



Offering Memorandum 1495 W. El Camino Real, Mountain View, CA

Offered Unpriced
Offers Due June 17th at 5pm
Northern California's Source for Brokerage Services

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Offering Terms & Confidentiality

Cassidy Turley has been exclusively retained as the listing broker for 1495 W. El Camino Real, Mountain View, CA.

The information contained herein is strictly confidential, furnished solely for the purpose of considering the acquisition of the property described herein and is not to be used for any other purpose or made available to any other person without the expressed written consent of Cassidy Turley.

Prospective investors should undertake their own investigations and reach their own conclusions without reliance upon the material contained herein. Neither the Seller nor the Broker nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

1495 W. El Camino Real, Mountain View, CA

Investment Overview

Location: 1 minute drive/10 minute walk from vibrant Castro Street & downtown. In the City's El Camino Change and El Camino Planning Areas which are among the highest building densities allowed in the City.

APN's: 189-32-079, 189-32-080

List Price: Offered Unpriced. Please note that of the closed sales comparables, many were long-term escrows that were negotiated for purchase in 2011 and 2012. Due to the marked increase in rents and for-sale condo prices over the most recent 1-2 years a time adjustment to price would be appropriate.

Lot Size: .78 Acres or 33,976 sf.

Shape: Irregular with 125 ft of frontage on El Camino & good lot utility.

Zoning: CRA-Mixed-Use Corridor in accordance the City's 2030 General Plan, FAR up to 60 units per acre. This type of lot coverage would likely require 2 levels of underground parking. There are active projects being developed that can be referenced to address this concept.

Existing Improvements:

- 7,916 sf concrete building, with a 1,596 sf mezzanine amenity; 30 parking spaces.
- 2,145 sf retail frontage on El Camino Real, 9 marked parking spaces.
- 5,789 sf retail/office/warehouse with additional 1,596 sf mezzanine amenity; 11 marked parking spaces and approx. 10 unmarked in a secure locked perimeter; 16-18 ft ceilings.
- Older improvements but great as-is tenant utility given a small amount of TI upgrades.

Existing Tenants:

- Sequoia Cleaning-Owner-User to vacate 5,789 sf unit (back unit) at close.
- Gracie Ju-Jitsu-month-to-month below market rent at \$36K annual full service.

Highest and Best Use:

Rent current improvements long term or for 2-3 years during the tentative map process. Rents estimated to be \$255K annual NNN counting the 1,596 sf mezzanine in the back unit as amenity only. Increase front tenant to market or replace tenant. Back unit tenant replace at market rate. May require some landlord TI expense.

Annual Estimated Potential Cash Flow Existing Improvements: \$255K NNN

Annual Estimated Cash Flow From Apartment Development Rents: \$1.32M to \$1.65M

Estimated For Sale Value of Apartment Development (4.5% cap rate): \$29M to \$38M

Estimated For Sale Value of Condo/Mixed-Use Development for Sale: \$29-\$32M
(\$650K x (6) 1 bd, \$900K x (26) 2 bd, \$30 ft NNN x 4,000 sf 5% cap)

Current Proposed New Development: 4,000 sf street level commercial and 32 residential units with 1 level of submerged parking 1.35% FAR. Condo map in place to accommodate both condo units for sale or apartment complex for rent models. Under the new 2030 General Plan guidelines a FAR of up to 1.85% could be allowed, according to project architect Bill Maston, however parking is the limiting factor and anything greater than the project as mapped could require a 2nd level of submerged parking which may not be cost effective.

The El Camino Real Specific Plan is currently under review and all Gatekeeper applications have been pushed to the first of 2015. City Council and city staff have been working on long term strategic revisions and expect to approve this plan in December of 2014

Top Mountain View Employers

Company	# of Employees	Rank	Percentage of Total City Employment
Google	11,332	1	9.7%
Symantec/Verisign	3,444	2	2.9%
LinkedIn	3,000	3	2.6%
El Camino Hospital	2,630	4	2.2%
Intuit Corp	1,707	5	1.5%
Microsoft Corp	1,700	6	1.5%
Palo Alto Medical Foundation	1,034	7	0.9%
Synopsis, Inc.	1,031	8	0.9%
Omnicell	500	9	0.4%
Alcatel-Lucent	419	10	0.4%

Investment Overview

Flood Zone: According to Community Panel Number 0603470003D, dated July 04, 1988, the subject property is located in Zone "AO". This area is subject to inundation by 100-year shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Flood insurance is required for federally insured transactions.

Earthquake Hazard Zone: The subject site is not located within the Alquist-Priolo Special Study Earthquake Hazard Zone. Nevertheless, earthquakes are common in the area and there are a number of faults located within one hundred miles of the subject property.

Environmental Issues: The subject backs to a small creek channel, called Permanente Creek, which is a tributary of the Santa Clara Valley Water District.

For a new development, a setback of at least 20 feet would be required according to the Santa Clara Valley Water District (SCVWD). Note that the City of Mountain View has a 15-17 foot rear setback requirement. However, the setback could increase depending on the distance from the bottom of the bank to the top of the bank. We have not been provided with a top-of-bank survey and do not know the location of the top of bank. Based on our review of the plat map it is likely some portion of the subject site falls within the creek area. In addition, based on our discussions with the project architect, Mr. Bill Maston, a portion of the creek area could serve as a setback area and contribute toward the overall Floor Area Ratio, which is reasonable.

Land Use Restrictions: The City of Mountain View abandoned a street called Pettis Avenue in 1970. At the same time, the City reserved an easement over that area. The easement is in favor of the City of Mountain View for maintaining/installing utilities. This easement area is currently used for surface access to and from the subject site and El Camino Real. This area must be kept clear of buildings and structures according to the easement language.

Per architect, Bill Maston, there are no utilities in place now within the area. Mr. Maston's stated that the easement could likely be moved within the side setback area, if the City requires the easement to be kept in the first place. There would likely be an added expense to deal with this issue but it would be nominal in relation to overall value. Mr. Maston estimates the costs to deal with possible removal or relocation of the easement at \$20,000 to \$30,000.

