



Offering Memorandum 1988 Plymouth Street, Mountain View, CA

Northern California's Source for Apartment Brokerage Services

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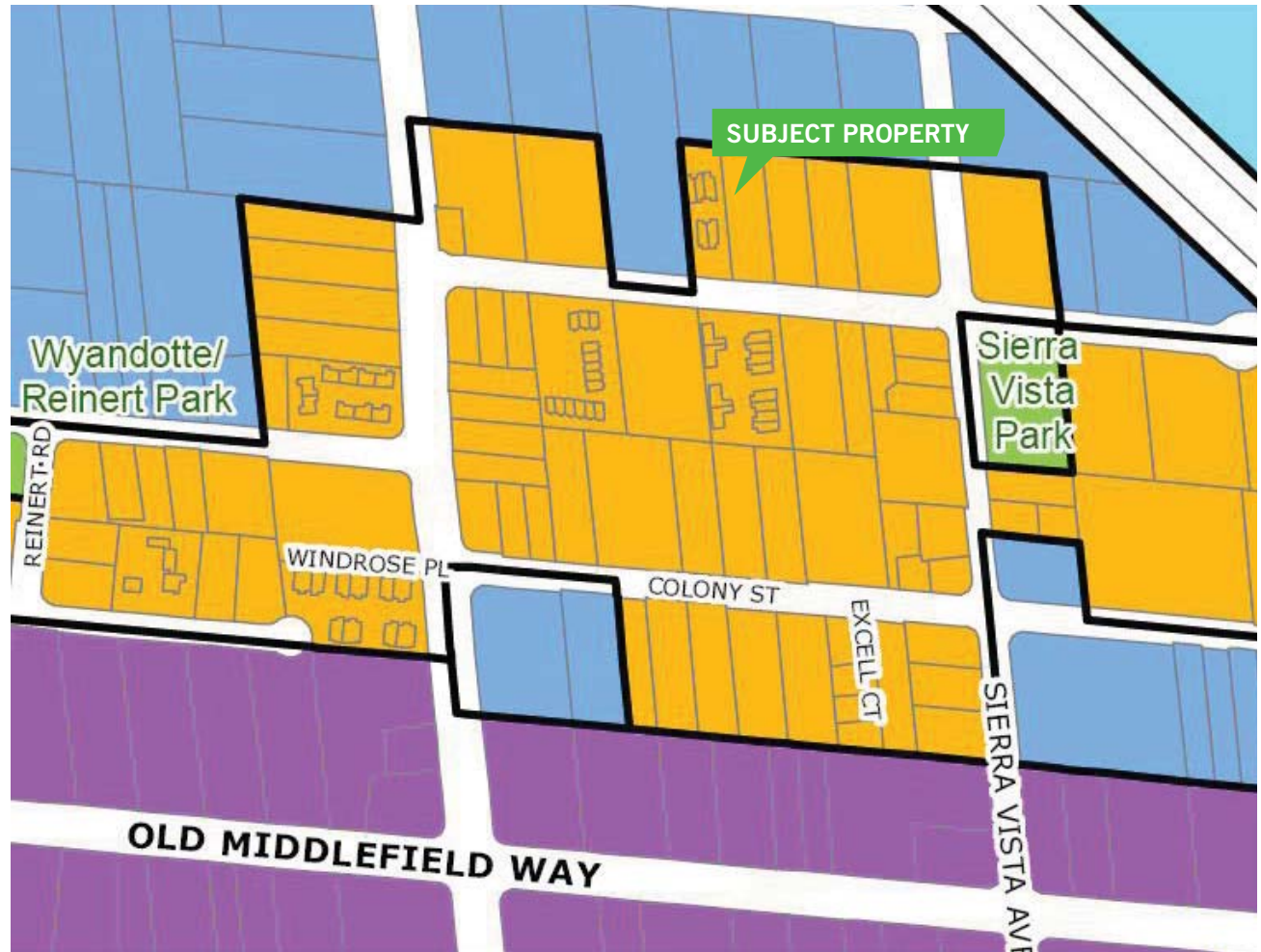
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1988 Plymouth Street Mountain View, CA

Property Overview

Details

Address	1988 Plymouth Street Mountain View, CA
Price	\$935,000
\$/SF	\$53
County	Santa Clara
APN	153-02-008
County Use	Residential Single Family
Subdivision	Sierra Vista
School District	Mountain View/Los Altos
Lot Size (Sq Ft)	17,550
Lot Size (Acres)	0.40
Zoning	R32S



