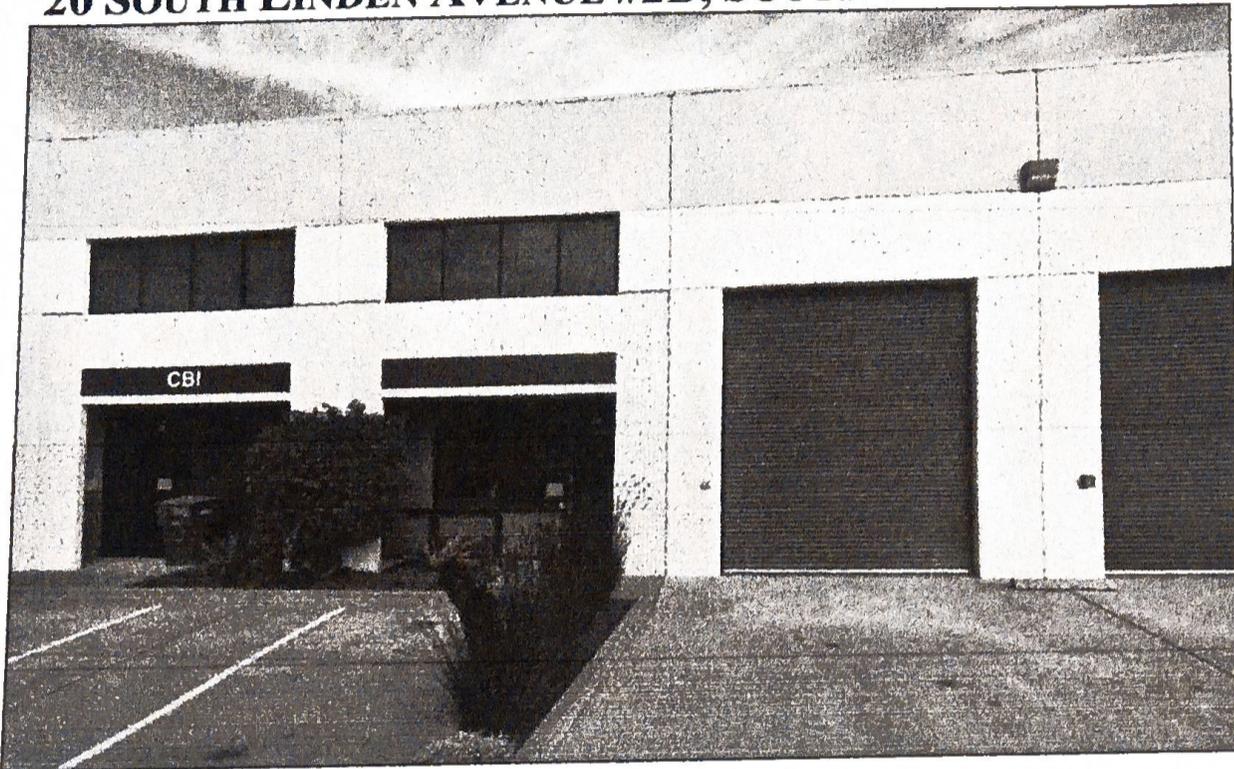


**SALE NO. 5****20 SOUTH LINDEN AVENUE #2B, SOUTH SAN FRANCISCO**

<b>A.P.N.:</b>	101-341-080	<b>Year Built:</b>	1990
<b>Prox. to Subject:</b>	Subject complex	<b>Condition:</b>	Average
<b>Seller:</b>	Corey Trust	<b>Land Area:</b>	N/A-Condo
<b>Buyer:</b>	Gonzalez	<b>Sale Price:</b>	\$1,000,000
<b>Sale Date:</b>	9/25/2020	<b>Price Per Sq. Ft.:</b>	\$368
<b>Area:</b>	2,716 Sq. Ft.	<b>Parking:</b>	5 Spaces

**Comments:** This comparable represents the most recent sale of a unit in the complex. Interior orientation with one grade level door, 22 foot clear height and a 15% office buildout. Average condition. Property sold for \$1,000,000 in September of 2020. Originally listed at \$1,150,000 in May of 2020. Terms of the sale were a down payment of \$99,000 (10%) and an SBA loan with Ready Capital Lending for \$901,000 (90%). Purchased by a user.



