

Quick Summary of Comparable Properties

Residential Summary

Res. Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
62 Hillside Avenue	Daly City	4	4 0	58	3,200	\$527.50	3,196 (sf)	\$1,777,000	5	\$1,688,000	12/26/18
188 Crestview Circle	Daly City	5	4 0	39	2,426	\$680.13	5,402 (sf)	\$1,598,880	2	\$1,650,000	10/29/18
542 N Mayfair Avenue	Daly City	5	4 0	22	2,990	\$521.74	3,400 (sf)	\$1,599,000	64	\$1,560,000	07/24/18
58 Westpark Drive	Daly City	4	4 0	36	2,560	\$578.13	3,420 (sf)	\$1,398,888	56	\$1,480,000	12/20/18
308 & 308A Higate Drive #A	Daly City	4	2 0	11	1,517	\$922.87	3,036 (sf)	\$1,399,888	58	\$1,400,000	07/27/18
144 Mirada Drive	Daly City	5	4 0	78	1,995	\$676.69	3,750 (sf)	\$1,390,000	59	\$1,350,000	12/31/18
736 Gellert Boulevard	Daly City	5	3 0	16	1,978	\$682.51	4,224 (sf)	\$999,000	39	\$1,350,000	07/18/18
15 San Juan Avenue	Daly City	6	3 0	16	2,423	\$555.10	3,400 (sf)	\$1,099,950	58	\$1,345,000	10/05/18
65 Fieldcrest Drive	Daly City	3	2 0	12	1,480	\$902.03	3,400 (sf)	\$1,068,000	69	\$1,335,000	09/10/18
782 Saint Francis Boulevard	Daly City	6	4 0	13	2,232	\$595.88	3,300 (sf)	\$988,000	57	\$1,330,000	09/27/18
206 Avalon Drive	Daly City	4	3 0	17	1,980	\$670.20	3,300 (sf)	\$988,888	44	\$1,327,000	09/13/18
634 Higate Drive	Daly City	5	2 1	15	1,735	\$751.01	4,653 (sf)	\$988,000	59	\$1,303,000	12/06/18
53 Ridgefield Avenue	Daly City	4	2 0	14	1,970	\$649.75	3,300 (sf)	\$898,000	57	\$1,280,000	11/05/18

SOLD

# LISTINGS:	13	AVG VALUES:	27	2,191	\$670.27	3,675 (sf)	\$1,245,653	48	\$1,415,231
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# LISTINGS TOTAL:	13	AVG VALUES FOR ALL:	27	2,191	\$670.27	3,675 (sf)	\$1,245,653	48	\$1,415,231
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Quick Statistics (13 Listings Total)

	Min	Max	Median
List Price	\$898,000	\$1,777,000	\$1,099,950
Sale Price	\$1,280,000	\$1,688,000	\$1,350,000

January 14, 2019

My agent comments are specified below in blue colored text. Buyer's are encouraged to do their own research on comparables and discuss with their agent. The major plus of buying a home with a benefit of a finalized permit is knowing the renovations have been done within proper City of Daly City code and compliance.

The process of drafting plans and obtaining permits is confusing, costly and timely (sometimes takes months). Not only managing a contractor and hoping they finish the work in a timely matter is another grey area. That is why a good amount of homes out there do not have permitted renovations and/or possibly done by a handyman and/or unlicensed contractor.

57 Pacifico is an extremely special residence, from the plans created by a well renowned architect to the quality of construction it possesses. It will be rare to find another home with these finishes and legal downstairs modifications. Whoever buys this home will be very lucky to own it.

