
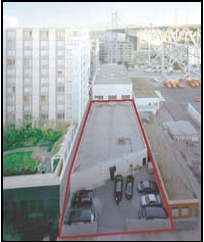





Summary of Sales Listings
June 2010

ADDRESS	TOTAL SQ. FT.	PRICE	COMMENTS	BROKER
<p>1236 Carroll Ave.</p>  <p>Click for flyer</p> <p>Click for confidentiality agreement</p>	119,992	\$7.5 M	<ul style="list-style-type: none"> Zoned M-1 (Light Industrial): permitted uses include manufacturing, storage, retail, and residential 40-height limit 4 contiguous parcels totaling 2.76 acres, or 119,992 square feet Adjacent to Candlestick Park Annual net rental income of \$254,775 from existing surface storage company Price: \$7,500,000, or \$63 per square foot 	<p>Tony Crossley 415.288.7807 tony.crossley@colliers.com DRE# 00900574</p> <p>Jay Sternberg 415.288.7821 jay.sternberg@colliers.com DRE#00956740</p>
<p>429 Beale St.</p>  <p>Click for flyer</p> <p>Click for confidentiality agreement</p>	7,263	\$1.75M	<ul style="list-style-type: none"> Concrete construction, 12'6" ceiling height, and on-site parking (2,190 square foot lot for up to 10 vehicles) 9,453 square feet of land Possible uses include storage, warehouse, distribution, maintenance, or telco Potential for future residential development for approximately 56 units 	<p>Tony Crossley 415.288.7807 tony.crossley@colliers.com DRE# 00900574</p> <p>Tim Maas 415.288.7863 tim.maas@colliers.com DRE#00956740</p> <p>Frank Wheeler 415.288.7816 frank.wheeler@colliers.com DRE# 00831700</p>
<p>208 Utah St.</p>  <p>Click for flyer</p> <p>Click for confidentiality agreement</p>	76,679		<ul style="list-style-type: none"> Beautiful brick and timber building 76,679 rentable square feet Renovated - 2000 through 2005 74% occupied with diversified tenancy - 7 tenants Current NOI - Calendar Year 2010: \$922,427 	<p>Frank Wheeler 415.288.7816 frank.wheeler@colliers.com DRE# 00831700</p>


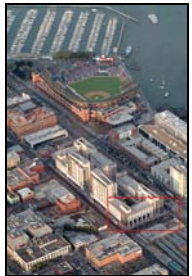

Summary of Sales Listings
June 2010

ADDRESS	TOTAL SQ. FT.	PRICE	COMMENTS	BROKER
<p>880 Harrison St.</p>  <p>Click for flyer</p> <p>Click for confidentiality agreement</p>	35,597	\$5.5 million	<ul style="list-style-type: none"> • 35,567 square foot retail and office property • 1 retail space; 18 office suites • Incredible exposure provided by a rooftop signage opportunity directly facing & adjacent to I-80 & 144 feet of frontage on Harrison Street • On-site parking surface lot with 13 spaces • 2% fee to co-operating broker 	<p>Tony Crossley 415.288.7807 tony.crossley@colliers.com DRE# 00900574</p>
<p>430 Main Street, San Francisco</p>  <p>Click for flyer</p> <p>Click for confidentiality agreement</p>	35,622	\$4.75M	<ul style="list-style-type: none"> • Two interconnecting buildings totaling 35,622 square feet • Concrete construction, high ceilings, and on-site parking • Two separate parcels totaling 18,906 square feet of land • Frontage on both Main Street and Beale Street • Possible uses include storage, telco, or office • Potential for future commercial or residential development • Approval pending for development of 113 residential units 	<p>Tony Crossley 415.288.7807 tony.crossley@colliers.com DRE# 00900574</p> <p>Tim Maas 415.288.7863 tim.maas@colliers.com DRE#00956740</p> <p>Frank Wheeler 415.288.7816 frank.wheeler@colliers.com DRE# 00831700</p>

