



Kathy Chan
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 Real Estate Broker

Quick Summary of Comparable Properties

Residential Lease/Rental Summary

Res. Lease Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	Rent/Mth	Age	Rented Prc	COE
547 Hudson Street	Redwood City	4	3 0	27	2,100	\$2.83	6,175 (sf)	\$5,950	78	\$5,950	03/11/19
1737 Brewster Avenue	Redwood City	3	2 0	11	1,590	\$3.21	7,150 (sf)	\$5,100	90	\$5,100	03/01/19
474 Quartz Street	Redwood City	3	2 0	8	1,461	\$3.42	10,497 (sf)	\$5,200	91	\$5,000	02/15/19
943 Pleasant Hill Road	Redwood City	3	2 0	23	1,300	\$3.85	6,500 (sf)	\$5,000	63	\$5,000	02/14/19
556 James Avenue	Redwood City	3	2 0	64	1,775	\$2.62	6,500 (sf)	\$4,650	59	\$4,650	01/05/19
501 Bay Road	Redwood City	3	2 0	100	1,000	\$4.40	6,000 (sf)	\$4,400	75	\$4,400	01/04/19
550 Hillcrest Way	Redwood City	2	2 0	4	1,050	\$3.33	10,600 (sf)	\$3,500	71	\$3,500	02/08/19
912 10Th Street	Redwood City	2	1 0	20	950	\$3.16	6,000 (sf)	\$3,000	61	\$3,000	01/31/19
1285 St Francis Street	Redwood City	0	1 0	57	400	\$5.19	3,240 (sf)	\$2,075	59	\$2,075	12/31/18

SOLD

Listings: 9 **AVG VALUES:** 35 1,292 \$3.56 6,962 (sf) \$4,319 72 \$4,297

Listings Total: 9 **AVG VALUES FOR ALL:** 35 1,292 \$3.56 6,962 (sf) \$4,319 72 \$4,297

Quick Statistics (9 Listings Total)

	Min	Max	Median
List Price	\$2,075	\$5,950	\$4,650
Sale Price	\$2,075	\$5,950	\$4,650

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



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Quick Summary of Comparable Properties

Residential Lease/Rental Brief Report

Residential Lease/Rental

Sold 547 Hudson Street Redwood City 94062 **\$5,950** **MLS: ML81737810**
 BedsBaths (F/ Baths (F/P): 3|0 **DOM: 27**



Property Overview

Pricing / Dates

Area: High School Acres Etc. (334)
 Bds,Bth: 4, 3|0 Age: 78
 SqFt: 2,100 Lot: 6,175 (sf)

Original: **\$5,950** Date: 2/5/19
 List: **\$5,950** Date: 2/5/19
 Sold: **\$5,950** Date: 3/11/19
 \$/SqFt: **\$2.83**

OffMktDate: 3/1/19

Remarks

Great single-level Newly Remodeled home in a wonderful neighborhood. This 4 bedroom and 3 bath home invites you to a beautiful living room with gas fireplace, dining room, Kitchen with Granite counter top and stainless steel appliance-hardwood floor throughout. One car garage guides you to an extra room including a bath and shower with sliding door access to the private backyard. Close to schools - Whole Foods - downtown Redwood City and transportation. No/pets (if is a small dog we can look at it) /No smoking inside. Tenant pays all utilities. Listing Agent can complete for you.

Property Features

Bedrooms
4

Additional Rooms
Artist Studio

Garage/Parking

Attached Garage, Gate/Door Opener

Listed By Mary Abolmoluki, Coldwell Banker Residential Brokerage

Sold 474 Quartz Street Redwood City 94062 **\$5,200** **MLS: ML81736787**
 BedsBaths (F/ Baths (F/P): 2|0 **DOM: 8**



Property Overview

Pricing / Dates

Area: High School Acres Etc. (334)
 Bds,Bth: 3, 2|0 Age: 91
 SqFt: 1,461 Lot: 10,497 (sf)

Original: **\$5,200** Date: 1/28/19
 List: **\$5,200** Date: 1/28/19
 Sold: **\$5,000** Date: 2/15/19
 \$/SqFt: **\$3.42**

OffMktDate: 2/5/19

Remarks

Just remodeled home with great views of the western hills. 3 Bedroom, 2 bath, 2-car garage, plus bonus room great for office space. Huge fenced yard, great for kids and pets. Large kitchen with cute laundry room with washer & dryer. Tons of extra storage. Two large decks great for barbecues and entertaining.