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	62 Hillside Avenue Daly City 94015	Beds: 4	Baths F/P: 4 0	\$1,777,000	MLS: ML81720433
					DOM: 58



Property Overview

Area: **Westlake #1 & Olympic (688)**
 Bds,Bth: **4, 4|0** Age: **5**
 Sqft: **3,200** Lot: **3,196 (sf)**

Pricing / Dates

Original: **\$1,999,000** Date: **8/24/18**
 List: **\$1,777,000** Date: **8/24/18**
 Sold: **\$1,688,000** Date: **12/26/18**
 \$/SqFt: **\$527.50**
 OffMktDate: **10/21/18**

Remarks

Customized Henry Doelger Estate! Graced in Daly City's best neighborhood, Westlake Olympic/Westlake #1. Originally built in 1950 and completely renovated from the studs in 2013, this 5 level abode has been meticulously modified to maximize every inch of living square footage. The interior of this Westlake trademark features 4 bedrooms, 4 bathrooms w/ 3,651+/- living sq ft on an approx 3,200+/- sq ft lot. Walking distance to Westlake Shopping Center, 1.8 miles from San Francisco State University, close to freeways (CA-35, HWY1, 280-I), Daly City BART, the iconic Original Joes of Westlake, Ketsourine Macarons, Trader Joes, Safeway, The San Francisco Golf Club, The Olympic Club, Lake Merced & more.

Property Features

Family Room
 Separate Family Room

Dining Area
 Formal Room

Pool Options
 - -

Garage/Parking
 Attached Garage

Listed By **Nero Chualong, KW Peninsula Estates**

*** Comments:

4 bedroom and 4 bathroom compared to subject property, 6bedroom/4bathroom. Different finishes for the interior and exterior upgrades. Located in Westlake #1 neighborhood of Daly City. Superior in overall living square footage but good comp to compare with subject property.

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Quick Summary of Comparable Properties

Sold 542 N Mayfair Avenue Daly City 94015 **\$1,599,000** **MLS: ML81708466**
Beds: 5 **Baths F/P: 4|0** **DOM: 22**



Property Overview	Pricing / Dates	
Area: Westlake #1 & Olympic (688)	Original: \$1,599,000	Date: 6/4/18
Bds,Bth: 5, 4 0	List: \$1,599,000	Date: 6/4/18
Sqft: 2,990	Sold: \$1,560,000	Date: 7/24/18
Age: 64	\$/SqFt: \$521.74	
Lot: 3,400 (sf)		OffMktDate: 6/26/18

Remarks

Spacious Detached split-level home in the desirable Westlake Olympic area. This one of kind home boasts 4 bedrooms and 3 bathrooms (upper levels) plus a 1 bed, 1 bath in law unit on the lower level with separate entrance and kitchen. Other features include living room with wood burning fireplace, built in projector/screen, bay window & recessed lights. Large formal dining room with built-in cabinets & shelving. Upgraded kitchen with Sub-Zero fridge, Thermador 4 burner range and built in Stove. Separate laundry room with washer & dryer. Open office that could be converted into a 6th bedroom. Master bath includes separate stall steam shower with glass enclosure & soaking tub with jets. Hardwood Floors, New Carpeting & New Paint throughout. Fenced rear yard with custom built sandbox. Just minutes to Westlake Shops & easy access to 280 Hwy. A must see!

Comments:
 Inferior by 1 bedroom. Same bathroom count. Superior in living square footage, different layout and build. Also, equipped with inlaw quarters.

Property Features

Family Room
 Separate Family Room

Dining Area
 Formal Room, No Informal

Pool Options
 - -

Garage/Parking
 Attached Garage, Gate/Door Opener, On Street, Tandem Parking

Listed By Phil Chen, Compass

Sold 188 Crestview Circle Daly City 94015 **\$1,598,880** **MLS: ML81719323**
Beds: 5 **Baths F/P: 4|0** **DOM: 39**



Property Overview	Pricing / Dates	
Area: San Mateo County (9911)	Original: \$1,598,880	Date: 8/16/18
Bds,Bth: 5, 4 0	List: \$1,598,880	Date: 8/16/18
Sqft: 2,426	Sold: \$1,650,000	Date: 10/29/18
Age: 2	\$/SqFt: \$680.13	
Lot: 5,402 (sf)		OffMktDate: 9/24/18

Remarks

Youve got to see it to believe it with this luxurious, five-bedroom, four-bath, two-story slice of heaven located at 188 Crestview Circle in Daly City, with views of San Francisco. The meticulously-designed first floor layout comes with hardwood floors, an expansive kitchen made for a master chef, and even a 1 bed/ 1 bath downstairs to use as you so desire. The upstairs master bedroom is fit for royalty, with a separate glass shower unit and crafty corner bathtub with window views of nature. Theres plenty to work with outside with a large fenced-in backyard on a corner lot in this desirable neighborhood.

