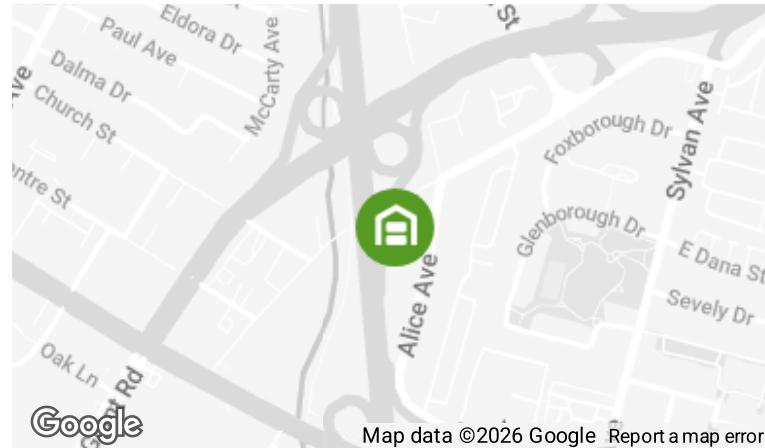


MSA : San Jose

Submarket : Palo Alto / Mtn View

Submarket Grade : 

Estimated Value : \$10.6M

Sector : Apartment **Property Overview****Location Analysis****Valuation****SmartComps®****Property Details**

Sector	Apartment
Subsector	-
Attribute	Garden / Low-Rise
Part of Mixed Use Development	No
City / State	Mountain View, CA
Building Size / Land Area (Acres)	47 Units / 1.41
Buildings / Stories	3 / 2
Year Built / Renovated	- / -
1st Mortgage Lender	-
Loan Amount	-
Estimated Effective Rent	-

**Most Recent Transaction Details**

Buyer	-
Seller	-
Date	12-Jan-2026
Transaction Status	Closed
Price	\$10.6M
Price Per / Size Type	\$225,531.9 / Units
Price Qualifier / Sale-Leaseback?	Confirmed / No
Stake Sold	100.0%
Cap Rate / Type 	- / -
Occupancy	-
Portfolio Name	N/A

**Verified Transaction Activity — Pinecrest**

Date	Sector	Price	Price Per	Stake Sold	Part of a Portfolio?	Buyer	Seller	Buyer Broker(s)	Seller Broker(s)
12-Jan-2026		\$10.6M	\$225,532	100.0%	No	-	-	-	Marcus & Millichap IPA

**Recent News — Pinecrest**

News Article	Date	Publication
No recent news found for Pinecrest.		

Sources: BLS, Beekin, CompStak, Company Filings, INTEX, NCREIF, NIC MAP Vision, Oxford Economics, RealPage, U.S. Census Bureau, Walk Score, Yardi Matrix, Green Street. Note: Value Extrapolation tool is not an appraisal or formal opinion of value.