ACCESS FROM SOUTH ENTRANCE

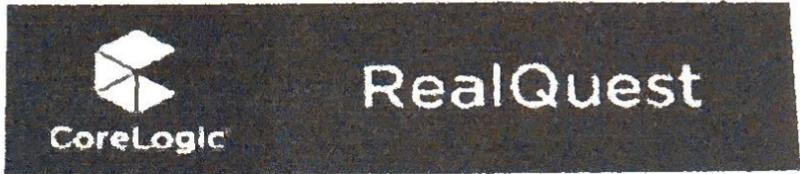


**BUILDING B (SUBJECT)**



# Street Map Plus Report

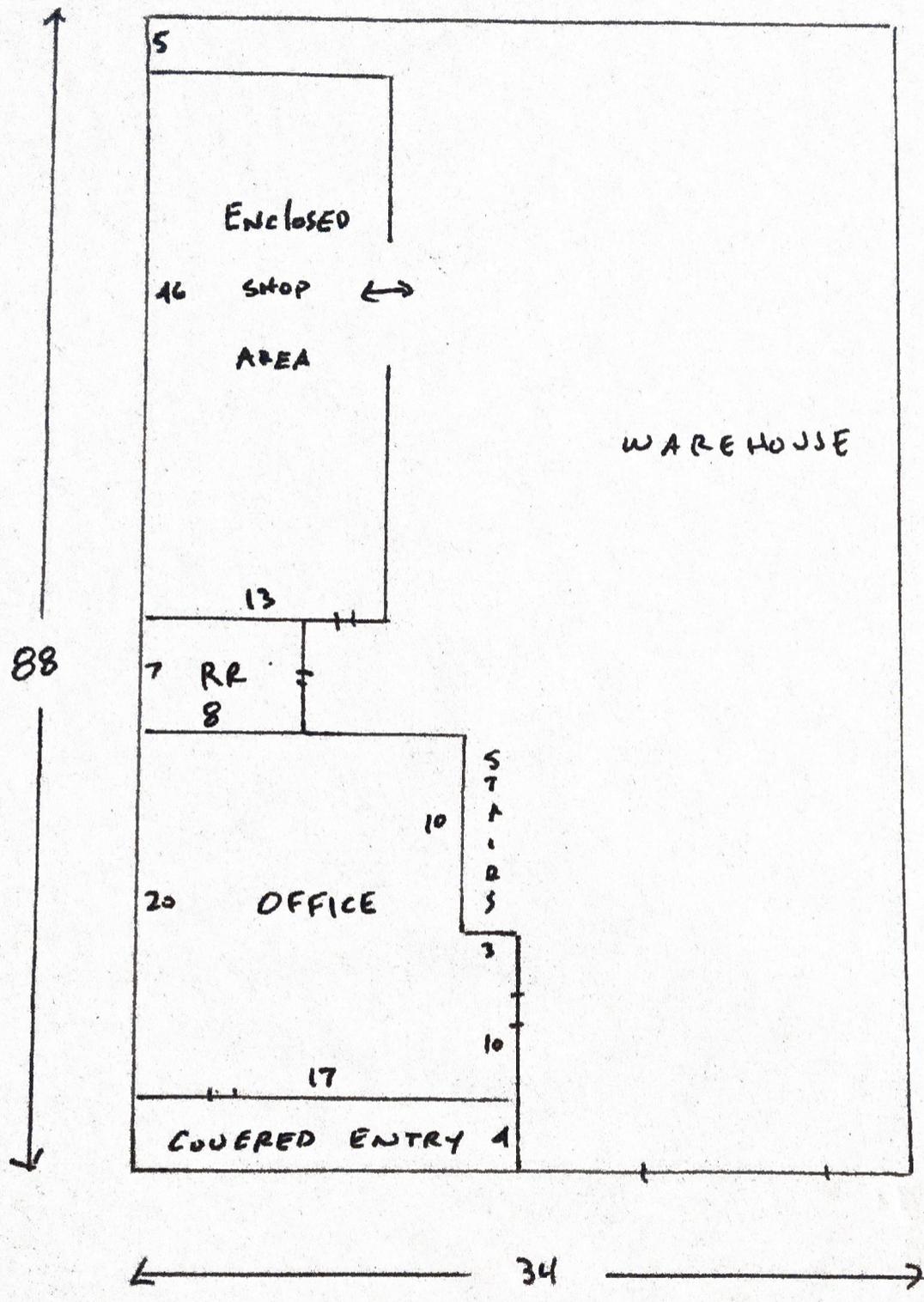
For Property Located At



**20 S LINDEN AVE 6B, SOUTH SAN FRANCISCO, CA 94080-6424**



# SITE PLAN



GBA

$$88 \times 34 = 2,992$$

$$17 \times 4 \quad \langle 68 \rangle$$


---

Total  $2,924 \phi$

OFFICE

$$20 \times 17 = 340$$

$$10 \times 3 \quad \langle 30 \rangle$$

$$8 \times 7 \quad \underline{56}$$

$$366 \phi \quad (13\%)$$