Comments:
 No potential inlaw quarters. Slightly superior in living square footage, newer build but inferior in functionality.

Property Features

Family Room
 Separate Family Room

Dining Area
 Breakfast Bar, Formal Room

Pool Options
 - -

Garage/Parking
 Attached Garage

Listed By Brandon Sen, Bay One Realty

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold 308 & 308A Higate Drive #A Daly City 94015 **\$1,399,888** **MLS: ML81710855**
Beds: 4 **Baths F/P: 2|0** **DOM: 11**



Property Overview		Pricing / Dates	
Area: St. Francis Heights (685)		Original: \$1,399,888	Date: 6/18/18
Bds,Bth: 4, 2 0	Age: 58	List: \$1,399,888	Date: 6/18/18
Sqft: 1,517	Lot: 3,036 (sf)	Sold: \$1,400,000	Date: 7/27/18
		\$/SqFt: \$922.87	OffMktDate: 6/28/18

Remarks
 This 2-unit Duplex has been graciously updated with style.. Both homes feature open living space .Rarely offered 3-story duplex consisting of a two bedroom, one full bath stall shower and a bath tub.Each unit has a large living room with brick fireplace, nice dining area, light and bright kitchen. Double pane windows, great back yard, perfect for entertaining. Close to shopping and schools. Only 10 minutes to San Francisco & Bart .2-car garage, Live in one and rent out the other for \$\$\$.

Property Features

Family Room No Family Room	Dining Area Dining "L"	Comments: Inferior in living square footage and different floorplan. Still sold for \$1.4M.
Pool Options --	Garage/Parking Attached Garage	

Listed By Michael Durkin, RE/MAX Star Properties

Sold 58 Westpark Drive Daly City 94015 **\$1,398,888** **MLS: ML81727371**
Beds: 4 **Baths F/P: 4|0** **DOM: 36**



Property Overview		Pricing / Dates	
Area: Westlake #1 & Olympic (688)		Original: \$1,298,888	Date: 10/12/18
Bds,Bth: 4, 4 0	Age: 56	List: \$1,398,888	Date: 10/12/18
Sqft: 2,560	Lot: 3,420 (sf)	Sold: \$1,480,000	Date: 12/20/18
		\$/SqFt: \$578.13	OffMktDate: 11/14/18

Remarks
 Open House @ 10/27 & 10/28 from 1-4pm(Saturday & Sunday). Beautiful Classic 1962' Westlake Olympic meticulously remodeled home. Top floor offers 3BD/2BA, living room, formal dining, new flooring & new light through out the house. Updated kitchen features granite counters, all new appliances (stainless steel refrigerator, stove, oven, dishwasher & vent hood) and breakfast area. Lower floor has 1BD & 1 Large Office/2BA, a spacious family room, cabinet storage, wet bar & new flooring. 1 car garage+storage. Three blocks to Westlake shopping center, easy access to Bart station, Century 20, SF State University, I 280 and etc.

Property Features

Family Room Separate Family Room	Dining Area Formal Room	Comments: Marketed and sold during "slow season". Ground level has potential to be an in law unit. No side door access just backyard entrance. Overall, inferior from subject property.
Pool Options --	Garage/Parking Attached Garage	

Listed By Cui Lin, Prime Metropolis Prop., Inc.

