

MSA : San Jose

Submarket : Palo Alto / Mtn View

Submarket Grade :



Estimated Value : \$10.6M

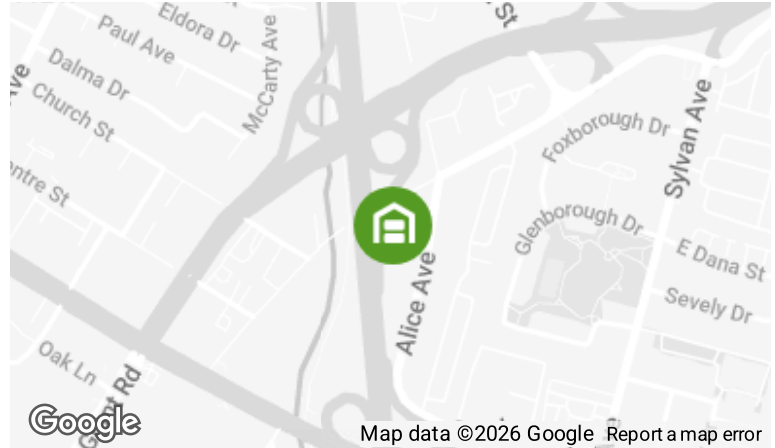
Sector : Apartment



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
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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.

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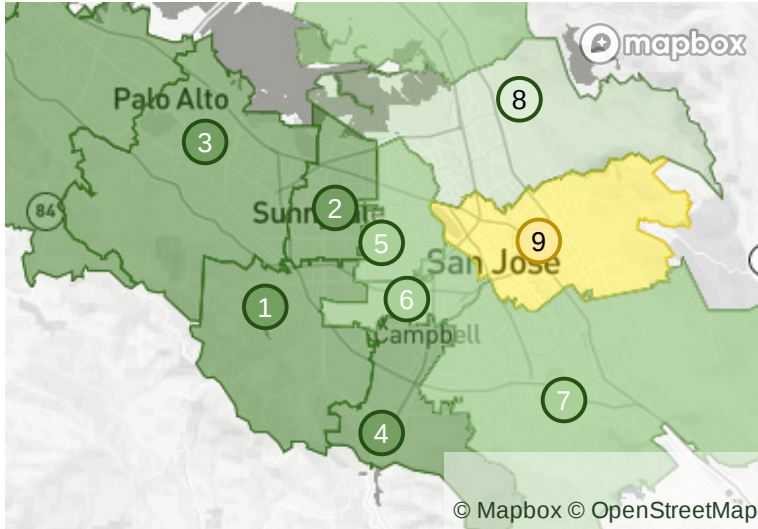


