold Date: 9/8/2016  
• MLS Listing 40751931, 8/3/2016

### Sold Price

# \$1,325,000

Sold Date: 9/8/2016  
Days in RPR: 36

### Current Estimated Value

# \$1,259,270

Last RVM® Update: 11/15/2016

RVM® Est. Range:  
\$1,196,307 – \$1,322,233

RVM® Confidence:



↓ RVM® Change  
Last 1 Month: -\$6,720

↑ RVM® Change  
Last 12 Months: 5.92%

Wonderful mid-century home with expansive yard. 4 bds, 2.5 baths, garden cottage, 2 car garage w/ int. access and membership in private pool (\$240/quarter) steps away! Near Tilden & major bus lines! Bay View!

### Home Facts

### Public Facts






### Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	4	4
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,000	2,000
Lot Size	5,000 sq ft	5,000 sq ft
Lot Dimensions	5000 SF	—
Garage	Carport	—
Garage (spaces)	—	2
Pool	—	Membership Optional
Year Built	1959	1959
Total Rooms	7	8
Style	—	Contemporary
Roofing	—	Composition Shingle, Rolled Composition
Heating	—	Forced Air
Cooling	—	None
Fireplaces	—	1
Foundation	—	Crawl Space
Construction	Frame	—
Exterior Walls	—	Wood Siding
Number of Buildings	1	—
Number of Units	1	—
Number of Stories	2	Two Story

Courtesy of THE GRUBB CO. INC.

## Market Activity: Distressed







Address	2893 Buena Vista Way Berkeley, CA 94708	665 Vistamont Ave Berkeley, CA 94708	250 Cambridge Ave Kensington, CA 94708	701 Cragmont Ave Berkeley, CA 94708	1110 Miller Ave Berkeley, CA 94708
Status	 Subject Property	 Distressed	 Distressed	 Recently Sold	 Distressed
Estimated Value	\$2,068,500	\$1,061,000	\$751,000	\$764,200	\$1,141,870
Amount	\$2,354,329 Refined Value	\$1,061,000 Est. Value	\$751,000 Est. Value	\$750,000 Sold Price	\$1,141,870 Est. Value
Past Due Amt.	—	—	—	—	—
Recording Date	9/2/2015	2/13/2015	10/23/2008	3/17/2016	—
Days in RPR	—	—	—	35	—
Price Per Sq. Ft.	\$895	\$768	\$226	\$585	\$716
Bedrooms	4	3	5	2	2
Total Baths	3	2	2	2	2
Partial Baths	—	—	—	—	1
Total Rooms	9	7	10	6	6
Living Area	2,311	1,381	3,327	1,283	1,595
Lot Size	6,388 sq ft	5,202 sq ft	5,250 sq ft	5,400 sq ft	5,650 sq ft
Year Built	1983	1941	1928	1939	1928
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family	Detached	Single Family
MLS ID	—	—	—	40728734	—
Listing Broker	—	—	—	—	—
Description					

Highlighted fields were changed by agent to reflect knowledge of this property.

## Market Activity: Distressed



Address	2893 Buena Vista Way Berkeley, CA 94708	123 York Ave Kensington, CA 94708	1530 Grizzly Peak Blvd Berkeley, CA 94708	1015 Euclid Ave Berkeley, CA 94708	
Status	 Subject Property	 Distressed	 Distressed	 Recently Sold	
Estimated Value	\$2,068,500	\$892,830	\$3,281,360	—	
Amount	\$2,354,329 Refined Value	\$892,830 Est. Value	\$3,281,360 Est. Value	\$1,455,500 Sold Price	
Past Due Amt.	—	—	—	—	
Recording Date	9/2/2015	10/3/2003	8/12/1999	10/19/2016	
Days in RPR	—	—	—	140	
Price Per Sq. Ft.	\$895	\$563	—	\$239	
Bedrooms	4	3	—	—	
Total Baths	3	2	—	—	
Partial Baths	—	1	—	—	
Total Rooms	9	7	—	—	
Living Area	2,311	1,587	—	6,091	
Lot Size	6,388 sq ft	4,300 sq ft	7,621 sq ft	8,230 sq ft	
Year Built	1983	1939	—	1922	
Living Area Range (low)	—	—	—	—	
Living Area Range (high)	—	—	—	—	
Property Type	Single Family Residence	Single Family Residence	Lot/Land	Condo/Townhouse/Apt	
Property Subtype	Single Family	Single Family	Multi-Family-Vacant Land	Lowrise (1-3 Flrs)	
MLS ID	—	—	—	40742736	
Listing Broker	—	—	—	—	
Description					

Highlighted fields were changed by agent to reflect knowledge of this property.