Property Features

Bedrooms
3

Additional Rooms
Office Area

Garage/Parking

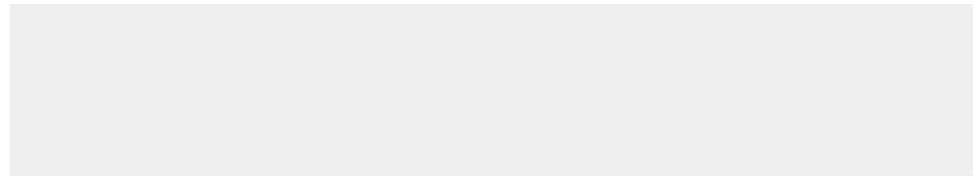
Attached Garage

Listed By Thomas Huff, Coldwell Banker Residential Brokerage

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Quick Summary of Comparable Properties

Sold	1737 Brewster Avenue Redwood City 94062	\$5,100	MLS: ML81738598
	BedsBaths (F/ Baths (F/P): 2 0		DOM: 11



Property Overview		Pricing / Dates	
Area: High School Acres Etc. (334)	Age: 90	Original: \$5,100	Date: 2/11/19
Bds,Bth: 3, 2 0	Lot: 7,150 (sf)	List: \$5,100	Date: 2/11/19
SqFt: 1,590		Sold: \$5,100	Date: 3/1/19
		\$/SqFt: \$3.21	OffMktDate: 2/22/19

Remarks
 Darling 3 bed/2 bath Tudor in desirable Mt. Carmel area!! Great family friendly neighborhood. Recently remodeled: new gleaming hardwood floors, sleek kitchen with butcher block counter tops and contemporary master bathroom. Beautiful California native, drought tolerant landscaping that begs you to enjoy relaxing and entertaining outside in the garden. Energy efficient NEST thermostat installed. Walking distance to Caltrain, downtown Redwood City and Whole Foods Market. No pets. No smoking.

Property Features

Bedrooms

3

Additional Rooms

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Garage/Parking

Detached Garage

Listed By Leslie Woods, Sereno Group

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Quick Summary of Comparable Properties

Sold	943 Pleasant Hill Road Redwood City 94061 BedsBaths (F/ Baths (F/P): 2 0	\$5,000	MLS: ML81735107 DOM: 23
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Property Overview		Pricing / Dates	
Area: Farm Hills Estates Etc. (335)	Age: 63	Original: \$5,000	Date: 1/13/19
Bds,Bth: 3, 2 0	Lot: 6,500 (sf)	List: \$5,000	Date: 1/13/19
SqFt: 1,300		Sold: \$5,000	Date: 2/14/19
		\$/SqFt: \$3.85	
		OffMktDate: 2/5/19	

Remarks

Updated Home In Coveted Farm Hill Estates! Living Room with Wood Burning Fireplace. Dining area that opens to the Backyard. Newly Remodeled Kitchen with new stainless steel appliances, gas cook top. Private Level Landscaped Backyard. Additional features include Beautiful Hardwood Floors, Double Paned Windows and an Attached 2 Car Garage. New Updated Bathrooms. Conveniently Located - Excellent access to 280; A short stroll to Stulsaft Park and top-rated Roy Cloud Elementary school .

- washer / dryer hook ups in attached garage
- No Smoking
- Rental Application required
- A current copy of your credit report ; driver s license ; pay-stubs requested
- Rent is \$5000./mo
- Security Deposit \$5500.00
- pets submit with additional pet deposit

Property Features

Bedrooms	Additional Rooms
3	--
Garage/Parking	
Attached Garage	

Listed By Mary Molinari, Coldwell Banker Residential Brokerage

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Quick Summary of Comparable Properties

Sold	556 James Avenue Redwood City 94062	\$4,650	MLS: ML81729186
	BedsBaths (F/ Baths (F/P): 2 0		DOM: 64



Property Overview	Pricing / Dates	
Area: High School Acres Etc. (334)	Original: \$4,800	Date: 10/26/18
Bds,Bth: 3, 2 0	List: \$4,650	Date: 10/26/18
SqFt: 1,775	Sold: \$4,650	Date: 1/5/19
	Age: 59	
	Lot: 6,500 (sf)	
	\$/SqFt: \$2.62	
	OffMktDate: 12/28/18	

Remarks
 Mt. Carmel charmer! Great neighborhood. Nice location close to schools and churches, Whole Foods, and downtown Redwood City. Updated duplex separated by garages. Private yard. Double pane windows, hardwood floors, remodeled kitchen and bathrooms. Two-car garage.