If the easement cannot be moved or extinguished, then a new building could need to be configured lengthwise, similar to the existing building configuration. This is less ideal as it would result in less commercial frontage to El Camino Real (but this configuration would not have an impact on a residential density according to Mr. Maston). Retention of the utility easement and a lengthwise configuration would not yield the City of Mountain View the form and character they are looking to achieve on El Camino according to the new Grand Boulevard concept so it would seem to be in the municipalities best interest to extinguish or move the easement to accomplish their longer term goals for the area.

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Property Overview



1495 W. El Camino Real, Mountain View, CA

Major Employers

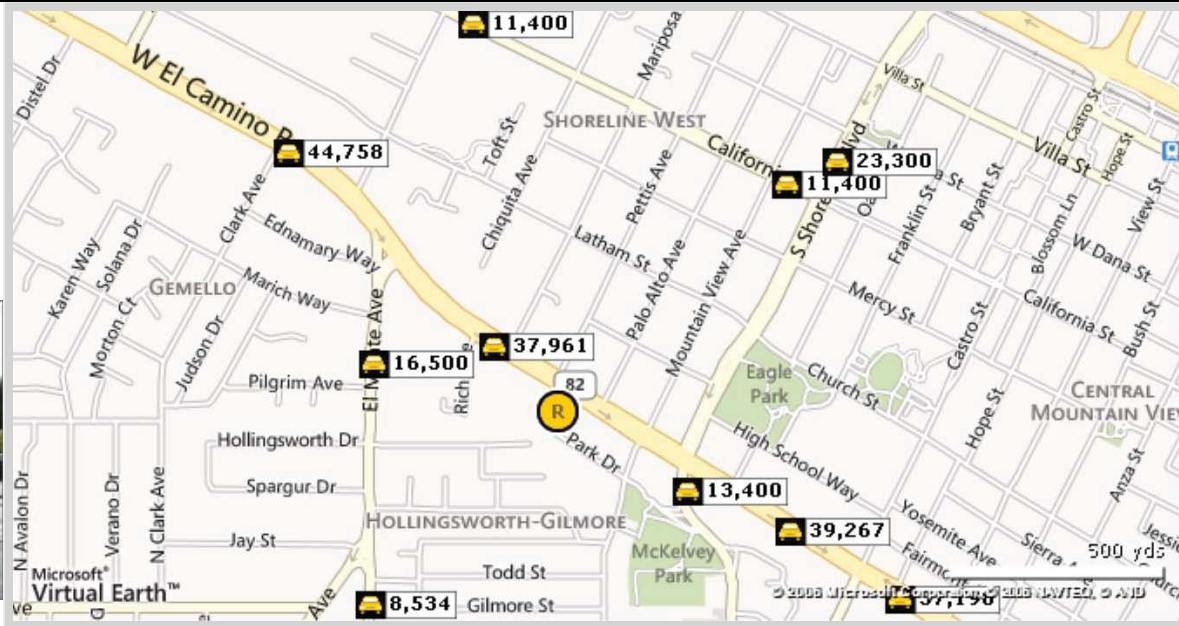


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Traffic Count

1495 W El Camino Real, Mountain View, CA 94040

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **7,934 SF**
 Year Built: **1948**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W el Camino Real	Rich Ave	0.02 NW	2012	37,961	MPSI	.12
2 Miramonte Ave	W el Camino Real	0.03 N	2009	13,400	ADT	.21
3 el Monte Ave	Pilgrim Ave	0.03 S	2009	16,500	ADT	.26
4 W el Camino Real	Castro St	0.11 SE	2012	39,267	MPSI	.36
5 Springer Rd	Todd St	0.03 N	2012	8,534	MPSI	.36
6 California St	Mountain View Ave	0.02 NW	2009	11,400	ADT	.44
7 W el Camino Real	Clark Ave	0.01 NW	2012	44,758	MPSI	.50
8 S Shoreline Blvd	W Dana St	0.04 NE	2009	23,300	ADT	.51
9 W el Camino Real	Hope St	0.01 NW	2012	37,198	MPSI	.53
10 California St	Escuela Ave	0.04 NW	2009	11,400	ADT	.53