## 665 Vistamont Ave, Berkeley, CA 94708



LEGEND:  Subject Property  This Property

### OFF MARKET

- Foreclosure
- Notice of Default

Current Estimated Value

# \$1,061,000

Last AVM Update: 11/15/2016

AVM Est. Range:

**\$859,410 – \$1,262,590**

AVM Confidence:



 AVM Change

Last 1 Month: **-\$11,000**

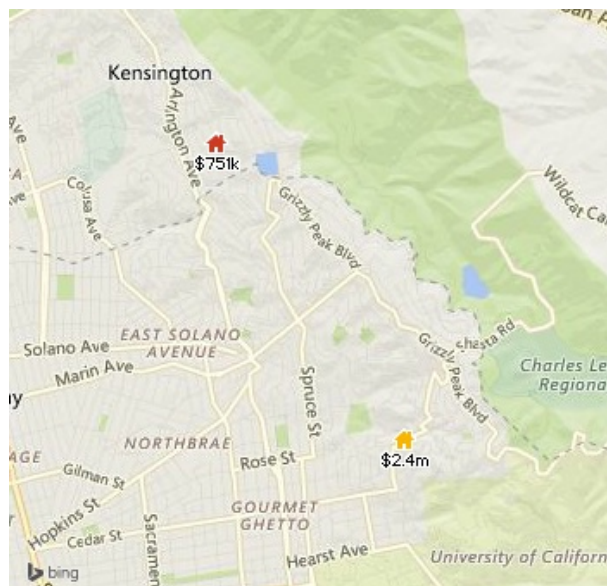
 AVM Change

Last 12 Months: **14.2%**

### Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	—
Property Subtype	<b>Single Family</b>	—
Bedrooms	<b>3</b>	—
Total Baths	<b>2</b>	—
Full Baths	<b>2</b>	—
Living Area (sq ft)	<b>1,381</b>	—
Lot Size	<b>5,202 sq ft</b>	—
Lot Dimensions	<b>5202 SF</b>	—
Garage	<b>Yes</b>	—
Year Built	<b>1941</b>	—
Total Rooms	<b>7</b>	—
Construction	<b>Frame</b>	—
Number of Buildings	<b>1</b>	—
Number of Units	<b>1</b>	—
Number of Stories	<b>1</b>	—

## 250 Cambridge Ave, Kensington, CA 94708



LEGEND: 🏡 Subject Property 🏠 This Property

### OFF MARKET

- Preforeclosure
- Notice of Default

Current Estimated Value

# \$751,000

Last AVM Update: 11/15/2016

AVM Est. Range:

**\$615,820 – \$886,180**

AVM Confidence:



📈 AVM Change

Last 1 Month: **\$7,000**

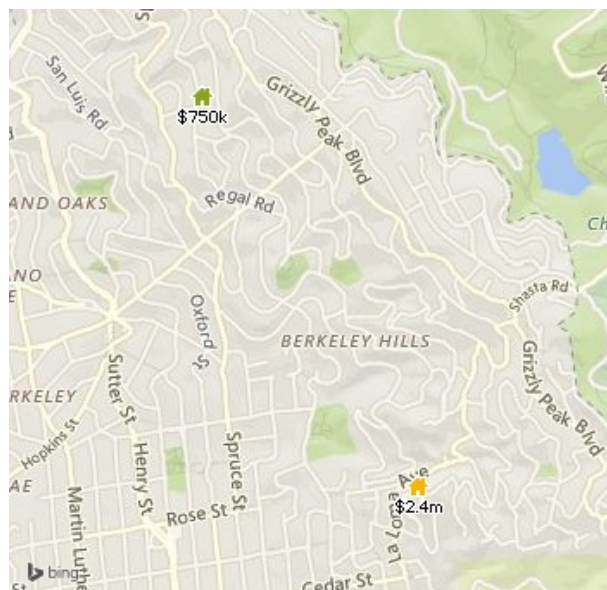
📉 AVM Change

Last 12 Months: **-36.08%**

### Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	—
Property Subtype	<b>Single Family</b>	—
Bedrooms	<b>5</b>	—
Total Baths	<b>2</b>	—
Full Baths	<b>2</b>	—
Living Area (sq ft)	<b>3,327</b>	—
Lot Size	<b>5,250 sq ft</b>	—
Lot Dimensions	<b>5250 SF</b>	—
Garage	<b>Yes</b>	—
Garage (spaces)	<b>2</b>	—
Year Built	<b>1928</b>	—
Total Rooms	<b>10</b>	—
Basement	<b>B</b>	—
Number of Stories	<b>1 story with basement</b>	—

# 701 Cragmont Ave, Berkeley, CA 94708



LEGEND: 🏡 Subject Property 🏠 This Property

## RECENTLY SOLD

• Sold Date: 3/17/2016  
• MLS Listing 40728734, 2/11/2016

## Sold Price

**\$750,000**

Sold Date: 3/17/2016  
Days in RPR: 35

## Current Estimated Value

**\$764,200**

Last RVM® Update: 11/15/2016

RVM® Est. Range:  
**\$718,348 – \$810,052**

RVM® Confidence:



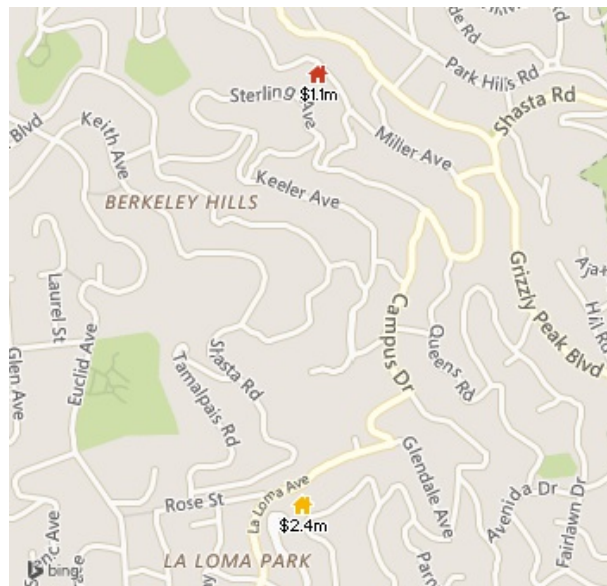
📈 RVM® Change  
Last 1 Month: **\$20,160**

📉 RVM® Change  
Last 12 Months: **-15.75%**

## Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,283	1,283
Lot Size	5,400 sq ft	5,400 sq ft
Lot Dimensions	5400 SF	—
Garage	Yes	—
Garage (spaces)	—	1
Pool	—	None
Year Built	1939	1939
Total Rooms	6	6
Style	—	Cottage
Roofing	—	Composition Shingle
Heating	—	Gas
Cooling	—	None
Fireplaces	—	1
Foundation	—	Raised
Construction	Frame	—
Exterior Walls	—	Stucco
Number of Buildings	1	—
Number of Units	1	—
Number of Stories	1	Two Story

## 1110 Miller Ave, Berkeley, CA 94708



LEGEND: 🏡 Subject Property 🏠 This Property

### OFF MARKET

- Preforeclosure
- Notice of Sale/NF updated with NOS Information

### Current Estimated Value

**\$1,141,870**

Last RVM® Update: 11/15/2016

RVM® Est. Range:

**\$982,009 – \$1,301,731**

RVM® Confidence:



