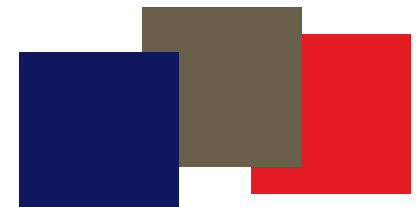


Demographics & Economics				
Population		Unemployment Rate		
San Francisco MSA	4.3 million	San Francisco ²	9.5%	
San Francisco Growth ¹	0.54%	California ²	11.5%	
National Growth ¹	1.23%	National ³	8.6%	
Household Income & Value				
Per Capita Income	\$43,703	2008 Households	1.6 million	
1-year Job Growth	-2.00%	Household Growth	0.46%	
1-year Job Additions	-41,400	Median Home Price	\$487,100	
Major Employers				
Pacific Telesis Group				
UPS Supply Chain Solutions				
California State Automobile				
San Francisco State University				
UCSF Medical Center				
Sources: Bureau of Labor Statistics, NAR, STDB Online. "2008 Local Market Report" - San Francisco Region ©2008 NATIONAL ASSOCIATION OF REALTORS®. Used with permission. Reproduction, reprinting, or retransmission of this document in any form (electronic media included) is prohibited without written permission. ¹ Projected annual growth over 5 years (2008-2013). ² Rates are non-seasonally adjusted as of March 2009. ³ Rates are non-seasonally adjusted as of April 2009.				
Noteworthy Transactions				
	Sale Date	Sale Price	Sq. Ft./Units	PPSF/PPU
Office				
Golden Bear Center	3-09	\$53,000,000	171,000	\$310
560-564 Gateway Drive	3-09	\$5,250,000	31,840	\$165
Industrial				
2040-2050 Martin Ave.	1-09	\$13,000,000	83,055	\$157
1800-1810 Dobbin Drive	1-09	\$6,300,000	81,475	\$77
Retail				
180 University Ave.	2-09	\$16,200,000	36,920	\$439
1 Bolivar Drive	1-09	\$2,200,000	8,846	\$249
Apartment				
3390 El Camino Real	3-09	\$3,300,000	34	\$97,059
565 Saratoga Ave.	3-09	\$2,600,000	16	\$162,500
Hotel				
The University Hotel in Berkeley	3-09	\$2,550,000	50	\$51,000
Compiled by RERC for the RERC/CCIM Investment Trends Quarterly report.				
Market Construction/Redevelopment Activity				
	Property Type	New(N)/ Refurbished(R)	Total Sq. Ft./Units	Estimated Delivery
Turnberry Tower	Multifamily	N	305	N/A
NVIDIA Corp. Headquarters	Office	R	1,900,000	N/A
SFO Logistics Center	Industrial	R	572,000	2009
Presidio Project	Multifamily	N	161	2010
Sources: CBRE, RE Business.				

Metro Trend Analysis	Previous Quarter	Previous Year
Office		
Size-Weighted Average PPSF	↓	↓
Weighted Average Cap Rate	↑	↑
Industrial		
Size-Weighted Average PPSF	=	=
Weighted Average Cap Rate	↑	↑
Retail		
Size-Weighted Average PPSF	=	↑
Weighted Average Cap Rate	↑	=
Apartment		
Size-Weighted Average PPU	↓	↓
Weighted Average Cap Rate	↑	=
Hotel		
Size-Weighted Average PPU	↓	↓
Metro Cap Rate Comparison*		Current Quarter
Office		
vs. West Region		↓
vs. Nation		=
Industrial		
vs. West Region		↓
vs. Nation		↓
Retail		
vs. West Region		=
vs. Nation		↓
Apartment		
vs. West Region		↓
vs. Nation		↓
*Comparison of current quarter weighted average capitalization rates. Source: RERC, 1Q 2009.		



San Francisco Transaction Breakdown
12-Month Trailing (04/01/08 - 03/31/09)

	Office	Industrial	Retail	Apartment	Hotel
< \$5 Million					
Volume (Mil)	\$182	\$268	\$182	\$406	\$23
Size Weighted Avg. (\$ per sf/unit)	\$183	\$121	\$206	\$144,046	\$68,991
Price Weighted Avg. (\$ per sf/unit)	\$243	\$165	\$296	\$171,812	\$86,564
Median (\$ per sf/unit)	\$200	\$142	\$204	\$139,773	\$70,126
> \$5 Million					
Volume (Mil)	\$2,047	\$965	\$413	\$1,071	\$75
Size Weighted Avg. (\$ per sf/unit)	\$309	\$137	\$315	\$180,203	\$108,223
Price Weighted Avg. (\$ per sf/unit)	\$421	\$155	\$363	\$206,313	\$120,964
Median (\$ per sf/unit)	\$268	\$146	\$375	\$178,774	\$94,782
All Transactions					
Volume (Mil)	\$2,229	\$1,233	\$595	\$1,477	\$99
Size Weighted Avg. (\$ per sf/unit)	\$293	\$133	\$271	\$168,570	\$95,386
Price Weighted Avg. (\$ per sf/unit)	\$407	\$157	\$342	\$196,828	\$112,823
Median (\$ per sf/unit)	\$224	\$142	\$253	\$150,000	\$77,260
Capitalization Rates (All Transactions)					
Weighted Average (%)	6.0	6.7	6.2	5.3	-
Median (%)	5.9	6.6	6.1	5.5	-
Source: RERC.					

San Francisco Transaction Trends
12-Month Trailing (04/01/08 - 03/31/09)

	Office	Industrial	Retail	Apartment	Hotel
Median Price					
% Change Quarter Ago	-9%	0%	-1%	0%	2%
% Change Year Ago	-19%	4%	6%	-3%	-31%
Volume					
% Change Quarter Ago	-43%	-7%	-12%	-9%	-13%
% Change Year Ago	-88%	-57%	-63%	-62%	-96%
Source: RERC.					