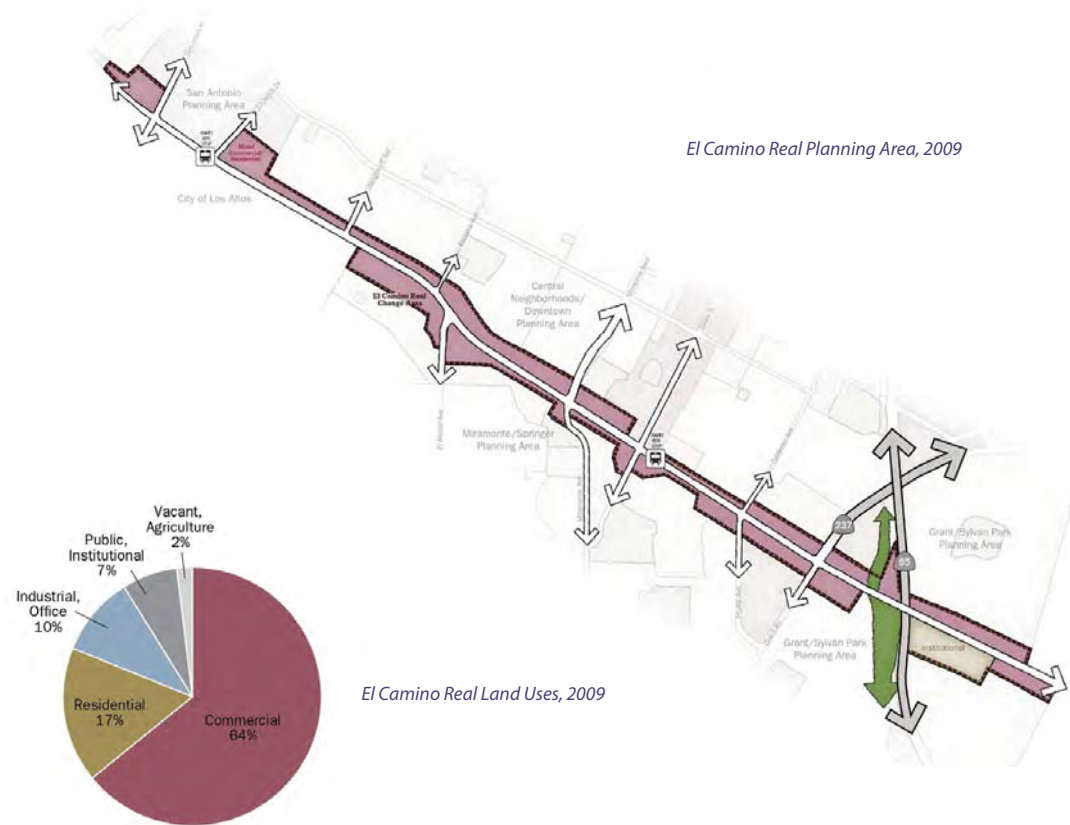
Location Overview

CONTEXT

El Camino Real carves an east-west path through the middle of Mountain View. Its character is heavily influenced by its historic use as a major automotive arterial. The area includes low-intensity and medium intensity retail and commercial uses with some multi-family residential uses, including a mobile home park. Strip shopping centers and medical services are also located throughout the corridor, along with hotels and motels. There are many underused and vacant properties, although there is newer development in some limited locations. Several sections of the corridor are next to lower-intensity residential areas. El Camino Real is an asset as an arterial for vehicles and transit, but its multiple lanes and heavy traffic are a barrier to improving connections between neighborhoods.

LOOKING FORWARD

El Camino Real is envisioned as a revitalized boulevard that connects rather than divides the city, and as an attractive place to live, work and visit. The corridor is a change area that interfaces with four different planning areas. While it is connected to adjacent neighborhoods, El Camino Real has its own distinct characteristics that make it essential to plan it primarily as a corridor. Refer to the El Camino Real Change Area section within the Land Use and Design Element for more detailed vision and policy direction for this area.



El Camino Real Specific Plan

El Camino Real Specific Plan

<http://elcaminorealpreciseplan.com/about/>

What is a Precise Plan?

Precise Plans are a tool for coordinating future public and private improvements where special conditions or desired development require particular attention. They include elements such as area-specific parking standards, form-based codes, targeted zoning, pedestrian design standards, connectivity and multi-modal standards, street design standards, and sustainability standards. In the land use hierarchy, Precise Plans are above Zoning District and below the General Plan. Other adopted Precise Plans are located here.

What area is included in the Precise Plan?

A map of the Precise Plan area is shown to the right (click to enlarge). The plan area encompasses 222 acres and runs the entire 3.9-mile length of the El Camino Real corridor in Mountain View. The plan area includes the majority of parcels fronting El Camino Real plus additional parcels adjacent to the corridor. The “context” area includes the area within roughly ¼ mile of the corridor.

How does the Precise Plan relate to the General Plan?

The Precise Plan represents the detailed implementation of the broad policy directions contained within the Mountain View 2030 General Plan for the El Camino Real Change Area, bridging the gap between general goals and specific standards. The Precise Plan will clearly define the administrative process for implementing key General Plan goals and actions. Information about the vision of the El Camino Corridor from the General Plan can be found here.

Why is the City developing a Precise Plan for El Camino Real?

Through the General Plan process, the City created a vision of El Camino Real of vibrancy, neighborhood compatibility and improved mobility. Existing zoning must be updated to better align with that vision. The El Camino Real Precise Plan will tailor standards, guidelines and administrative processes to the unique opportunities and challenges of the Precise Plan area and the goals and vision of the General Plan.

What will the El Camino Real Precise Plan contain specifically?

The Plan will contain building and improvement standards, design guidelines, and open space and mobility plans and policy frameworks. Furthermore, it will specify: allowed uses, intensity of uses, relationship to neighboring properties, parking, circulation, landscaping, special sign standards, procedures for Development Review.

The Precise Plan will also include a separate programmatic environmental impact report (EIR).

The regulations contained within the ECR Precise Plan will replace land use and development regulations previously contained within the Zoning Ordinance for this portion of the City. They will affect all applications for new construction, substantial modifications to existing buildings, and changes in land use. The Precise Plan does not replace or augment regulations pertaining to issues of building safety codes or other non-planning related codes.

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El Camino Real Specific Plan

How does the Precise Plan relate to Gatekeeper projects?

“Gatekeepers” are requests for re-zonings. There are currently four (4) open gatekeeper projects in the El Camino Real Precise Plan area. All of these projects must be consistent with the General Plan. Projects under review may be required to amend their design prior to approval to be consistent with draft Precise Plan policies and guidelines.

If you are interested in any of these specific gatekeeper projects, please contact the Community Development Department to be connected with the project manager for that project:

Ultimately, all sites within the El Camino Real change area, even the projects under review and approved, will be incorporated into the El Camino Real Precise Plan, and future changes to those sites must be consistent with the Plan.

Does the Precise Plan affect approved Gatekeeper projects?

Approved projects are unaffected by the Precise Plan process. These projects have been designed to be consistent with the 2030 General Plan and have been approved for development by the City Council.