📉 RVM® Change

Last 1 Month: **-\$54,610**

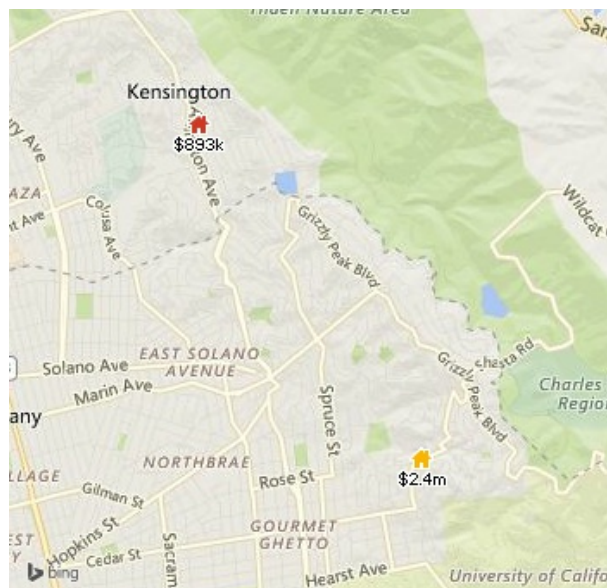
📈 RVM® Change

Last 12 Months: **32.8%**

### Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	—
Property Subtype	<b>Single Family</b>	—
Bedrooms	<b>2</b>	—
Total Baths	<b>2</b>	—
Full Baths	<b>1</b>	—
Partial Baths	<b>1</b>	—
Living Area (sq ft)	<b>1,595</b>	—
Lot Size	<b>5,650 sq ft</b>	—
Lot Dimensions	<b>5650 SF</b>	—
Garage	<b>Carport</b>	—
Year Built	<b>1928</b>	—
Total Rooms	<b>6</b>	—
Construction	<b>Frame</b>	—
Number of Buildings	<b>1</b>	—
Number of Units	<b>1</b>	—
Number of Stories	<b>2</b>	—

## 123 York Ave, Kensington, CA 94708



LEGEND: 🏠 Subject Property 📍 This Property

### OFF MARKET

- Preforeclosure
- Notice of Default

Current Estimated Value

**\$892,830**

Last RVM® Update: 11/15/2016

RVM® Est. Range:

**\$803,547 – \$982,113**

RVM® Confidence:



📈 RVM® Change

Last 1 Month: **\$14,540**

📉 RVM® Change

Last 12 Months: **-0.71%**

### Home Facts

Property Type

Public Facts

Listing Facts

Property Subtype

**Single Family Residence**

—

Bedrooms

**Single Family**

—

Total Baths

**3**

—

Full Baths

**2**

—

Partial Baths

**1**

—

Living Area (sq ft)

**1**

—

Lot Size

**1,587**

—

Lot Dimensions

**4,300 sq ft**

—

Garage

**4300 SF**

—

Garage (spaces)

**Yes**

—

Year Built

**1**

—

Total Rooms

**1939**

—

Heating

**7**

—

Basement

**Central**

—

Number of Stories

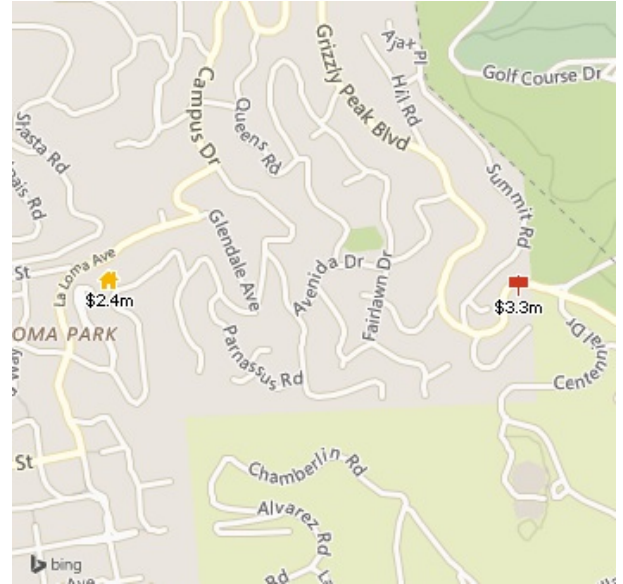
**B**

—

**1 story with basement**

—

## 1530 Grizzly Peak Blvd, Berkeley, CA 94708



LEGEND:  Subject Property  This Property

### OFF MARKET

- Preforeclosure
- Notice of Default

### Current Estimated Value

**\$3,281,360**

Last RVM® Update: 9/4/2016

RVM® Est. Range:

**\$2,920,411 – \$3,642,309**

RVM® Confidence:



