



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 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
627 Tennyson Avenue	Palo Alto	6	6 1	97	4,881	\$3.89	7,500 (sf)	\$19,000	4	\$19,000	01/13/19
2661 South Court	Palo Alto	5	4 0	9	3,004	\$3.66	8,741 (sf)	\$11,000	16	\$11,000	02/20/19
2121 Bellview Drive	Palo Alto	6	3 1	9	3,039	\$3.52	6,592 (sf)	\$10,700	59	\$10,700	03/01/19
852 Lincoln Avenue	Palo Alto	4	4 0	19	2,803	\$3.75	7,500 (sf)	\$12,000	94	\$10,500	02/15/19
178 Heather Lane	Palo Alto	4	3 1	20	2,344	\$4.48	6,048 (sf)	\$10,500	7	\$10,500	01/01/19
2086 Channing Avenue	Palo Alto	4	3 1	137	3,213	\$2.96	3,944 (sf)	\$9,500	3	\$9,500	02/26/19
475 El Capitan Place	Palo Alto	4	3 0	147	2,418	\$3.93	7,195 (sf)	\$9,500	64	\$9,500	01/09/19
251 Carolina Lane	Palo Alto	3	2 1	11	1,983	\$3.93	6,325 (sf)	\$7,500	21	\$7,800	01/22/19
1511 Hamilton Avenue	Palo Alto	4	3 0	59	1,705	\$4.10	9,375 (sf)	\$6,995	70	\$6,995	12/28/18
2254 Dartmouth Street	Palo Alto	3	2 0	41	1,208	\$4.14	6,250 (sf)	\$5,000	91	\$5,000	02/19/19
867 La Para Avenue	Palo Alto	2	1 1	46	1,044	\$4.74	6,600 (sf)	\$4,950	63	\$4,950	01/02/19
4284 Los Palos Circle	Palo Alto	4	3 0	32	2,459	\$1.99	10,450 (sf)	\$4,900	51	\$4,900	01/01/19
4084 Wilkie Way	Palo Alto	2	2 0	4	980	\$4.08	6,000 (sf)	\$4,000	89	\$4,000	02/06/19
2060 Webster Street	Palo Alto	5	4 0	61	2,832	\$3.53	8,360 (sf)	\$10,000	81		12/15/18

SOLD

Listings: 14 **AVG VALUES:** 49 2,422 \$3.76 7,206 (sf) \$8,968 51 \$8,796

Listings Total: 14 **AVG VALUES FOR ALL:** 49 2,422 \$3.76 7,206 (sf) \$8,968 51 \$8,796

Quick Statistics (14 Listings Total)

	Min	Max	Median
List Price	\$4,000	\$19,000	\$9,500
Sale Price	\$4,000	\$19,000	\$9,500

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



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Residential Lease/Rental Brief Report

Residential Lease/Rental

Sold 627 Tennyson Avenue Palo Alto 94301 **\$19,000** **MLS: ML81726793**
 BedsBaths (F/ Baths (F/P): 6|1 **DOM: 97**



Property Overview

Area: Old Palo Alto (237)
 Bds,Bth: 6, 6|1 Age: 4
 SqFt: 4,881 Lot: 7,500 (sf)

Pricing / Dates

Original: **\$19,000** Date: 10/8/18
 List: **\$19,000** Date: 10/8/18
 Sold: **\$19,000** Date: 1/13/19
 \$/SqFt: **\$3.89**

OffMktDate: 1/11/19

Remarks

Mediterranean-style home blending easy indoor/outdoor living on quiet tree-lined street in prime Old Palo Alto; Flowing floor plan with open and light-filled space & artistic details throughout; High-ceiling living room, gourmet kitchen, quartz counter tops, weaving mosaic and brand name appliances (Wolf, Subzero, Miele); Covered porch and picturesque landscaping, outdoor fireplace BBQ; Grand theater, entertainment room, wet bar, wine cellar, steam/sauna; Nest/3D/4K/7.2 Bose Surround; Detached studio with 3/4rd bath; Top PA schools.