For more information contact
Eric Anderson
Assistant Planner
Community Development Department
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039
650-903-6306
Eric.Anderson2@mountainview.gov

Silicon Valley Schools & Data

	CUPERTINO	LOS GATOS MONTE SERENO <i>(Excludes LG Mtns)</i>	SARATOGA	PALO ALTO	LOS ALTOS LOS ALTOS HILLS	MOUNTAIN VIEW	COMMENTS
2013 Base Academic Performance Index (API) Report Score <i>Elementary & Middle Schools</i>	962	929	960	932	961	863	
2013 Base Academic Performance Index (API) Report Score <i>High Schools</i>	890	883	938	905	895	861	High School API score just slightly below neighboring Los Altos which is nearly \$200/sf more expensive
Condo/Townhome Total Sales January 1 to Sept 30, 2103	99	98	49	84	45	270	
Average Sales Price Condo/Townhome	\$793,100	\$682,500	\$795,300	\$973,200	\$1,053,300	\$645,700	Average Price is up 33% from year end 2011
Median Sales Price Condo/Townhome	\$760,000	\$692,500	\$730,000	\$936,500	\$953,000	\$635,000	Median Price is up 35% from year end 2011
Average Condo/Townhome SF	1,310	1,466	1,600	1,334	1,463	1,228	
Median Condo/Townhome SF	1,216	1,454	1,408	1,342	1,406	1,176	
Avg. Price \$/SF	\$605	\$466	\$497	\$730	\$720	\$526	Price Per Sf is superior to Los Gatos/Saratoga

2013 Academic information taken from California Department of Education web site at www.cde.ca.gov/ta/ac/ap

Crown Lending Inc. is not a licensed appraiser and therefore cannot ultimately determine market value. All analysis is based on data from the Multiple Listings Service and is believed to be true as of the reporting date through September 30, 2103.

Land Use Designations

MIXED-USE

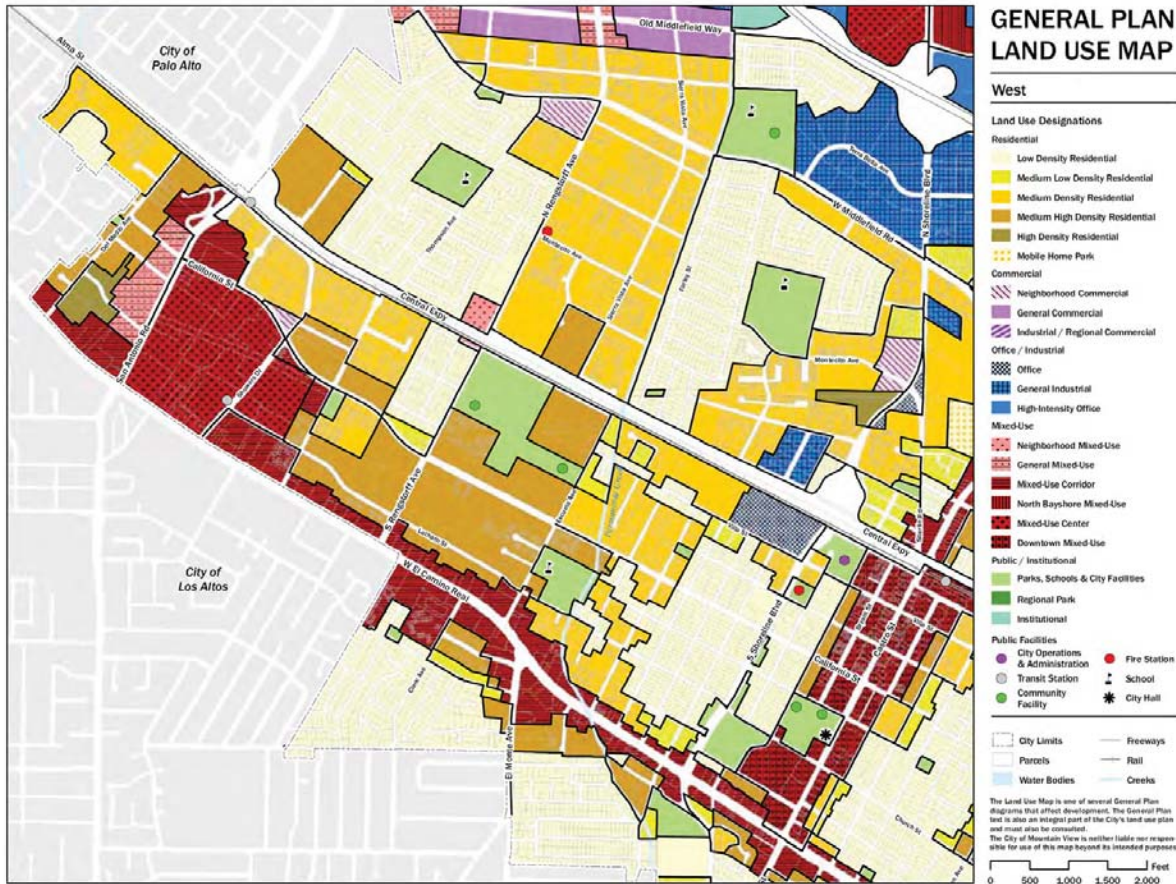
Mixed-use neighborhoods have buildings and spaces with complementary uses. Mixed-use designations support buildings with different uses such as retail, offices, residential or other uses. Buildings with different uses may have different floor heights; in these cases, overall building height may determine neighborhood compatibility, rather than the number of stories. New developments have good pedestrian and bicycle facilities, varied and engaging building facades, shade trees and pedestrian amenities. Pedestrian-oriented entrances, such as residential stoops and commercial storefronts, are oriented to pedestrian paths. Parking is primarily under, behind or to the sides of buildings and includes landscaping. Parks, plazas and open space are located and designed to foster active and comfortable social gathering places.

The subject property on El Camino Real is zoned "CRA" (Commercial Residential Arterial) and zoning is considered Mixed-Use Corridor for purposes of Land Use designations

Mixed-Use Corridor allows a broad range of commercial, office and residential uses and public spaces serving both surrounding neighborhoods and visitors from nearby areas.