 RVM® Change

Last 1 Month: **\$14,060**

 RVM® Change

Last 12 Months: —

### Home Facts

Property Type

Property Subtype

Lot Size

Lot Dimensions

### Public Facts

**Lot/Land**

**Multi-Family-Vacant Land**

**7,621 sq ft**

**7621 SF**

### Listing Facts

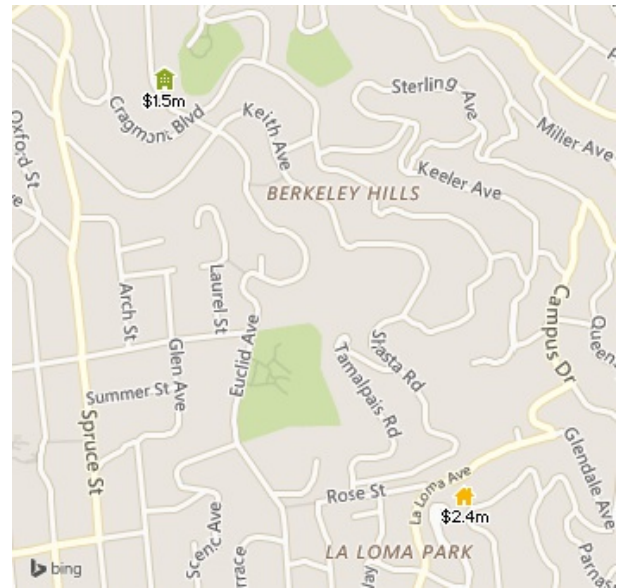
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## 1015 Euclid Ave, Berkeley, CA 94708



LEGEND: 🏠 Subject Property 🏡 This Property

### RECENTLY SOLD

- Sold Date: 10/19/2016
- MLS Listing 40742736, 6/1/2016

### Sold Price

**\$1,455,500**

Sold Date: 10/19/2016  
Days in RPR: 140

### Home Facts

### Public Facts

### Listing Facts

Property Type	Multifamily/Multiplex	Condo/Townhouse/Apt
Property Subtype	Apartment house	Lowrise (1-3 Flrs)
Living Area (sq ft)	6,091	6,091
Lot Size	8,230 sq ft	8,230 sq ft
Lot Dimensions	8230 SF	-
Year Built	-	1922
Roofing	-	Composition Shingle
Heating	-	Wall Furnace, Other Heat
Cooling	-	None
Basement	-	Other
Construction	Frame	-
Exterior Walls	-	Stucco
Number of Buildings	1	-
Number of Units	8	8
Number of Stories	3	-

## Recommended Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the User Selected Comps are sold prices where available.

	Market Activity Active Listings	Market Activity Distressed	Market Activity Pending Sales	Market Activity Sold
Lowest Price	\$979,000	\$729,000	\$699,000	\$875,000
Median Price	\$1,437,500	\$1,061,000	\$1,000,000	\$1,172,500
Highest Price	\$1,795,000	\$3,281,360	\$1,495,000	\$1,595,000
Median Price Per Sq. Ft.	\$602	\$563	\$462	\$523
Days in RPR	12	—	24	96

## Sold Price Comparison

This section compares prices for properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$875,000	\$403
Median Price	\$1,495,000	\$587
High Price	\$1,595,000	\$453

## Details of Refined Value Analysis

Original Estimated Value **\$2,068,500**

Changes Based on Home Facts —

Home Improvement Adjustments —

Needed Improvement Adjustments —

Market Condition Adjustments **\$285,829**

Estimate + Adjustments **\$2,354,329**  
(or \$748 per sq. ft.)

## Sellers

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

## Broker / Agent

\_\_\_\_\_  
Signature Date

## Seller's Proceeds

	Low	High
<b>Price</b>	\$	\$
<b>Encumbrances</b>		
First Loan	\$	\$
Second Loan	\$	\$
<b>Estimated Closing Costs</b>		
Commissions	\$	\$
Escrow Items	\$	\$
Escrow Fees	\$	\$
Home Warranty	\$	\$
Other Work	\$	\$
Pest Inspection	\$	\$
Tax Stamp	\$	\$
Termite Work	\$	\$
Title Insurance	\$	\$
<b>Seller Concessions</b>	\$	\$
<b>Seller Conveyances</b>	\$	\$
<b>Other</b>	\$	\$
<b>Net Cash to Seller</b>	\$	\$

*I understand that the above is an estimate only and not the actual costs which would be incurred if an actual sale is consummated. The estimated amounts above are not guaranteed in any way.*

Seller

date