MSA : San Jose

Submarket : Palo Alto / Mtn View

Submarket Grade :  A+

Estimated Value : \$10.6M

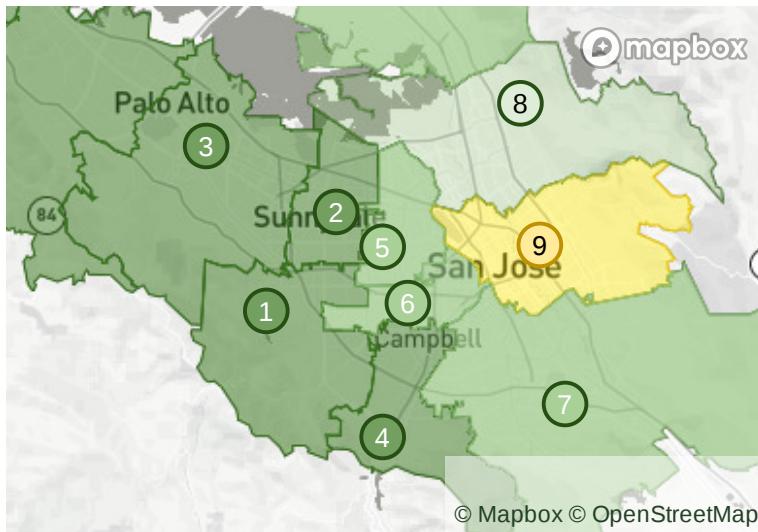
Sector : Apartment 

Property Overview

Location Analysis

Valuation

SmartComps®



Market Grade

San Jose



Submarket Grade

Palo Alto / Mtn View



Explore Market Snapshot

Explore Market Data

## Top San Jose Submarkets (Ranked By Grade)

Submarket	Rent	Occ.	Desirability Index	Med. HHI	% Coll. Deg.	Climate Event Risk	Med. Home Price	Pop/Sq. Mi.	Grade
1 Cupertino / Saratoga	\$3,550	94.7%		69	\$250k	82% Average	\$2.0M	1,990	 A+
2 Sunnyvale	\$3,190	94.7%		64	\$200k	69% Average	\$1.7M	8,500	 A+
3 Palo Alto / Mtn View	\$3,560	94.7%		64	\$190k	74% Average	\$1.9M	5,500	 A+
4 Campbell / Los Gatos	\$2,950	94.7%		62	\$180k	66% Low	\$1.8M	5,310	 A+
5 Santa Clara	\$3,320	94.7%		58	\$180k	66% Average	\$1.6M	7,990	 A
6 Central	\$3,020	94.7%		57	\$150k	57% Very Low	\$1.5M	10,050	 A
7 South	\$2,940	94.7%		57	\$170k	49% Very Low	\$1.4M	6,940	 A
8 Milpitas	\$3,120	94.7%		63	\$190k	59% Average	\$1.1M	3,210	 A-
9 East	\$2,980	94.7%		51	\$120k	31% Very Low	\$1.0M	7,730	 B
San Jose	\$3,150	94.7%		60	-	57% Average	\$1.5M	6,610	 A

Sources: BLS, Beekin, CompStak, Company Filings, INTEX, NCREIF, NIC MAP Vision, Oxford Economics, RealPage, U.S. Census Bureau, Walk Score, Yardi Matrix, Green Street. Note: Value Extrapolation tool is not an appraisal or formal opinion of value.

100 Bayview Circle, Suite 400, Newport Beach, CA 92660

T + 1949 640 8780 / [my.greenstreet.com](http://my.greenstreet.com)

Important disclosure on page 5

© 2026, Green Street

MSA : San Jose

Submarket : Palo Alto / Mtn View

Submarket Grade : 