- *Allowed Land Uses:* Multi-family residential, office, commercial, lodging
- *Intensity:* 1.85 FAR (approximately 60 DU/ac or 50–130 residents/acre), of which up to 0.50 FAR can be office or commercial; on El Camino Real intensities above 1.85 FAR and up to 3.0 FAR may be permitted at key locations with significant public benefits and amenities specified within zoning or precise plan standards. Projects above 1.85 FAR may include office or commercial intensities greater than 0.50 FAR
- *Height Guideline:* Up to 4 stories; up to 6 stories for projects above 1.85 FAR

Land Use Designations



CITY OF MOUNTAIN VIEW:

Planning & Zoning:

www.ci.mtnview.ca.us/city_hall/community_development/planning/default.asp

Zoning Map:

www.ci.mtnview.ca.us/civica/filebank/blobload.asp?BlobID=10990

General Plan:

www.ci.mtnview.ca.us/city_hall/community_development/planning/plans_regulations_and_guidelines/general_plan.asp

(has links to Change Areas, Planning Areas, and land use designations)

Precise Plans:

www.ci.mtnview.ca.us/city_hall/community_development/planning/plans_regulations_and_guidelines/precise_plans.asp

Active Development Projects:

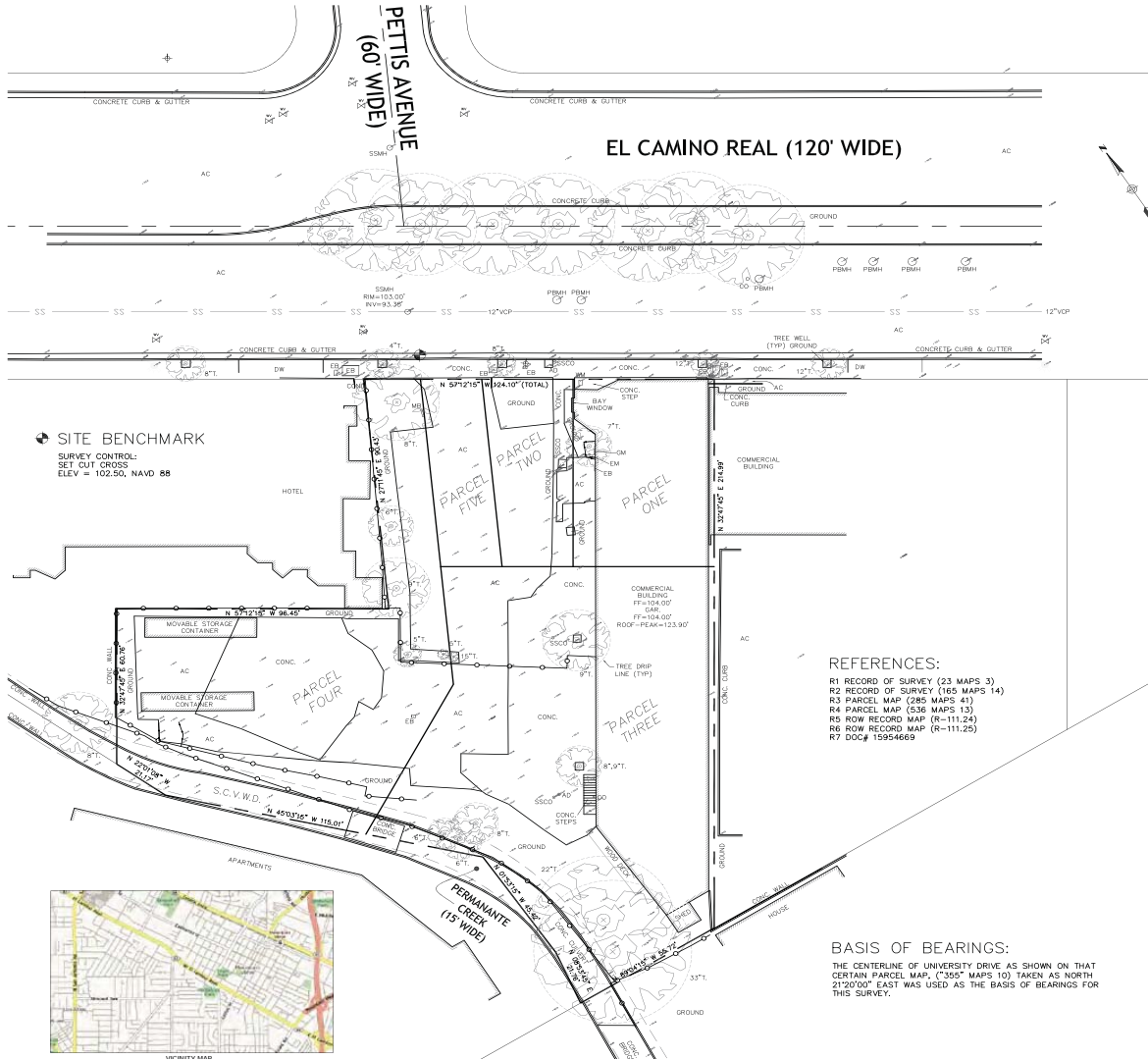
www.ci.mtnview.ca.us/civica/filebank/blobload.asp?BlobID=11205

El Camino Real Specific Plan

<http://elcaminorealpreciseplan.com/about/>

1495 W. El Camino Real, Mountain View, CA

Land Use Designations



SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSION OF LAND SURVEYING AT THE REQUEST OF WILLIAM MASTON ARCHITECT IN OCTOBER 2011.

10/28/11
ROBERT G. HUNT, L.S. 7952
EXP. DATE: DECEMBER 31, 2011



BENCHMARK:

CITY OF MOUNTAIN VIEW BENCHMARK NO. V-31 (CITY MONUMENT), LOCATED AT THE INTERSECTION OF EL CAMINO REAL & RICH AVENUE.