Property Features

Bedrooms 3	Additional Rooms --
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Garage/Parking
 Attached Garage

Listed By Dante Drummond, Alain Pinel Realtors

Sold	501 Bay Road Redwood City 94063	\$4,400	MLS: ML81725261
	BedsBaths (F/ Baths (F/P): 2 0		DOM: 100



Property Overview	Pricing / Dates	
Area: Lenolt Etc. (331)	Original: \$4,600	Date: 9/26/18
Bds,Bth: 3, 2 0	List: \$4,400	Date: 9/26/18
SqFt: 1,000	Sold: \$4,400	Date: 1/4/19
	Age: 75	
	Lot: 6,000 (sf)	
	\$/SqFt: \$4.40	
	OffMktDate: 1/4/19	

Remarks
 Updated spacious home on corner lot. 3 good sized bedrooms, plus separate office (possible 4th bedroom). New appliances, freshly painted. Fenced front yard. Enclosed 1 car garage. Convenient location to shopping/freeways. Fireplace in living room. No smokers please.

Property Features

Bedrooms 3	Additional Rooms Office Area
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Garage/Parking
 Attached Garage, On Street

Listed By Ed Gory, Intero Real Estate Services

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Quick Summary of Comparable Properties

Sold	550 Hillcrest Way Redwood City 94062	\$3,500	MLS: ML81737516
	BedsBaths (F/ Baths (F/P): 2 0		DOM: 4



Property Overview		Pricing / Dates	
Area: Cordilleras Heights Etc. (336)	Age: 71	Original: \$3,500	Date: 2/4/19
Bds,Bth: 2, 2 0	Lot: 10,600 (sf)	List: \$3,500	Date: 2/4/19
SqFt: 1,050		Sold: \$3,500	Date: 2/8/19
		\$/SqFt: \$3.33	OffMktDate: 2/8/19

Remarks

This home has a beautiful mountain view while still being convenient to Redwood City, Palo Alto, and Menlo Park. It features wonderful biking and walking trails for the tenants.

This secondary dwelling unit, which is attached by one wall to the owner-occupied main house, has two bedrooms and two bathrooms. One of the bathrooms is an en suite. There is an additional space by the stairs that could be used as an office or an additional open bedroom. There is plenty of parking for two cars. It has a It is also quite close to both 280 and 101! The tenants have a private deck off the master bedroom as well as access to the vast backyard. Additional cars can be discussed. \$150 for utilities per month for double occupancy. Tenants pays or can arrange for for move out cleaning and carpet cleaning. Please, no pets. Additional \$200 per month for furnished or lease lengths shorter than a year. Act now as we are offering a \$300 first month rebate for a new year-long lease!

Property Features	
Bedrooms	Additional Rooms
2	--
Garage/Parking	
Assigned	

Listed By Shannon Thoke, Shannon Thoke, Broker

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Quick Summary of Comparable Properties

Sold 912 10Th Street Redwood City 94063 \$3,000 MLS: ML81735023
 BedsBaths (F/ Baths (F/P): 1|0 DOM: 20



Property Overview		Pricing / Dates	
Area: Dumbarton Etc. (330)		Original: \$3,000	Date: 1/11/19
Bds,Bth: 2, 1 0	Age: 61	List: \$3,000	Date: 1/11/19
SqFt: 950	Lot: 6,000 (sf)	Sold: \$3,000	Date: 1/31/19
		\$/SqFt: \$3.16	
		OffMktDate: 1/29/19	

Remarks
 Great location and neighborhood! Charming two bedroom, single level duplex unit across the street from Taft Elementary School. New engineered hardwood flooring, new paint, remodeled bath and kitchen. Stainless appliances, subway tile backsplash. Attached private one car garage with washer / dryer hookups.

Property Features

Bedrooms 2 **Additional Rooms** --

Garage/Parking
 Attached Garage, On Street, Uncovered Parking

Listed By Linda Takagi, Coldwell Banker Residential Brokerage

Sold 1285 St Francis Street Redwood City 94061 \$2,075 MLS: ML81729101
 BedsBaths (F/ Baths (F/P): 1|0 DOM: 57



Property Overview		Pricing / Dates	
Area: Central Park Etc. (333)		Original: \$2,075	Date: 10/26/18
Bds,Bth: 0, 1 0	Age: 59	List: \$2,075	Date: 10/26/18
SqFt: 400	Lot: 3,240 (sf)	Sold: \$2,075	Date: 12/31/18
		\$/SqFt: \$5.19	
		OffMktDate: 12/21/18	

Remarks
 cute little studio. great location. washer/dryer hook-ups in kitchen. small yard. 1 car carport

Property Features

Bedrooms 0 **Additional Rooms** --

Garage/Parking
 Covered Parking

Listed By Karen Doherty, Doherty Realty

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