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold 144 Mirada Drive Daly City 94015 **\$1,390,000** **MLS: ML81727597**
Beds: 5 **Baths F/P: 4|0** **DOM: 78**



Property Overview		Pricing / Dates	
Area: St. Francis Heights (685)		Original: \$1,390,000	Date: 10/14/18
Bds,Bth: 5, 4 0	Age: 59	List: \$1,390,000	Date: 10/14/18
Sqft: 1,995	Lot: 3,750 (sf)	Sold: \$1,350,000	Date: 12/31/18
		\$/SqFt: \$676.69	OffMktDate: 12/31/18

Remarks
 This is a newly remodeled 2 story single family home. Total of 5 bedrooms 4 baths. 1st level consists of 2 bedrooms 2 baths, an office, a family room, and an attached one car parking space. 2nd level consists of 3 bedrooms 2 baths, living room, kitchen, a diner area and a fireplace. New kitchen, mostly new windows, new bathrooms, new sewer, and many many more together all done with permit. Close to shopping area and easy access to freeway 280/ 1 , Shows well and neat.....

Comments:
 Overall inferior from subject property. Updates are not recent, approx updated 5-10 years ago. Cramped living square footage. In comparison with subject property, 144 Mirada is equipped with inferior material upgrades.

Property Features

Family Room
 Separate Family Room

Dining Area
 Dining Area

Pool Options
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Garage/Parking
 Enclosed

Listed By Florence Kong, Florentine Real Estate Group

Sold 15 San Juan Avenue Daly City 94015 **\$1,099,950** **MLS: ML81719252**
Beds: 6 **Baths F/P: 3|0** **DOM: 16**



Property Overview		Pricing / Dates	
Area: St. Francis Heights (685)		Original: \$1,099,950	Date: 8/16/18
Bds,Bth: 6, 3 0	Age: 58	List: \$1,099,950	Date: 8/16/18
Sqft: 2,423	Lot: 3,400 (sf)	Sold: \$1,345,000	Date: 10/5/18
		\$/SqFt: \$555.10	OffMktDate: 8/31/18

Remarks
 This is it, YOUR NEW HOME! Welcome to this wonderfully updated 6-bedroom, 3-bath home in beautiful Daly City. Boasting numerous upgrades throughout, this amazing property features brand new interior and exterior paint, modern laminate floors, all new recessed lighting throughout, state-of-the-art fireplace, exquisitely remodeled bathrooms, and a stunning kitchen with brand new cabinets, quartz countertop, and top-notch appliances. Whatever your lifestyle, Daly City's ideal location and distinctive community lets you create a life uniquely you, and this wonderful new home will ensure that you and your family live the good life for years to come. WELCOME TO YOUR NEW HOME!

Property Features

Family Room
 Separate Family Room

Dining Area
 Formal Room

Pool Options
 --

Garage/Parking
 Attached Garage, Gate/Door Opener, Tandem Parking

Listed By Alana Lam, Intero Real Estate Services

Comments:
 Inferior bathroom count.

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold 65 Fieldcrest Drive Daly City 94015 **\$1,068,000** **MLS: ML81717480**
Beds: 3 **Baths F/P: 2|0** **DOM: 12**



Property Overview		Pricing / Dates	
Area: Westlake #1 & Olympic (688)	Original: \$1,068,000	Date: 8/3/18	
Bds,Bth: 3, 2 0	Age: 69	List: \$1,068,000	Date: 8/3/18
Sqft: 1,480	Lot: 3,400 (sf)	Sold: \$1,335,000	Date: 9/10/18
		\$/SqFt: \$902.03	OffMktDate: 8/15/18

Remarks
 Welcome to 65 Fieldcrest Drive in the highly sought after Westlake Olympic neighborhood. This updated Doelger home features 3 bedrooms & 2 bathrooms. Enjoy the light-filled living room with wood-burning fireplace, formal dining area & updated kitchen with gas range, granite counter tops & tons of cabinet storage. The lower level features a versatile bonus room with a private entrance & full bathroom. Close to SF & conveniently located to BART, I-280, schools, movie theaters, parks, golf courses (including The Olympic Club), Westlake Shopping Center with Safeway, Trader Joes & more. Co-listed with Elaine "Laney" Wen from Intero