ELEVATION = 99.96, NAVD 88

NOTES:

1. PROPOSED SUBDIVISION: 1 PARCEL
2. OWNER/SUBDIVIDER: QUASCH FAMILY TRUST
3. ARCHITECT/OWNER REPRESENTATIVE: WILLIAM MASTON ARCHITECT & ASSOCIATES
4. SURVEYOR: AMERICAN BASELINE COMPANY
5. APN: 189-32-079 & 080
6. EX. USE: BUSINESS; PROP. USE: MULTI-UNIT RESIDENCE
7. EXISTING ZONING: CRA; PROPOSED ZONING: CRA
8. SOURCE OF WATER SUPPLY: CITY OF MOUNTAIN VIEW
9. SEWAGE DISPOSAL PROVIDED BY: CITY OF MOUNTAIN VIEW
10. PROPOSED NUMBER OF PARCELS: 1 PARCEL
11. TOTAL ACREAGE: 32,371 SQ. FT., 0.743 AC.
12. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
13. ALL TREE DIMENSIONS ARE THE DIAMETER AT 48" ABOVE GRADE. SPECIES OF TREES TO BE DETERMINED/VERIFIED BY AN ARBORIST.
14. A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY AMERICAN BASELINE COMPANY. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
15. ESEAL TO BE DETERMINED/VERIFIED BY CITY OF MOUNTAIN VIEW.

LEGEND

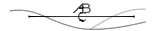
DH	DH	PROPERTY LINE
SS	SS	OVERHEAD UTILITY LINE
SD	SD	SANITARY SEWER LINE
		STORM DRAIN LINE
		WOOD FENCE
AD		AREA DRAIN
APM		ASSESSOR'S PARCEL NUMBER
AC		ASPHALT
CB		CATCH BASIN
CO		CLEANOUT
CONC		CONCRETE
DW		DRIVEWAY
EB		ELECTRIC BOX
EM		ELECTRIC METER
FF		FINISHED FLOOR
FR		FRESH WATER
GA		GUY ANCHOR
GM		GAS METER
GV		GAS VALVE
IR		IRRIGATION VALVE
JT		JUNT POLE
MB		MAIL BOX
PBMH		PAC-BELL MANHOLE
SDMH		STORM DRAIN MANHOLE
SSCO		SANITARY SEWER CLEANOUT
SSMH		SANITARY SEWER MANHOLE
SM		STREET LIGHT
SMH		SURVEY MONUMENT
TR		TREE
WM		WATER METER
WV		WATER VALVE
WP		WOOD POST

INITIATIVE PARCEL MAP ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

BEING A SURVEY OF THE LANDS OF QUASCH FAMILY TRUST AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AS DOCUMENT #15954669 ON NOVEMBER 8, 2001 CITY OF MOUNTAIN VIEW, COUNTY OF SANTA CLARA, CALIFORNIA