Estimated Value : \$10.6M

Sector : Apartment



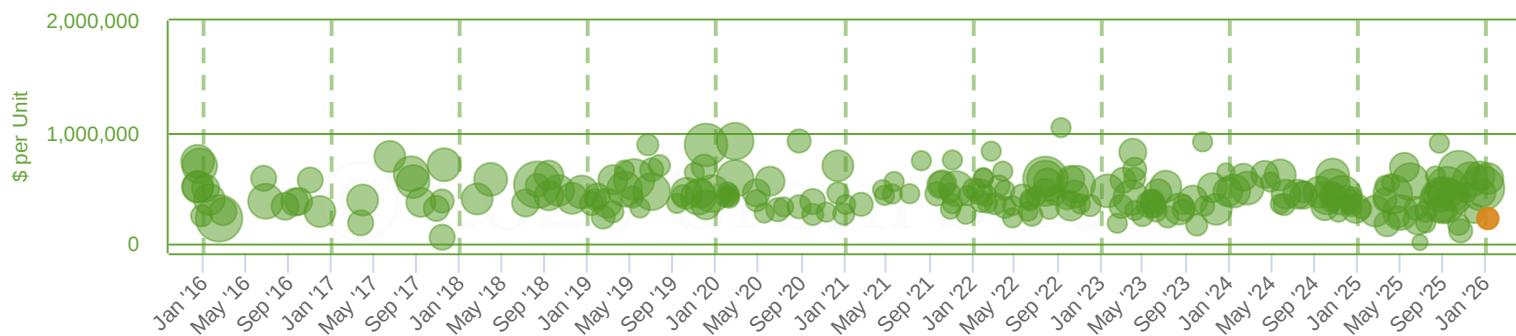
Property Overview

Location Analysis

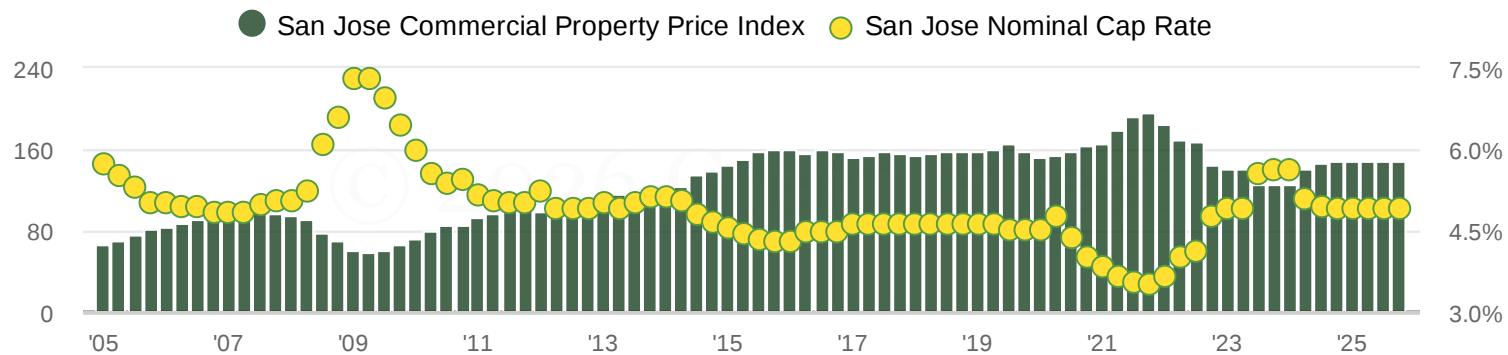
Valuation

SmartComps®

### Valuation



### San Jose Cap Rate & Commercial Property Price Index®



### Value Extrapolation

**\$10.6M**

Last Sale Date	12-Jan-2026
Last Sale Price	\$10,600,000
Last Sale Price Per Unit	\$225,532
San Jose CPPI® 12-Jan-2026	149
San Jose CPPI® Present	149
Change	0%
Estimated Value	\$10.6M
Estimated Value Per Unit	-

### SmartComps® Valuation

-

Number of Comps	10
Average Price	\$13M
Range of Prices	\$5M - \$23M
Average Price Per Unit	\$325k
Range of Prices Per Unit	\$168k - \$420k
CPPI® Growth Since SmartComps®	-100.0%
Estimated Value	-
Estimated Value Per Unit	-

### GS Current Cap Rates

Sector	Apartment
San Jose Cap Rate	4.9%
Palo Alto / Mtn View Cap Rate	4.6%
94041 Cap Rate	4.5%

Run Detailed AVM

Sources: BLS, Beekin, CompStak, Company Filings, INTEX, NCREIF, NIC MAP Vision, Oxford Economics, RealPage, U.S. Census Bureau, Walk Score, Yardi Matrix, Green Street. Note: Value Extrapolation tool is not an appraisal or formal opinion of value.

100 Bayview Circle, Suite 400, Newport Beach, CA 92660

T + 1949 640 8780 / [my.greenstreet.com](http://my.greenstreet.com)