Property Features

Family Room Separate Family Room	Dining Area Formal Room
Pool Options --	Garage/Parking Attached Garage

Listed By David Hobson, Intero Real Estate Services

Sold 736 Gellert Boulevard Daly City 94015 **\$999,000** **MLS: ML81707933**
Beds: 5 **Baths F/P: 3|0** **DOM: 16**



Property Overview		Pricing / Dates	
Area: Serramonte (680)	Original: \$999,000	Date: 5/31/18	
Bds,Bth: 5, 3 0	Age: 39	List: \$999,000	Date: 5/31/18
Sqft: 1,978	Lot: 4,224 (sf)	Sold: \$1,350,000	Date: 7/18/18
		\$/SqFt: \$682.51	OffMktDate: 6/14/18

Remarks
 Spacious two story home features a separate entrance permitted 2BR in-law unit. A lovely house great for an expanding family or anyone looking for potential income to help pay for their mortgage. Move-in ready, this home showcases today's desired modern & open design and features wood flrs, recessed lighting, crown molding, plantation shutters, dlb paned windows, and more! Top floor features 3 beds, 2 updated baths, a master suite, living room with fireplace, dining area, and a chefs kitchen with GE stainless steel appliances, gourmet 6 burner cooktop, quartz countertops. The permitted lower level was recently updated and offers 2 bedrooms, living room, kitchen, their own laundry room, skylight, and recessed lighting. It is located close to shopping centers, bus stop, and school. Great commuter location with easy access to Bart, freeway 280/101, and minutes away from SFO.

Comments:
 On a busy street. Inferior in interior condition, bed/bath count, living square footage. No side door access.

Property Features

Family Room No Family Room	Dining Area Dining Area, Dining Area in Living Room
Pool Options --	Garage/Parking Attached Garage

Listed By Lee Ginsburg, Berkshire Hathaway Home Services California Realty

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold	206 Avalon Drive Daly City 94015	\$988,888	MLS: ML81717387
	Beds: 4	Baths F/P: 3 0	DOM: 17



Property Overview	Pricing / Dates
Area: Westlake Heights (683)	Original: \$988,888 Date: 8/2/18
Bds,Bth: 4, 3 0	List: \$988,888 Date: 8/2/18
Age: 44	Sold: \$1,327,000 Date: 9/13/18
Sqft: 1,980	Lot: 3,300 (sf)
	\$/SqFt: \$670.20
	OffMktDate: 8/17/18

Remarks

Marvelously updated nearly 2000 sqft home with lots of great features. Home consists of 3 bed/2 bath upstairs and 1 bed/1 bath and an office (unwarranted) home. Great Open Floor Plan. Freshly New paint inside & out, New Roof, New flooring and New Central Forced Air Unit. Recessed lighting through out. Come and See the horizon of ocean and sky view from the inviting living room. Separate dinning area with lots of natural light and the view of the blue ocean. Spacious updated kitchen with breakfast nook. Bathrooms have been updated beautifully. Double paned windows. Spacious back yard for family and friends gatherings. Minutes to Skyline Plaza, Westlake shopping centers and public transportation. Easy access to Hwy 1 and Fwy 280. Must see to appreciate! Welcome Home !!!

Comments:
 Inferior in curb appeal, backyard leads to ocean which defers property's exterior faster and inferior in bedroom/bathroom county and living square footage.

