

Property News & Notes for 5&9

Kevin K. Ho, Esq. | Vanguard Properties



STATISTICS & DATA

LENDING 30-YEAR FIXED RATE:

4.0%

Based on a purchase at the \$500-\$550k range with 3.5% to 20% down payment.

RECENT DATA SALES: DISTRICTS 5

118

Listings for Single-Family Homes, Condos/TICs that are listed as "contingent, pending or sold" since January 1, 2012

AVERAGES

51 Single-family homes, average sale price \$1.4 @ 2200 sqft. \$618/sqft.

67 Condo/TICs: \$845,000 @ 1450 sqft. \$613/sqft.



How Kevin will Help You Win that Home!

Why work with Kevin Ho? More knowledge, more experience, more counsel

Among other pluses, my clients receive the following benefits when working with me:

Get Plugged-in – You will benefit from being able to draw upon my deep professional experience and large network of financial professionals, contractors, engineers, designers among others to assist in your transaction

Complimentary access to real-time MLS feeds that are more detailed and current than other available consumer products – it's the same information realtors use!

Weekly updated emails showcasing the best of the best on the market through "Kevin's Picks of the Week."

Know How – You will benefit from a Web 2.0er who knows how to communicate

Responsive service, whether it's by appointment, phone, text, email, Facebook message, Tweet, courier pigeon, my clients use many mediums to get to me and do! No matter where I am, I will respond quickly. Yes, even on vacation.

Experience – You will have me on your side and benefit from my experience as a lawyer, agent and mediator

You will be kept market current as I visit as much of the on- and off-market inventory on broker tour every week

Whether simple or complex, I've handled it, so you're in good hands. *Let's get going already!*

STATUS UPDATE:

Many homes are selling before their debut open houses, multiple offers are common, all cash, over asking price deals are more common.

Now, more than ever you'll need a pro to help you get your next home!



Kevin K. Ho, Esq.

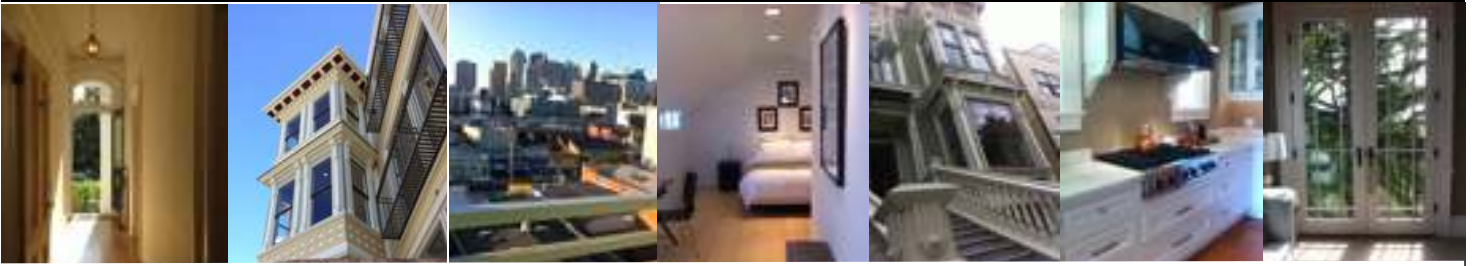
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Developments in the Area:

The influx of technology companies into the City continues with the most recent arrival being Salesforce.com, which just signed a 400,000-square-foot lease worth nearly \$340 million. According to the *San Francisco Chronicle*, "The number of employees climbed by at least 1,700 in the last year, reaching about 7,000. The company expects to add many more employees...."

Companies looking for growth and new innovation are finding San Francisco to be the perfect place to live and work.

2299 MARKET STREET

Work has begun on the development of the long vacant lot of a 34,477 sq ft, 5-story, 50-foot high mixed-use building with ground floor retail that will have 18 residential units and a basement garage.



2200 MARKET STREET

The proposed project would demolish the existing 3,000 sq. ft. restaurant and construct a new six-story-over-garage building consisting of 20 residential units, 5,000 sq. ft. of retail space, and 15 parking spaces. The building would be approximately 30,000 sq. ft and 65 feet in height.



299 VALENCIA STREET

According to Curbed SF, the sales office for the 36 residential units (1- & 2-bedrooms) is scheduled to open in March. Prices are to start in the \$400,000 range. It's unknown how the 27 parking spaces will be priced and which units will get one.



Vanguard Tops the Charts

For 2011, my office was the **number 1 office** for total sales volume for both **District 5 and 9!**

We were the number 1 office city wide for most listings! And, our business was up 30 percent year to year too.

8 STEPS TO WISE HOME BUYING:

1. IDENTIFY YOUR NEEDS, WANTS, BUDGET AND DEPENDENCIES EARLY
2. SURVEY THE MARKETPLACE, NEIGHBORHOODS AND FINANCING OPTIONS
3. SECURE PRE-APPROVAL TO DETERMINE YOUR BUDGET, PAY OFF CREDIT CARDS
4. ATTEND OPEN HOUSES AND SEE WHAT'S OUT THERE
5. ENLIST AN REALTOR TO HELP FIND THE RIGHT HOME FOR YOU AS IT'S THEIR JOB TO PREVIEW & I.D. SUITABLE HOMES
6. RETURN VISITS - DO THEM
7. OBTAIN & REVIEW DISCLOSURES FOR YOUR DESIRED HOME WITH YOUR REALTOR
8. MAKE A COMPETITIVE OFFER THEY CAN'T REFUSE! GOOD DOWN PAYMENT, DEPOSITS & FINANCES WILL WIN THE DAY