Important disclosure on page 5

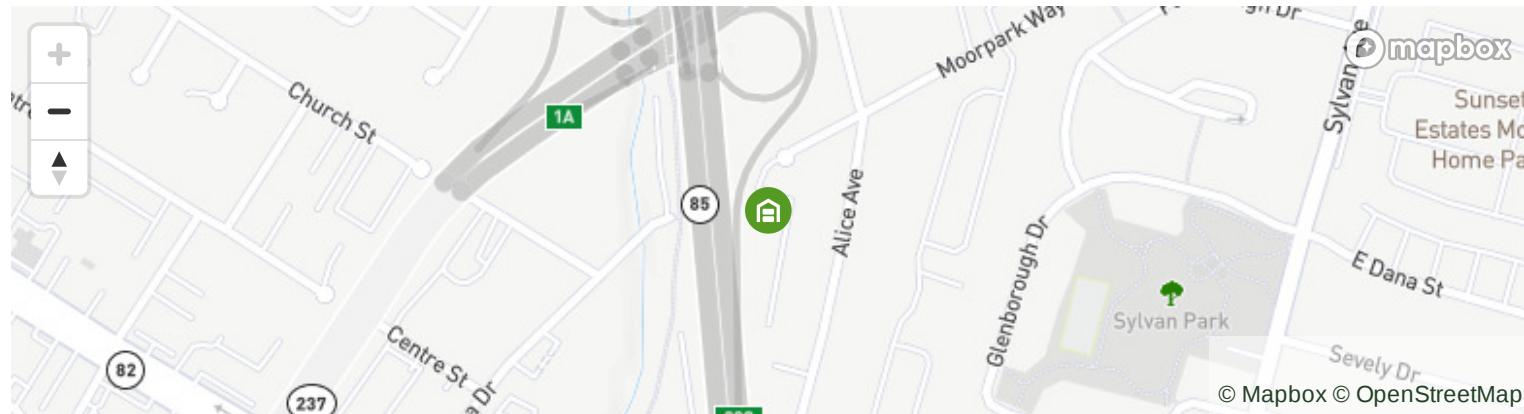
© 2026, Green Street

## Property Overview

## Location Analysis

## Valuation

## SmartComps®


**SmartComps®**

Rank	Address	Date	Size	Dist.	Submarket	Price	Price / Unit	Buyer	Seller
	 <a href="#">Pinecrest 655 Moorpark Way</a>	12-Jan-2026	47 Units	-	Palo Alto / Mtn View	\$10.6M	\$225,532	-	-
1	 <a href="#">1725 Wright Avenue, Mountain View, CA, 94043</a>	17-Jun-2025	72 Units	1.7 mi	Palo Alto / Mtn View	\$22.8M	\$316,667	Sridhar Equities	Marylue Timpson
2	 <a href="#">1577 Pomeroy Avenue, Santa Clara, CA, 95051</a>	20-Dec-2024	20 Units	4.9 mi	Santa Clara	\$6.7M	\$332,500	Xinbo Wang	Nicholas Speno
3	 <a href="#">1175 Ranchero Way, San Jose, CA, 95117</a>	30-Apr-2023	61 Units	7.4 mi	Central	\$15.4M	\$252,131	Catherine Spieker; Richard Tod...	Bank of America; Donna...
4	 <a href="#">975 Boynton Avenue, San Jose, CA, 95117</a>	25-Aug-2023	48 Units	7.5 mi	Central	\$14.4M	\$300,917	Rutherford Investment Co.	Mario Wijtam
5	 <a href="#">1981 Montecito Avenue, Mountain View, CA, 94043</a>	6-Oct-2023	80 Units	2.1 mi	Palo Alto / Mtn View	\$13.4M	\$167,500	Pacifica Cos.	John Cappelletti
6	 <a href="#">2010 California Street, Mountain View, CA, 94040</a>	21-Oct-2024	22 Units	2.0 mi	Palo Alto / Mtn View	\$8.2M	\$374,182	-	-
7	 <a href="#">267 Curtner Avenue, Palo Alto, CA, 94306</a>	12-Dec-2024	26 Units	4.3 mi	Palo Alto / Mtn View	\$10.1M	\$388,462	-	Douglas Ralph Schaupp
8	 <a href="#">2420 Pacific Drive, Santa Clara, CA, 95051</a>	30-May-2023	50 Units	4.1 mi	Santa Clara	\$18.5M	\$369,120	Muirfield Co.	Cambridge Property Group
9	 <a href="#">2721 Midtown Court, Palo Alto, CA, 94303</a>	3-Mar-2023	60 Units	4.9 mi	Palo Alto / Mtn View	\$20.0M	\$333,333	Spieker Living Trust	Webster Bank
10	 <a href="#">1370 Calabazas Boulevard, Santa Clara, CA, 95051</a>	20-Dec-2024	12 Units	5.0 mi	Santa Clara	\$5.0M	\$420,000	-	Nicholas Speno
Average		-	45 Units	4.4 mi	-	\$13.5M	\$325,481	-	-

Sources: BLS, Beekin, CompStak, Company Filings, INTEX, NCREIF, NIC MAP Vision, Oxford Economics, RealPage, U.S. Census Bureau, Walk Score, Yardi Matrix, Green Street. Note: Value Extrapolation tool is not an appraisal or formal opinion of value.

## Green Street's Disclosure Information

### ***This report does NOT constitute investment advice nor is it provided in the capacity of a fiduciary.***

The information contained in this report is based on data obtained from sources we deem to be reliable; it is not guaranteed as to accuracy and does not purport to be complete. This report is produced solely for informational purposes and is not intended to be used as the primary basis of investment decisions. Because of individual client requirements, it is not, and it should not be construed as, advice designed to meet the particular investment needs of any investor. This report is not an offer or the solicitation of an offer to sell or buy any security.