Property Features

Bedrooms
6

Additional Rooms

Basement - Finished, Laundry Room, Storage, Other

Garage/Parking

Detached Garage, On Street

Listed By Meg Tierney, Compass

Sold 852 Lincoln Avenue Palo Alto 94301 **\$12,000** **MLS: ML81735082**
 BedsBaths (F/ Baths (F/P): 4|0 **DOM: 19**



Property Overview

Area: Community Center (240)
 Bds,Bth: 4, 4|0 Age: 94
 SqFt: 2,803 Lot: 7,500 (sf)

Pricing / Dates

Original: **\$12,000** Date: 1/12/19
 List: **\$12,000** Date: 1/12/19
 Sold: **\$10,500** Date: 2/15/19
 \$/SqFt: **\$3.75**

OffMktDate: 1/31/19

Remarks

Dramatic Spanish architectural details distinguish this classic 4bd/4ba California bungalow situated in the highly desirable Community Center area of Palo Alto. Traditional 1920's period charm beautifully expanded and remodeled for the way we live today--formal living & dining rooms, kitchen designed for the gourmet chef, family room expansive master suite, lovely gardens, gated driveway, 2 car garage. Near schools, parks and downtown Palo Alto.

Property Features

Bedrooms
4

Additional Rooms

Other

Garage/Parking

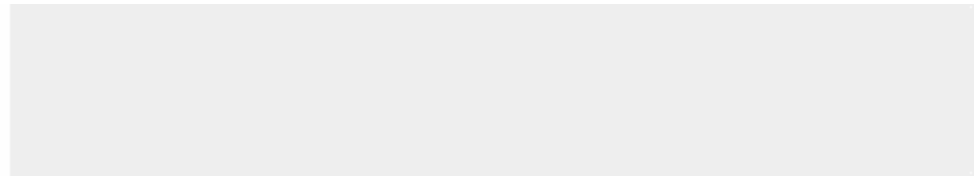
Detached Garage, Gate/Door Opener

Listed By Robert Highsmith, Burlingame Property Mgt. Inc.

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



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker



Quick Summary of Comparable Properties

Sold	2661 South Court Palo Alto 94306	\$11,000	MLS: ML81738546
	BedsBaths (F/ Baths (F/P): 4 0		DOM: 9



Property Overview		Pricing / Dates	
Area: Midtown (234)		Original: \$11,000	Date: 2/11/19
Bds,Bth: 5, 4 0	Age: 16	List: \$11,000	Date: 2/11/19
SqFt: 3,004	Lot: 8,741 (sf)	Sold: \$11,000	Date: 2/20/19
		\$/SqFt: \$3.66	
			OffMktDate: 2/20/19

Remarks
 Exceptional custom built Mediterranean-style home located in desirable Midtown on a prized block of picturesque homes bounded by cul-de-sacs reflects thoughtful design, a fabulous floorplan, and numerous custom amenities. One of the largest lots on the block (per Realist). As you enter, note the striking curb appeal with features a handsome arched door, an inviting courtyard, and a flowing fountain. Spacious and bright on two levels of absolute luxury with an open floor plan and rich wood finishes. This newer home features 5 spacious bedrooms and 4 baths. Acclaimed Palo Alto schools.

Property Features

Bedrooms 5	Additional Rooms Laundry Room, Office Area, Storage
----------------------	---

Garage/Parking
 Detached Garage, Gate/Door Opener, On Street, Parking Area

Listed By Gil Orah, Golden Gate Sotheby's International Realty

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



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold	2121 Bellview Drive Palo Alto 94303	\$10,700	MLS: ML81738052
	BedsBaths (F/ Baths (F/P): 3 1		DOM: 9



Property Overview		Pricing / Dates	
Area: Green Gables (238)		Original: \$10,700	Date: 2/7/19
Bds,Bth: 6, 3 1	Age: 59	List: \$10,700	Date: 2/7/19
SqFt: 3,039	Lot: 6,592 (sf)	Sold: \$10,700	Date: 3/1/19
		\$/SqFt: \$3.52	
			OffMktDate: 2/16/19

Remarks

Located in the coveted Green Gables community of Palo Alto. Rare opportunity to lease on a quiet cut-de-sac location. Meticulously maintained home with great street presence. Completely updated approx 3,039sf home. 5 or 6 bedroom plus large office, 3 bathrooms plus powder room. The first level is comprised of a gracious large living room with wood burning fire place and formal dining area and two bedrooms/office. Open plan kitchen family room with eat in area with french doors leading to the back yard that includes two patio areas and grassy lawn. Upstairs includes 4 bedrooms and two baths. Luxurious master bedroom with large walk-in closet and deep jetted Jacuzzi tub with separate shower, dual marble vanity. Attached 2-car garage. Abundant storage throughout home. Central heating and cooling. Security and hard-wired fire alarm available. Award winning Palo Alto Schools. Conveniently located near Palo Alto Schools, Library, Community Pools, Stanford University, Downtown Palo Alto & 101

Property Features

Bedrooms	Additional Rooms
6	Laundry Room, Office Area
Garage/Parking	
Attached Garage	