SCALE: 1" = 20' SEPTEMBER 2010

CONSISTING OF ONE SHEET



American Baseline Company

16570 Church St., Ste. 165, Morgan Hill, CA 95037
408/984-9281 americanbaseline.com

SCALE: 1" = 20 Feet

1495 W. El Camino Real, Mountain View, CA

Parcel Map

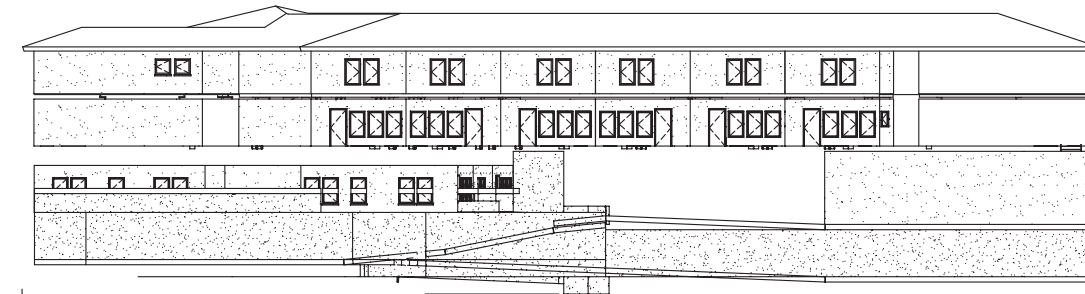


1495 W. El Camino Real, Mountain View, CA

Proposed elevations



VIEW 1



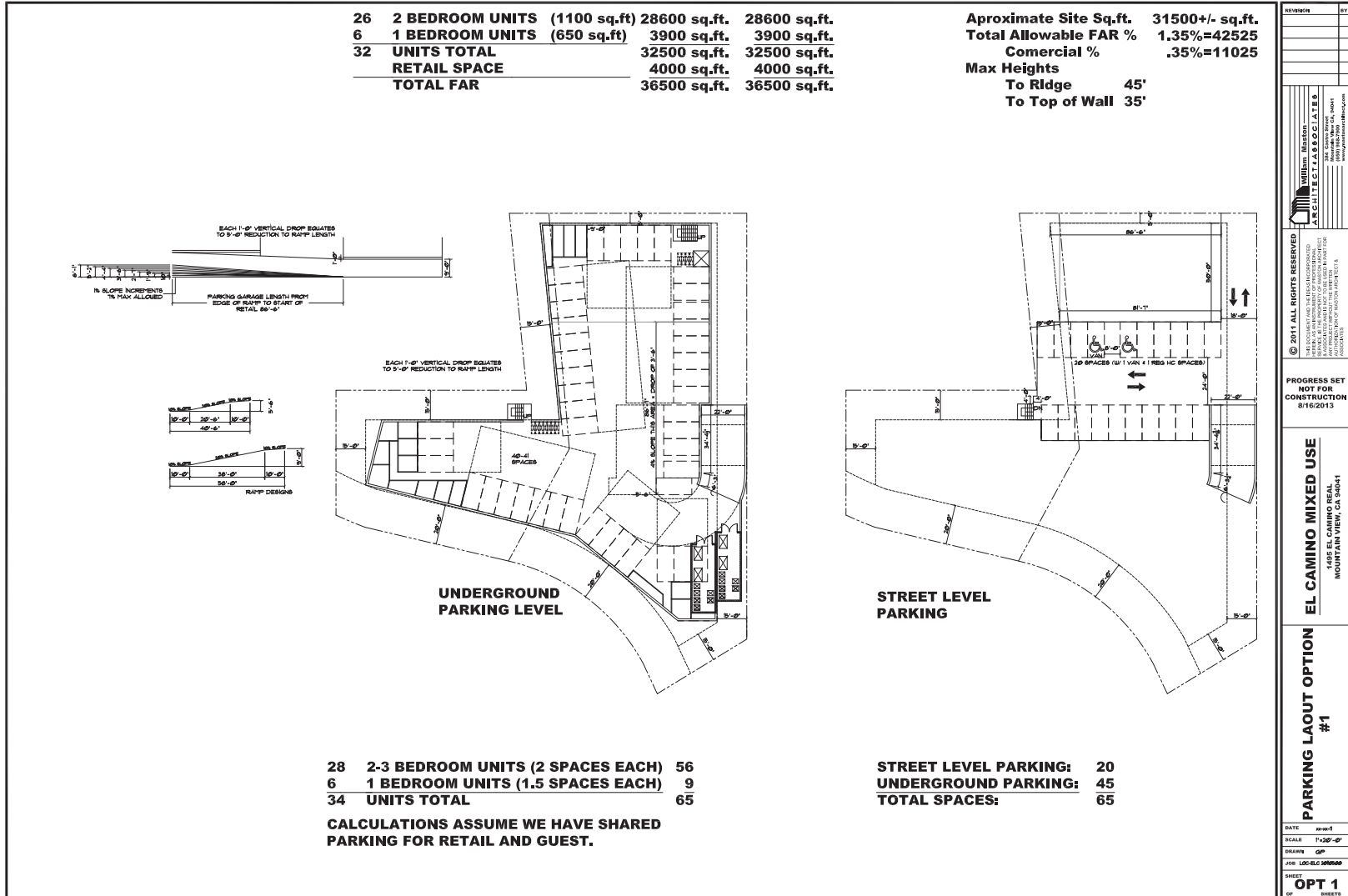
VIEW 2



VIEW 3

1495 W. El Camino Real, Mountain View, CA

Proposed Parking lot layout



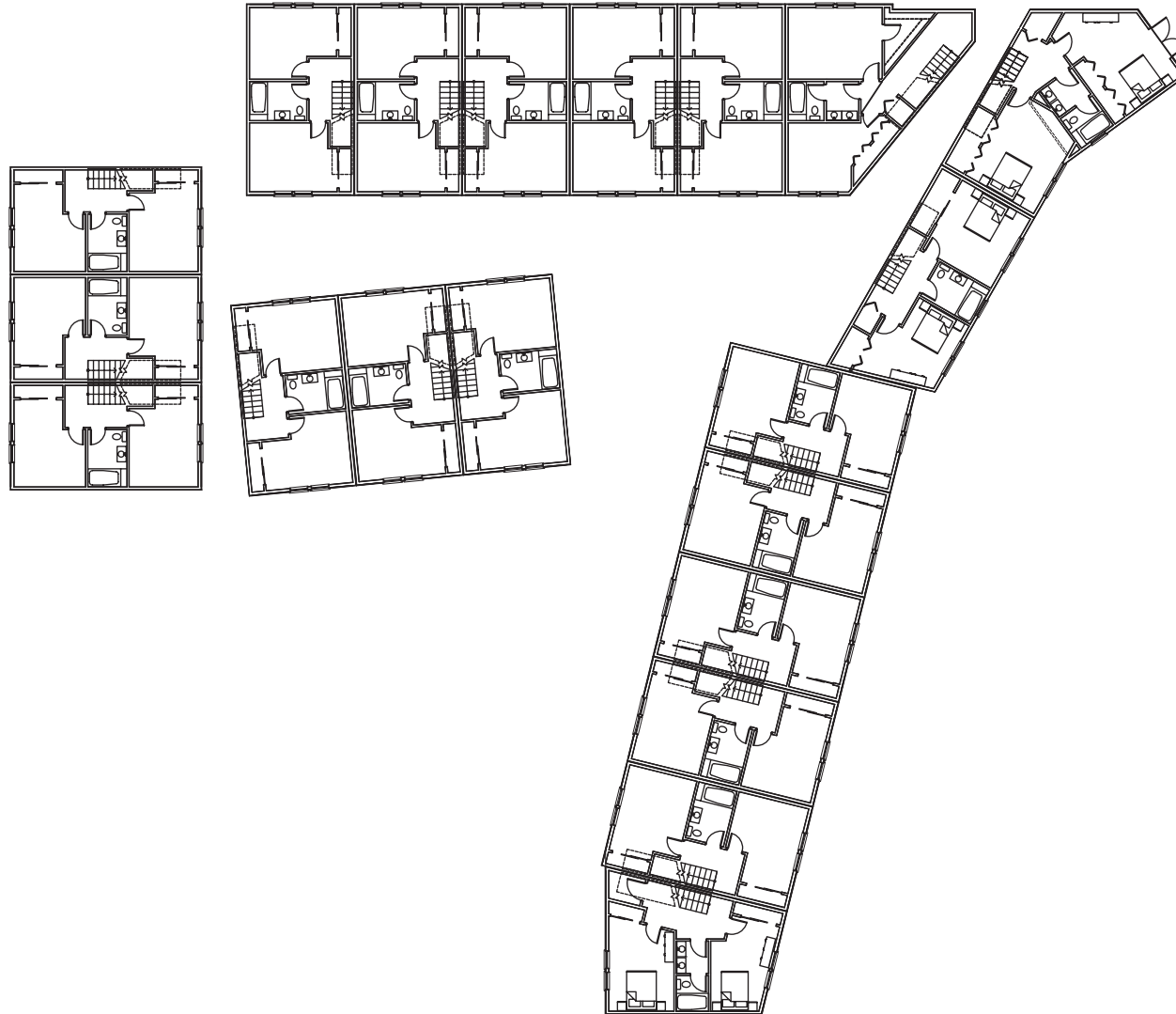
1495 W. El Camino Real, Mountain View, CA