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Market Grade

San Jose



Explore Market Snapshot

Submarket Grade

Palo Alto / Mtn View



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

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Submarket Grade: A+

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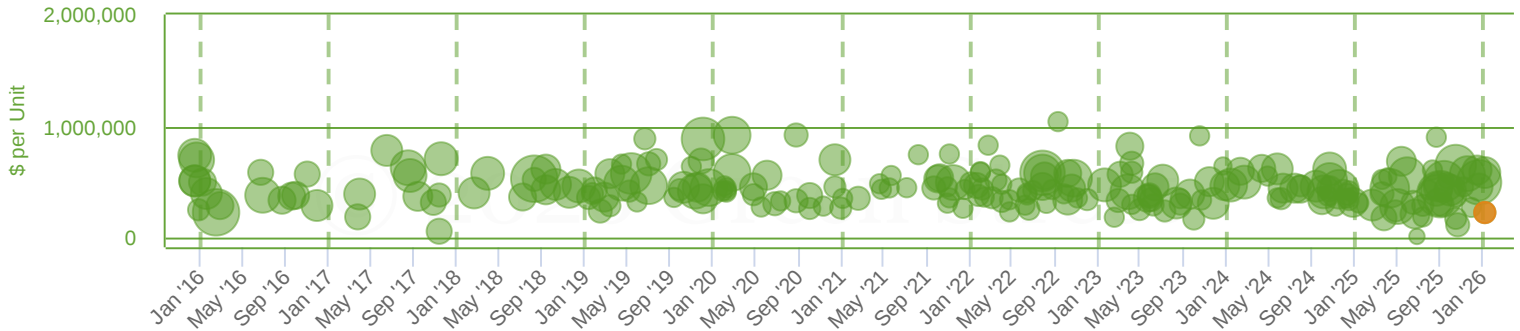
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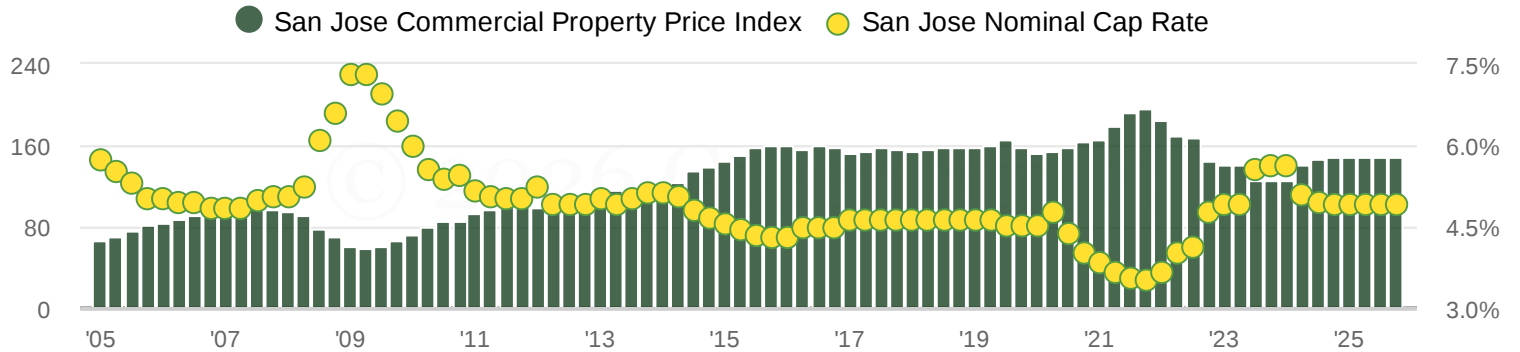
Valuation

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.

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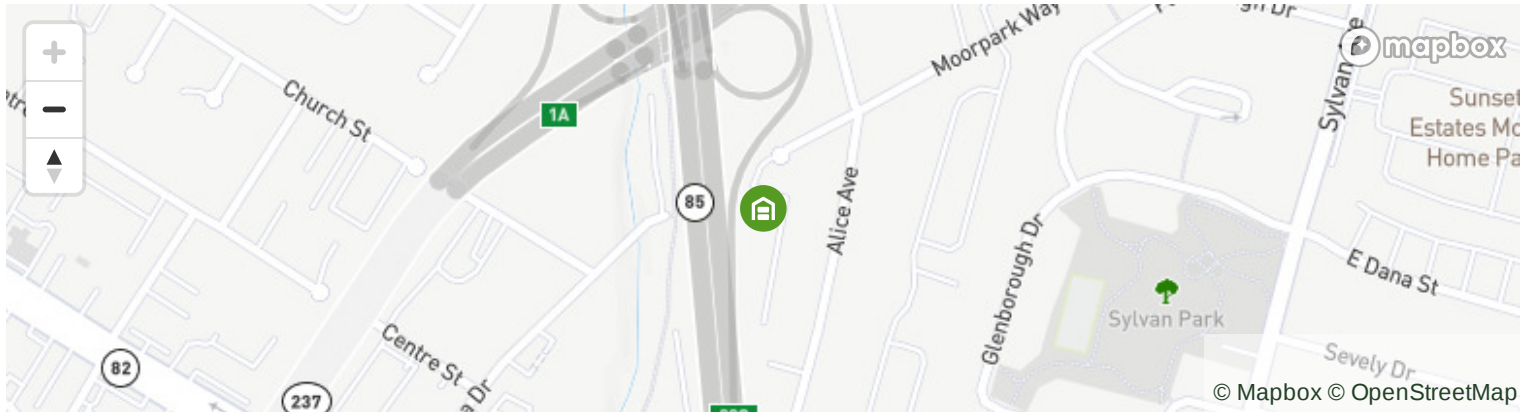


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Rank	Address	Date	Size	Dist.	Submarket	Price	Price / Unit	Buyer	Seller
	 Pinecrest 655 Moorpark Way	12-Jan-2026	47 Units	-	Palo Alto / Mtn View	\$10.6M	\$225,532	-	-
1	 1725 Wright Avenue, Mountain View, CA, 94043	17-Jun-2025	72 Units	1.7 mi	Palo Alto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

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