Listed By Judy Citron, Compass

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



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold 178 Heather Lane Palo Alto 94303 \$10,500 MLS: ML81729381
 BedsBaths (F/ Baths (F/P): 3|1 DOM: 20



Property Overview		Pricing / Dates	
Area: Green Gables (238)	Age: 7	Original: \$10,500	Date: 10/29/18
Bds,Bth: 4, 3 1	Lot: 6,048 (sf)	List: \$10,500	Date: 10/29/18
SqFt: 2,344		Sold: \$10,500	Date: 1/1/19
		\$/SqFt: \$4.48	
OffMktDate: 11/18/18			

Remarks
 Craftsman home built in 2011, 2,344 SF, two-story, 4bed/3.5bath, high-ceiling living room, graceful staircase, cozy family room, gourmet kitchen, granite countertops, built-in Thermador appliances, custom cabinets, designer select lighting/plumbing fixtures, wainscoting and crown molding throughout; light filled 1-car garage as studio, a block away from Duveneck Elementary, walk to parks & library

Property Features

Bedrooms 4
Additional Rooms --

Garage/Parking
 Detached Garage

Listed By Ed Wu, WEC & Associates

Sold 2060 Webster Street Palo Alto 94301 \$10,000 MLS: ML81725120
 BedsBaths (F/ Baths (F/P): 4|0 DOM: 61



Property Overview		Pricing / Dates	
Area: Old Palo Alto (237)	Age: 81	Original: \$12,000	Date: 9/26/18
Bds,Bth: 5, 4 0	Lot: 8,360 (sf)	List: \$10,000	Date: 9/26/18
SqFt: 2,832		Sold:	Date: 12/15/18
		\$/SqFt: \$3.53	
OffMktDate: 11/23/18			

Remarks
 Quintessential 1930s classic East Coast Cape Cod. Spacious two story filled w/lots of light through a multitude of French windows & doors. Charming formal rooms adjoin a remodeled kitchen with Carrera marble countertops and top of the line appliances & cozy nook. Ensuite bedroom on each floor. Master enjoys access to the private courtyard and gardens. Other features include: hardwood floors throughout, separate laundry room with LG washer/dryer, large detached garage, gated driveway all on a spectacular large picturesque lot. A great rental find in desirable old Palo Alto.

Property Features

Bedrooms 5
Additional Rooms Office Area

Garage/Parking
 Detached Garage, Guest / Visitor Parking, On Street, Uncovered Parking

Listed By Sherry Bucolo, Alain Pinel Realtors

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



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold 2086 Channing Avenue Palo Alto 94303 \$9,500 MLS: ML81726149
 BedsBaths (F/ Baths (F/P): 3|1 DOM: 137



Property Overview

Area: Green Gables (238)
 Bds,Bth: 4, 3|1 Age: 3
 SqFt: 3,213 Lot: 3,944 (sf)

Pricing / Dates

Original: \$10,800 Date: 10/3/18
 List: \$9,500 Date: 10/3/18
 Sold: \$9,500 Date: 2/26/19
 \$/SqFt: \$2.96
 OffMktDate: 2/26/19

Remarks

Unfurnished, contemporary, two story home with open floor plan and great natural light. Perfect for today's lifestyle. Gourmet chef's kitchen with marble island, 6 burner stove and plenty of cabinet space. Spacious living area with fireplace. All four bedrooms upstairs. Master suite with office area, large closet and luxurious master bath, heated floors, soaking tub and large spa style shower. Fully equipped upstairs laundry room, A/C, alarm attached 2 car garage. Close to Stanford, 101 tech corridor and many amenities. Acclaimed Palo Alto Schools. NO PETS

Property Features

Bedrooms
4

Additional Rooms
Laundry Room

Garage/Parking
Attached Garage

Listed By Kimm Terpening, Compass

Sold 475 El Capitan Place Palo Alto 94306 \$9,500 MLS: ML81718376
 BedsBaths (F/ Baths (F/P): 3|0 DOM: 147



Property Overview

Area: South Palo Alto (233)
 Bds,Bth: 4, 3|0 Age: 64
 SqFt: 2,418 Lot: 7,195 (sf)

Pricing / Dates

Original: \$10,000 Date: 8/9/18
 List: \$9,500 Date: 8/9/18
 Sold: \$9,500 Date: 1/9/19
 \$/SqFt: \$3.93
 OffMktDate: 1/9/19

Remarks

Stunning and completely rebuilt contemporary at the end of a beautiful tree-line cul-de-sac! Large great-room with a chef's kitchen, raised ceilings and walls of windows. Four bedrooms, including two master suites plus a separate private office. Beautifully landscaped and private backyard. Centrally located in the desirable Greenmeadow neighborhood with easy access to schools, parks, shopping and transportation. Truly a pristine home which has never been on the rental market before.