Proposed Unit Layout 1st Floor



1495 W. El Camino Real, Mountain View, CA

Proposed Unit Layout 2nd Floor



1495 W. El Camino Real, Mountain View, CA

Apartment Rental Comparables

1 BEDROOM

APARTMENT COMPLEX <i>(Click name to view website)</i>	COMMUNITY	YEAR BUILT	RENOVATED?	SCHOOL DISTRICT	# UNITS	ADDRESS	BEDROOM COUNT	AVERAGE SQ FT	RENT LOW RANGE	RENT HIGH RANGE	AVG MONTHLY RENT
Carmel The Village	Merlone-Grier Partners	2013	New	Los Altos	330	555 San Antonio Rd, Ste #23 Mountain View, CA 94040	1	657	\$3,915.00	\$3,915.00	\$3,219.00
Park Place	Prometheus	2000		Mountain View	120	851 Church St. Mountain View, CA 94041	1	698	\$2,760.00	\$2,890.00	\$2,786.00
Madera	Prometheus	2013	New	Mountain View	203	455 W. Evelyn Ave. Mountain View, CA 94041	1	856	\$2,303.00	\$4,608.00	\$3,968.00
Central Park at Whisman Station	Prometheus	1967	1999	Mountain View	354	100 N. Whisman Rd. Mountain View, CA 94043	1	730	\$2,108.00	\$2,180.00	\$2,180.00
North Park Apartments	Prometheus	1962	Yes	Mountain View	182	111 N. Rengstorff Ave. Mountain View, CA 94043	1	584	\$2,234.00	\$2,732.00	\$2,300.00
Avalon Towers on the Peninsula	Avalon	2001		Mountain View	211	2400 W. El Camino Real Mountain View, CA 94040	1	841	\$2,835.00	\$3,735.00	\$3,229.00
Avalon Mountain View	Avalon	1986	Yes	Mountain View	248	1600 Villa St. Mountain View, CA 94041	1	715	\$2,910.00	\$2,995.00	\$2,927.00
							AVERAGE TOTALS	726	\$2,587.00	\$3,159.00	\$2,872.00

2 BEDROOMS

APARTMENT COMPLEX <i>(Click name to view website)</i>	COMMUNITY	YEAR BUILT	RENOVATED?	SCHOOL DISTRICT	# UNITS	ADDRESS	BEDROOM COUNT	AVERAGE SQ FT	RENT LOW RANGE	RENT HIGH RANGE	AVG MONTHLY RENT
Carmel The Village	Merlone-Grier Partners	2013	New	Los Altos	330	555 San Antonio Rd, Ste #23 Mountain View, CA 94040	2	1,186	\$4,910.00	\$6,600.00	\$4,718.00
Park Place	Prometheus	2000		Mountain View	120	851 Church St. Mountain View, CA 94041	2	930	\$3,279.00	\$3,583.00	\$3,380.00
Madera	Prometheus	2013	New	Mountain View	203	455 W. Evelyn Ave. Mountain View, CA 94041	2	1,200	\$4,841.00	\$6,649.00	\$5,996.00
Central Park at Whisman Station	Prometheus	1967	1999	Mountain View	354	100 N. Whisman Rd. Mountain View, CA 94043	2	1,089	\$2,531.00	\$2,816.00	\$2,750.00
North Park Apartments	Prometheus	1962	Yes	Mountain View	182	111 N. Rengstorff Ave. Mountain View, CA 94043	2	823	\$2,427.00	\$2,732.00	\$2,528.00
Avalon Towers on the Peninsula	Avalon	2001		Mountain View	211	2400 W. El Camino Real Mountain View, CA 94040	2	1,138	\$3,225.00	\$5,965.00	\$4,009.00
Avalon Mountain View	Avalon	1986	Yes	Mountain View	248	1600 Villa St. Mountain View, CA 94041	2	986	\$2,880.00	\$2,880.00	\$2,880.00
							AVERAGE TOTALS	881	\$3,370.00	\$4,383.00	\$3,679.00

1495 W. El Camino Real, Mountain View, CA

Condo Sales Comparable Properties Summary

Properties	Price	HOA Fees	\$/Sq Ft	Unit Type	COE	Comments
1. 191 Greyhawk Court Mountain View, CA	\$860,000	\$245	\$696	2 Bed 3 Bath	Apr-14	Comments: Whisman Station, three story unit, open kitchen, granite & stainless, DOM 6, multiple offers sold 115k above asking price.
2. 789 Bryn Mawr Court Mountain View, CA	\$778,200	\$270	\$677	2 Bed 2 Bath	Mar-14	Comments: Built in 2004, town house style unit, high vaulted ceilings, private patio, upscale amenities DOM 8, sold 29K above asking.
3. 190 Darya Court Mountain View, CA	\$805,000	\$245	\$651	3 Bed 3 Bath	Mar-14	Comments: Built in 2007, 3 story construction, garges on ground floor, 2 master suites but guest bath. Original owner upgraded all finishes. DOM 1 sole 17K above asking price
4. 188 Darya Court Mountain View, CA	\$789,000	\$245	\$638	2 Bed 3 Bath	Pending	Comments: Built in 2007, corner unit, granite, stainless, A/C, DOM 7, agents reports multiple offers.
5. 182 Hart Court Mountain View, CA	\$840,000	\$245	\$680	2 Bed 3 Bath	Apr-14	Comments: Built in 2007, 3 story construction, in rear of community, multiple offers 8 DOM, sold 51k above asking.
6. 4388 El Camino Real Los Altos, CA	\$878,888	\$383	\$732	2 Bed 2 Bath	Nov-13	Comments: Built in 2009, large unit, top floor unit facing courtyard, gated, pool and spa, chef's kitchen, with hardwood floors, designer cabinets. 2 underground parking spaces. Sold for 140k above asking. DOM 10
7. 4388 El Camino Real Los Altos, CA	\$645,000	\$345	\$820	1 Bed 1 Bath	Nov-13	Comments: Built in 2009, 3rd floor corner unit, balcony, granite and stainless, upgraded hardwoods, DOM, 7, multiple offers sold 46k above asking.