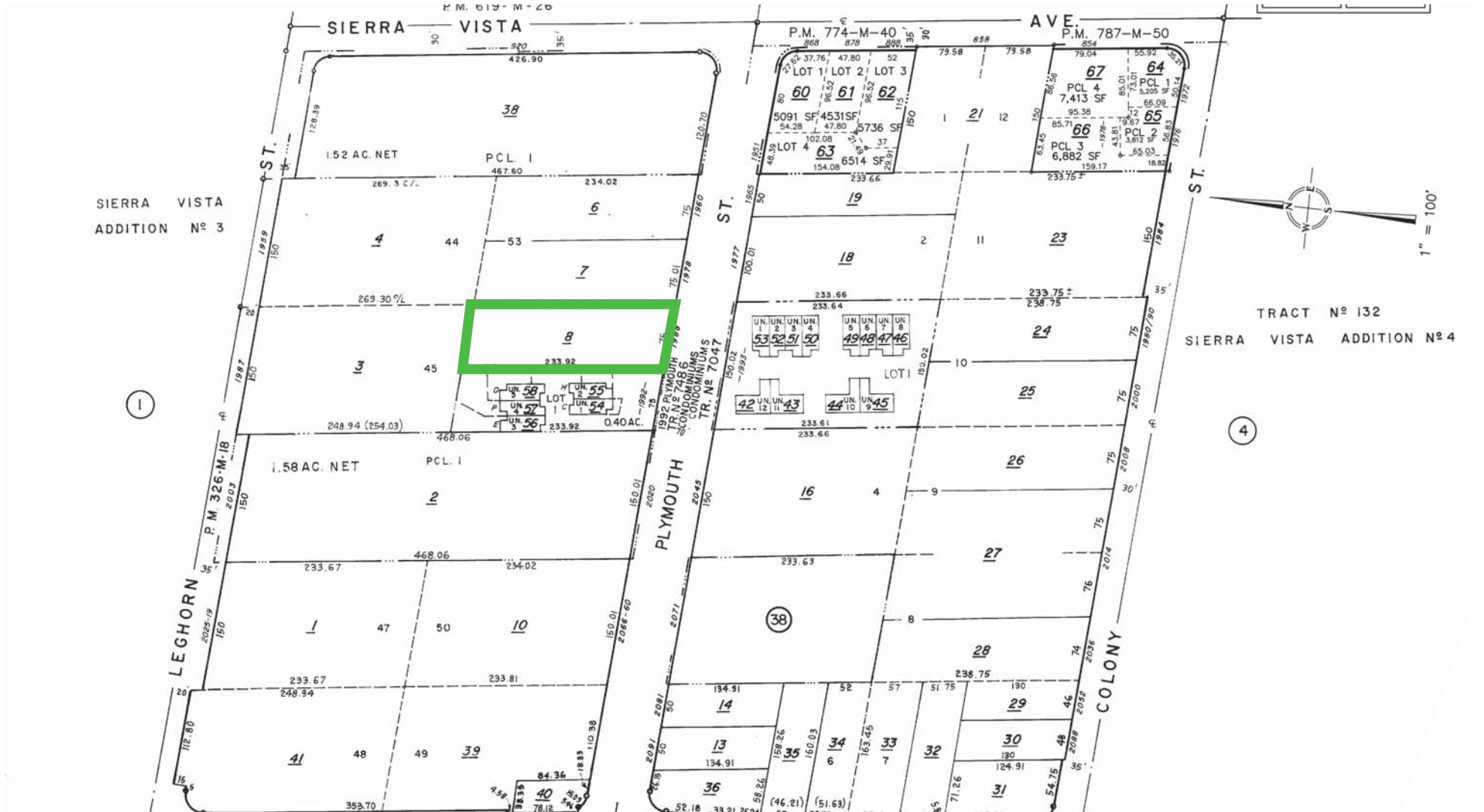
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Property Photographs