Property Features

Bedrooms
4

Additional Rooms
Laundry Room, Office Area

Garage/Parking
Uncovered Parking

Listed By Joann Weber, Midtown Realty

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



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold	251 Carolina Lane Palo Alto 94306	\$7,500	MLS: ML81734967
	BedsBaths (F/ Baths (F/P): 2 1		DOM: 11



Property Overview		Pricing / Dates	
Area: South Palo Alto (233)		Original: \$7,500	Date: 1/11/19
Bds,Bth: 3, 2 1	Age: 21	List: \$7,500	Date: 1/11/19
SqFt: 1,983	Lot: 6,325 (sf)	Sold: \$7,800	Date: 1/22/19
		\$/SqFt: \$3.93	
			OffMktDate: 1/21/19

Remarks
 Newly built in 1998, this lovely single story home has 4 bed/2.5 bath with open floor plan(current study room is being converted to a bedroom with closet and window blinds). Bright and airy kitchen with granite counter top, island with sink, stainless steel appliances and large pantry. Hardwood floors, new carpet in two bedrooms; large master suite with walk-in closet and updated baths with granite counter top. French doors from master bedroom, family room and dining room lead to lovely garden and tile patio. Attached two car garage with work bench and storage cabinets. Convenient to shopping, transportation and great Palo Alto Schools. A must see.

Property Features

Bedrooms	Additional Rooms
3	--

Garage/Parking
 Attached Garage, On Street

Listed By Danielle Wu, Elite Realty Services

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



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold 1511 Hamilton Avenue Palo Alto 94303 \$6,995 MLS: ML81729252
 BedsBaths (F/ Baths (F/P): 3|0 DOM: 59



Property Overview		Pricing / Dates	
Area: Green Gables (238)		Original: \$6,995	Date: 10/27/18
Bds,Bth: 4, 3 0	Age: 70	List: \$6,995	Date: 10/27/18
SqFt: 1,705	Lot: 9,375 (sf)	Sold: \$6,995	Date: 12/28/18
		\$/SqFt: \$4.10	
		OffMktDate: 12/28/18	

Remarks
 Enjoy this prestigious Crescent Park neighborhood in Duveneck Elementary (ranked #2 in California), Jordan Middle, and PALY High district. Lovely tree-lined streets with some of Palo Altos finest estates nearby. Spacious 4 bedroom (County record show 3 bedroom) 3 bathroom with separate living and family rooms. Lots of storage. Large backyard with beautiful trees and plants. Will have a brand new kitchen (cabinets, granite countertop, stainless sink etc), a brand new bathroom and freshly painted interior. Ample garage parking with a long driveway and two-car garage in the back. Close to everything - fine dining, cafe's, Caltrain, Stanford University, downtown Palo Alto. Easy commute to 101 and many local high techs like Facebook, Google, Amazon, Uber, LinkedIn etc.

Property Features

Bedrooms 4 **Additional Rooms** --
Garage/Parking Attached Garage

Listed By Cindy Liu, Starriver Inc

Sold 2254 Dartmouth Street Palo Alto 94306 \$5,000 MLS: ML81734636
 BedsBaths (F/ Baths (F/P): 2|0 DOM: 41



Property Overview		Pricing / Dates	
Area: College (236)		Original: \$5,000	Date: 1/9/19
Bds,Bth: 3, 2 0	Age: 91	List: \$5,000	Date: 1/9/19
SqFt: 1,208	Lot: 6,250 (sf)	Sold: \$5,000	Date: 2/19/19
		\$/SqFt: \$4.14	
		OffMktDate: 2/17/19	

Remarks
LOCATION, LOCATION, LOCATION! New interior and exterior paint in this 3 bedroom, 2 bathroom house in College Terrace. Walking distance to Stanford campus and just 2 blocks from Escondido Elementary School. Hardwood floors and updated kitchen and baths. Laundry on patio. Close to parks and very convenient and quiet neighborhood.

Property Features

Bedrooms 3 **Additional Rooms** --
Garage/Parking On Street

Listed By Brandon Denman, Denman Real Estate Group, Inc.

