






Summary of Sales Listings
February 2010


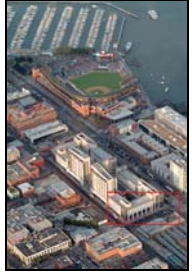

ADDRESS	TOTAL SQ. FT.	PRICE	COMMENTS	BROKER
<p>27-33 Main St., Tiburon</p> <p>Sam's Anchor Café</p>  <p>Click for flyer</p> <p>Click for confidentiality agreement</p>		\$9.5 million	<ul style="list-style-type: none"> • Fee Simple Interest "for sale" subject to the existing leases • Irreplaceable waterfront Bay Area restaurant and bar with a world renowned reputation • Long term history of exceptional sales figures • First time on the open market since the restaurant and bar opened for business in the 1920's • Breathtaking views from the spectacular outdoor dining deck • A Bay Area landmark offering a true pride of ownership • Sam's is currently leased to the existing operator with 4.5 years remaining on the lease with no options to renew 	<p>Tony Crossley 415.288.7807 tony.crossley@colliers.com DRE# 00900574</p>
<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>

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301 Folsom St. Suite A  Click for flyer	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% 	Tony Crossley 415.288.7807 tony.crossley@colliers.com DRE# 00900574
880 Harrison St.  Click for flyer	16,262	\$4.75 million	<ul style="list-style-type: none"> • 19,262 square foot Yerba Buena Retail Condo with Tremendous Exposure • Value-add or owner/user opportunity, totaling 16,262 square feet, at 5th & Harrison Streets across from I-80 exit • 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 • 1% fee to co-operating broker 	Tony Crossley 415.288.7807 tony.crossley@colliers.com DRE# 00900574
1098 Harrison St.  Click for flyer Click for confidentiality agreement	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 	Tony Crossley 415.288.7807 tony.crossley@colliers.com DRE# 00900574 Frank Wheeler 415.288.7816 frank.wheeler@colliers.com RE# 00831700

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<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	\$2.25 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>6425 Capital Ave., Diamond Springs, CA</p>  <p>Click for flyer</p> <p>Click for confidentiality agreement</p>	42,568 6.67 acres of land	\$5.65 million	<ul style="list-style-type: none"> Sierra foothills, east of Sacramento 100% LEASED 8.5% cap, plus \$5/sq. ft. for excess land Planned development of 2 additional buildings of 37,250 sq. ft. Attractive, assumable financing in place. 	<p>Tim McClean 415.288.7864 tim.mcclean@colliers.com DRE# 00846271</p>

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<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>