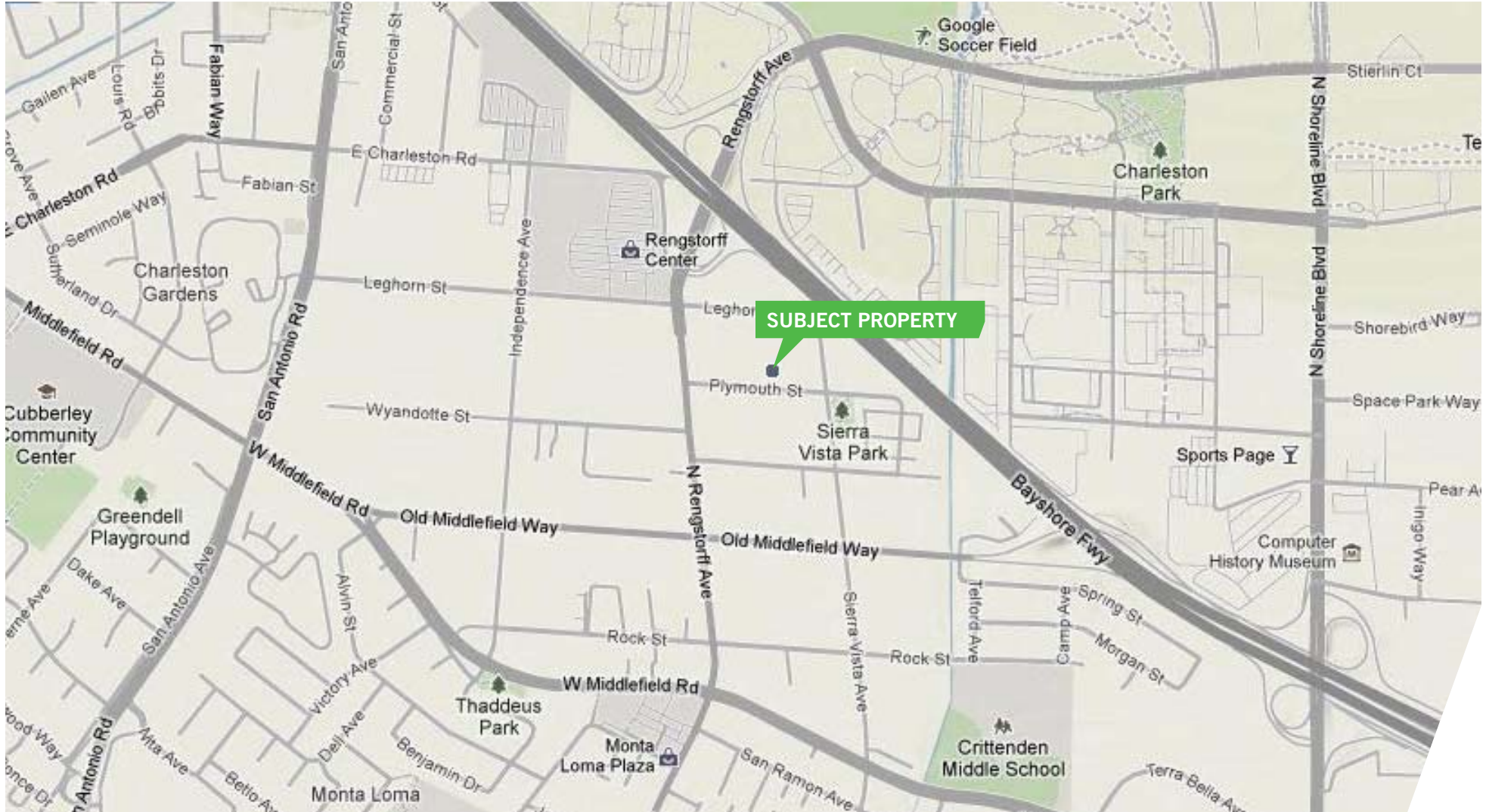
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Parcel Map



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Local Map



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Aerial Map



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Land Sales Comparable Properties



Comparable #1	Price	Sq Ft	\$/Sq Ft
2066 Plymouth Street Mountain View, CA	\$1,610,000	34,950	\$46.06
COE	Aug-10		
34,950 sqft lot. 150 ft x 233 ft. Zoned R32 for medium high density residential single family development. Buyer intends to build 12-14 single family homes.			



Comparable #2	Price	Sq Ft	\$/Sq Ft
1734 Villa Street Mountain View, CA	\$2,350,000	33,541	\$70
COE	Dec-10		
Purchased by a large apartment developer in conjunction with another property for future apartment development. Off market transaction. Was an existing 16 unit apartment building. Superior location. R3-2 zoning.			



Comparable #3	Price	Sq Ft	\$/Sq Ft
858 Sierra Vista Avenue Mountain View, CA	\$1,998,000	23,850	\$83.77
COE	Active		
R3-2 zoning. Existing single family home. Superior location. Proposed for up to 8 units. On the market since 2/25/11 for over 120 days.			

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Land Sales Comparable Properties



Comparable #4	Price	Sq Ft	\$/Sq Ft
167 N Whisman Road Mountain View, CA	\$898,000	13,475	\$66.64
COE	Pending		
Most likely a spec home development for single family. Smaller lot typically gets a premium. Similar location. ML zoning. Listed on 2/16/11 over 120 days. Scheduled COE 6/30/11			



Comparable #5	Price	Sq Ft	\$/Sq Ft
1035 W Dana Street Mountain View, CA	\$725,000	10,000	\$72.50
COE	Jun-11		
Superior location and smaller lot for 1 single family home. Most likely a spec development or owner user. Probate sale, less than a week on the market.			



Comparable #6	Price	Sq Ft	\$/Sq Ft
1090 Boranda Avenue Mountain View, CA	\$630,000	10,040	\$62.75
COE	Nov-10		
Spec home development. Purchased to build 1 new home. Price per foot is higher on spec home developments. Multi residential. On the market for 35 days. Multiple offers. All cash and quick close.			

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Land Sales Comparable Properties



Comparable #7	Price	Sq Ft	\$/Sq Ft
411 Barcelona Court Mountain View, CA	\$678,000	10,890	\$62.26
COE	Mar-11		
Spec home development. Only allows for 1 single family home. 45 days on the market. Superior W. El Camino location.			