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



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold	867 La Para Avenue Palo Alto 94306	\$4,950	MLS: ML81731572
	BedsBaths (F/ Baths (F/P): 1 1		DOM: 46

Property Overview	Pricing / Dates		
Area: Barron Park (232)	Original: \$4,950	Date: 11/17/18	
Bds,Bth: 2, 1 1	List: \$4,950	Date: 11/17/18	
SqFt: 1,044	Sold: \$4,950	Date: 1/2/19	
	\$/SqFt: \$4.74		OffMktDate: 1/2/19



Remarks

6, 12 or 18 Month (or longer) Lease Options Available!
 Updated Palo Alto (Barron Park) home with spacious rooms and hardwood flooring throughout. Large kitchen with adjacent dining area for family gatherings. Floor to ceiling windows for natural sunlight and views from all windows of beautifully maintained yards with garden beds, trees and a covered patio in back. Quiet neighborhood for walks to shopping, dining and parks. Home has central heat, 2 car garage with lots of storage and a washer/dryer is included. Convenient to commute routes, Facebook, SLAC, Stanford and Google. Palo Alto Schools (tenant to verify enrollment availability). Lease term can be flexible and can include Month-to-Month, short term or long term lease. Pets OK at owner discretion and w/increased deposit. 6, 12 or 18 month lease (or longer) available.

Property Features

Bedrooms	Additional Rooms
2	--

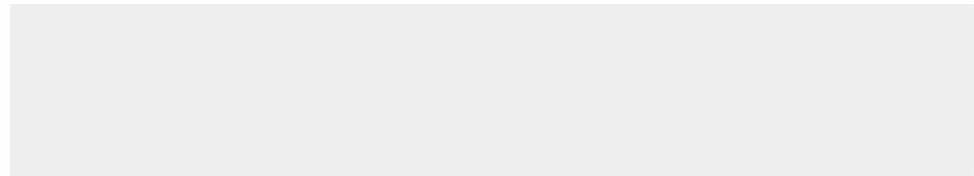
Garage/Parking
 Attached Garage, On Street, Parking Area

Listed By Greg Goumas, Sothebys Intl Rlty

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



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker



Quick Summary of Comparable Properties

Sold	4284 Los Palos Circle Palo Alto 94306	\$4,900	MLS: ML81731471
	BedsBaths (F/ Baths (F/P): 3 0		DOM: 32



Property Overview		Pricing / Dates	
Area: Green Acres (231)		Original: \$5,900	Date: 11/16/18
Bds,Bth: 4, 3 0	Age: 51	List: \$4,900	Date: 11/16/18
SqFt: 2,459	Lot: 10,450 (sf)	Sold: \$4,900	Date: 1/1/19
		\$/SqFt: \$1.99	
			OffMktDate: 12/17/18

Remarks

SHORT TERM RENTAL ONLY!!! MONTH TO MONTH WITH 6 MONTH MAXIMUM ONLY -
*****NO EXTENSION POSSIBLE BEYOND 6 MONTHS*****
\$4900./mth UNFURNISHED - \$5750. /mth FURNISHED
 Spacious 4 bedroom, 3 full bath home w/high ceilinged great room plus an office area. Live here while your house is being renovated or while you are getting to know the area & looking for your long term home. Huge 2 car garage makes renting a storage unit un-necessary. Quiet cul-de-sac w/best PA schools, close to Stanford Univ., Hospitals & Tech Cos. Pets ok!

Property Features

Bedrooms	Additional Rooms
4	Office Area
Garage/Parking	
Attached Garage	

Listed By Erika Enos, Keller Williams Palo Alto

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



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold	4084 Wilkie Way Palo Alto 94306	\$4,000	MLS: ML81737249
	BedsBaths (F/ Baths (F/P): 2 0		DOM: 4



Property Overview		Pricing / Dates	
Area: Ventura (235)		Original: \$4,000	Date: 2/1/19
Bds,Bth: 2, 2 0	Age: 89	List: \$4,000	Date: 2/1/19
SqFt: 980	Lot: 6,000 (sf)	Sold: \$4,000	Date: 2/6/19
		\$/SqFt: \$4.08	
			OffMktDate: 2/5/19

Remarks
 Balancing charm and urban convenience, this intriguing 2 bed/2 bath home of 980 sq. ft. (per county) offers comfortable, accessible living on spacious property of 6,000 sq. ft. (per county). The property provides hardwood floors, a sky-lit living area, and a private, spacious backyard. Stroll to Robles Park and popular shops, restaurants, and everyday amenities. Vibrant California Avenue and the Village at San Antonio Center are within a quick drive, and you will also easily access desirable schools like Barron Park Elementary, Terman Middle, and Gunn High (tenant to verify)

Property Features

Bedrooms	Additional Rooms
2	--

Garage/Parking
 Attached Garage, On Street

Listed By Joyce Zhao, Alain Pinel Realtors

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