**Issuers of this Report US and EEA:** This report has been prepared by analysts working for Green Street (Green Street US) and/or Green Street (U.K.) Limited (Green Street UK). Green Street US is the parent company of Green Street UK.

**This report is issued in the European Economic Area (EEA) by Green Street UK. Green Street US accepts no responsibility for this report to the extent that it is read by persons based in the EEA.** Green Street Advisors (UK) Ltd is registered in England, (Company number. 6471304), and its registered office is 3rd & 4th Floors, 25 Maddox Street, London W1S 2QN. Green Street Advisors (UK) Ltd is authorized and regulated by the Financial Conduct Authority in the United Kingdom (FRN 482269).

GSA AU is GSA UK's representative for the purposes of the sufficient equivalence class order exemption; both GSA AU and GSA UK do not hold an AFS license; and GSA UK is regulated by the FCA under UK laws, which differ from Australian laws.

Green Street, along with its research professionals, are not registered as an advisor or dealer in any category with a securities regulator in Canada and any advice provided is not a solicitation to offer or sell or trade in specific securities or to provide tailored advice to any person in Canada.

Swiss recipients: the funds, the REITs, the investment companies and any collective investment schemes referred to in these reports may not have been registered with the Swiss Financial Market Supervisory Authority (FINMA) and no Swiss representative or paying agent has been appointed. This report is provided in Switzerland for the use of the addressees only and may not be distributed, copied, reproduced, or passed on to any third parties.

Green Street reserves the right to update the disclosures and policies set out in this document at any time.

### **Other Important Information**

**Automated Valuation Model:** The valuation estimates do not constitute an appraisal of the properties or portfolios and should not be relied upon in lieu of an appraisal or underwriting process. The estimated values are based upon data collected from public record sources, client inputs, and Green Street proprietary metrics and models. The accuracy of the methodology used to develop the valuation estimates are based on available data and are not guaranteed or warranted. The condition of the properties and current market conditions can affect the validity of the valuation estimates and custom reports generated. Any valuation estimate and custom report generated does not include a physical inspection of the properties or a visual inspection or analysis of current market conditions by a licensed or certified appraiser, which is typically included in an appraisal.

**Management of Conflicts of Interest:** Conflicts of interest can seriously impinge the ability of Green Street employees to do their job. In that spirit, Green Street adheres to the following policies regarding conflicts of interest:

- Green Street employees are prohibited from actively trading the shares of any company in our coverage universe.
- Green Street employees do not serve as officers or directors of any of our subject companies.
- Neither Green Street nor its employees/analysts receive any compensation from subject companies for inclusion in our research.
- On occasion, Green Street analysts may be contacted by companies within the firm's coverage universe regarding potential employment opportunities. Additional disclosure will be made when appropriate.
- Green Street's Advisory business services investors seeking to acquire interests in publicly traded companies. Green Street may provide valuation services to prospective acquirers of companies which are the subject(s) of Green Street's research reports.

Green Street publishes research reports covering issuers that may offer and sell securities in an initial or secondary offering.

Green Street US generally prohibits research analysts from sending draft research reports to subject companies. However, it should be presumed that the analyst(s) who authored this report has/have had discussions with the subject company to ensure factual accuracy prior to publication and has/have had assistance from the company in conducting due diligence, including visits to company sites and meetings with company management and other representatives.

### **Terms of Use**

**Protection of Proprietary Rights:** To the extent that this report is issued by Green Street US, this material is the proprietary and confidential information of Green Street and is protected by copyright. To the extent that this report is issued by Green Street UK, this material is the proprietary and confidential information of Green Street (U.K.) Limited and is protected by copyright.

This report may be used solely for reference for internal business purposes. This report may not be reproduced, re-distributed, sold, lent, licensed or otherwise transferred without the prior consent of Green Street. All other rights with respect to this report are reserved by Green Street.

**EEA and UK Recipients: For use only by Professional Clients and Eligible Counterparties:** Green Street Advisors (UK) Ltd is authorized by the Financial Conduct Authority to issue this report to "Professional Clients" and "Eligible Counterparties" only. This report is not for the use of "Retail Clients". This report is provided in the United Kingdom for the use of the addressees any other person who receives this report should not act on the contents of this report.

<https://my.greenstreet.com/disclosure/ResearchDisclosure>