Summary of Sales Listings
June 2010

ADDRESS	TOTAL SQ. FT.	PRICE	COMMENTS	BROKER
<p>45 Lansing</p>  <p>Click for flyer</p> <p>Click for confidentiality agreement</p>		Call for price	<ul style="list-style-type: none"> Fully approved Spectacular Bay & City views Distinguished architecture Luxurious residences 217 residential units 40 stories 4 levels of underground parking Interest in this project is invited on the basis of an outright purchase, joint venture or equity participation 	<p>Tony Crossley 415.288.7807 tony.crossley@colliers.com DRE# 00900574</p> <p>Frank Wheeler 415.288.7816 frank.wheeler@colliers.com DRE# 00831700</p>
<p>301 Folsom St. Suite A</p>  <p>Click for flyer</p>	2,081	\$680,000	<ul style="list-style-type: none"> Small San Francisco net leased investment Excellent SOMA location Fully leased to United Labor Bank through December 2015 with one 5-year option to renew at 95% of FMV Year 1 NOI: \$47,503 Year 1 Cap Rate: 7.00% Year 6 Cap Rate: 8.24% Average Lease Term Cap Rate: 7.62% 	<p>Tony Crossley 415.288.7807 tony.crossley@colliers.com DRE# 00900574</p>
<p>1098 Harrison St.</p>  <p>Click for flyer</p> <p>Click for confidentiality agreement</p>	42,039	\$8 million	<ul style="list-style-type: none"> 42,039 ± rentable square feet on 2 inter-connected floors Dramatic & distinctive architecture Highly improved “plug and play” space constructed for Digital Think/Convergys Newly renovated building systems (104-F seismic upgrade completed) in 1999 100% vacant 1% fee to co-operating broker 	<p>Tony Crossley 415.288.7807 tony.crossley@colliers.com DRE# 00900574</p> <p>Frank Wheeler 415.288.7816 frank.wheeler@colliers.com RE# 00831700</p>

Summary of Sales Listings
June 2010

ADDRESS	TOTAL SQ. FT.	PRICE	COMMENTS	BROKER
<p>1285 Sutter St.</p>  <p>Click for flyer</p> <p>Click for confidentiality agreement</p>	21,330 sq. ft. of land	\$8 million	<ul style="list-style-type: none"> Free-standing theater building/fully entitled Van Ness Corridor Residential Development Site with Retail Premises Pre-Leased to Trader Joe's Site is fully entitled for a 12-story, 106-unit residential tower development with ±17,115 rentable square feet of ground level retail, leased for to Trader Joe's and four levels of underground parking providing up to 170 parking spaces 	<p>Tony Crossley 415.288.7807 tony.crossley@colliers.com DRE# 00900574</p> <p>Frank Wheeler 415.288.7816 frank.wheeler@colliers.com DRE# 00831700</p>
<p>290 King St.</p> 	4,088	\$1.95 million	<ul style="list-style-type: none"> Suite 8 90 % SBA financing and seller incentives available Spec Suite Corner suite 3 private offices, large conference room, coffee/storage area, open plan, high ceiling. 	<p>Mike Monroe 415.288.7818 mike.monroe@colliers.com DRE# 00879825</p> <p>Mike McCarthy 415.288.7855 mike.mccarthy@colliers.com DRE# 00929942</p> <p>Brian McCarthy 415.288.7809 brian.mccarthy@colliers.com DRE# 01840990</p>
<p>140 9th St.</p>  <p>Click for flyer</p>	15,100	\$1.65 million	<ul style="list-style-type: none"> 2 stories 7,500 square foot floor plates 3 rollup doors Zoned SLR 	<p>Ross Portugeis 415.288.7803 ross.portugeis@colliers.com DRE# 1712682</p> <p>James Swarhout 415.288.7819 james.swarhout@colliers.com DRE# 607738</p>