Property Features

Family Room No Family Room	Dining Area Breakfast Nook, Dining Area
Pool Options --	Garage/Parking Attached Garage

Listed By July Win, Realty World - Express

Sold	782 Saint Francis Boulevard Daly City 94015	\$988,000	MLS: ML81720377
	Beds: 6	Baths F/P: 4 0	DOM: 13



Property Overview	Pricing / Dates
Area: Crown Colony (681)	Original: \$988,000 Date: 8/24/18
Bds,Bth: 6, 4 0	List: \$988,000 Date: 8/24/18
Age: 57	Sold: \$1,330,000 Date: 9/27/18
Sqft: 2,232	Lot: 3,300 (sf)
	\$/SqFt: \$595.88
	OffMktDate: 9/5/18

Remarks

Gorgeous Fully Detached 2-level Home in Daly City! It is Best in Class! It boasts not only great curb appeal but a huge living space of 2,232 SQFT with 6BD/4BA. It is located in the desirable St Francis Heights neighborhood! Upstairs features 3 bedrooms and 2 baths, 1 master suite, living room with fireplace, formal dining room, kitchen w/Quartz countertops & appliances. Downstairs rooms done with permit and features 3 bedrooms, 2 baths & family room with sliding door to back yard. Laundry hookup ready in 1 car garage with lots of storage space. Convenient location, close to Pacific Supermarket, schools, park, restaurant, transportation and freeway access. A must see!

Property Features

Family Room Separate Family Room	Dining Area Breakfast Bar, Breakfast Nook, Formal Room
Pool Options --	Garage/Parking Attached Garage

Listed By Patrick Lam, Century 21 Real Estate Alliance

Comments:
 On a busy street. Interior of this property needs updating. There is a typo on the marketing remarks, if you look closely, the countertops are tile, the kitchen is enclosed with a wall and smaller compared to subject property. Interior updates will easily cost \$50k-150k depending on style/finishes.

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold	634 Higate Drive Daly City 94015	Beds: 5	Baths F/P: 2 1	\$988,000	MLS: ML81725870
					DOM: 15



Property Overview		Pricing / Dates	
Area: Westlake Knolls (684)	Age: 59	Original: \$988,000	Date: 10/2/18
Bds,Bth: 5, 2 1	Lot: 4,653 (sf)	List: \$988,000	Date: 10/2/18
Sqft: 1,735		Sold: \$1,303,000	Date: 12/6/18
		\$/SqFt: \$751.01	OffMktDate: 10/16/18

Remarks

Comments:
Interior needs upgrading. Inferior in living square footage. No side access door. Inferior in bedroom and bathroom count.

Property Features

Family Room Other	Dining Area Dining Area
Pool Options --	Garage/Parking Attached Garage

Listed By Raymond Ho, McGuire Real Estate

Sold	53 Ridgefield Avenue Daly City 94015	Beds: 4	Baths F/P: 2 0	\$898,000	MLS: ML81725398
					DOM: 14



Property Overview		Pricing / Dates	
Area: Westlake Knolls (684)	Age: 57	Original: \$898,000	Date: 9/27/18
Bds,Bth: 4, 2 0	Lot: 3,300 (sf)	List: \$898,000	Date: 9/27/18
Sqft: 1,970		Sold: \$1,280,000	Date: 11/5/18
		\$/SqFt: \$649.75	OffMktDate: 10/10/18

Remarks

Beautifully remodeled home offering maximum versatility with 4 bedrooms, 2 baths on the main level. Lower level showcases additional family room, laundry room and two separate well sized bonus rooms, The 2 separate bonus rooms have an independent entrance w/direct access to the back patio/yard. Main level features and open living/dining room accented with parquet floors, gas fireplace & thoughtfully remodeled kitchen with ceasar stone counters and stainless steel appliances. Boasting 4 main level bedrooms the large master suite w/adjoining bath offer excellent privacy. Excellent location, minutes from 280, 101, BART, SFO, world class golf courses, the Fairmont Shopping Center, Serramonte Center, Skyline Plaza, ocean side hiking trails & local favorite surfing beaches.

Property Features

Family Room Separate Family Room	Dining Area Dining Area in Living Room
Pool Options --	Garage/Parking Attached Garage, Tandem Parking

Comments:
Inferior across the board. Smaller bedrooms size and count, bathrooms, no side door, smaller living square footage, outdated upgrades.

Listed By Dean Badessa, Sotheby's International Realty

The above information is deemed to be accurate but not guaranteed.