



1366 Rhode Island St, San Francisco

PREPARED FOR
Mr. & Mrs. Client

OCTOBER 3, 2014



1366 Rhode Island St, San Francisco

\$1,150,000

| LISTING INFORMATION | | | <i>Courtesy of Pacific Union International</i> |
|----------------------|--------------------|----------------------|--|
| MLS##: 421517 | Beds: 2 | Sq Ft: | Sold Date: 7/28/14 |
| Status: Sold | Baths: 2.00 | Year Built: 0 | DOM: 44 |

| FEATURES |
|--|
| Floors: Hardwood; Short Sale: No; Lot Desc: Fenced; View: City Lights,Twin Peaks; Garage/Parking: Attached,Auto Door; Lotsize: 0; |

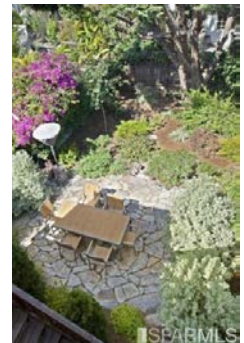
REMARKS

Abundant Natural Light welcomes you to this recently freshened large Single-Family Home. This 2bd 2ba home plus lower level located in the desirable Potrero Hill area, will be open Sat-Sun 2p-4p. Deck off the Master Bedroom offers great views of Twin Peaks and City Lights. Spacious back yard is perfect for summer time entertaining. Beautiful hardwood flooring throughout. Lower level has an additional family room, bedroom, /inlaw, RH2 Zoned Easy access to public transport and close to freeways.



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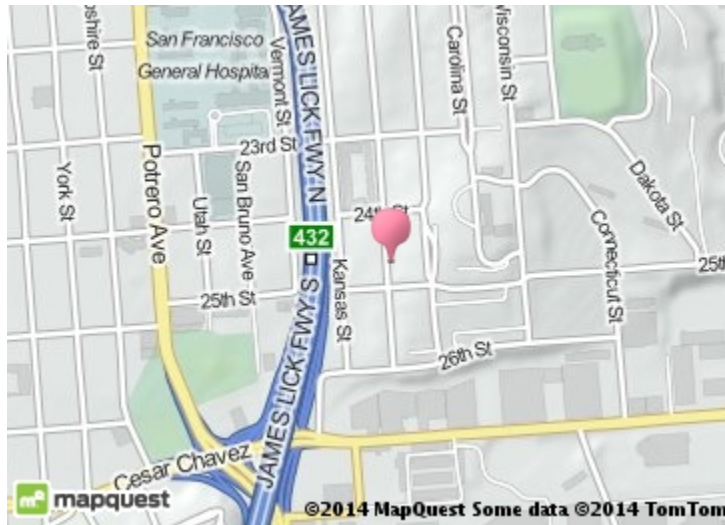
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Walk Score: 89 out of 100 - Very Walkable

Who Lives Here?

Non-native Newbies - Foreign-born individuals who just moved to U.S. A significant proportion of people who have moved to the U.S. from Puerto Rico, the U.S. Island Areas, or a foreign country. Wide age range. Some have a high school or college education, and they work in a variety of occupations.

Foreign-born Urbanites - Foreign-born individuals who live in city. Born outside the U.S., they have moved to the U.S. and live in the city. Wide age range. Some have a high school or college education, and they work in a variety of occupations.

Power Singles - High-income urban singles. Highly educated professionals, many with advanced degrees. They draw a handsome salary and have reasonable living expenses while living a hip, upscale life in an urban center.

Multi-lingual Urbanites - Urban dwellers who speak more than one language. Some have a high school or college education, and they work in a variety of occupations. Moderate to upper-scale earning potential.

Bright Lights, Big City - Very mobile singles living in the city. Singles ranging in age from early 20s to mid-40s who have moved to an urban setting. Most rent their apartment or condo. Some have a college education and work in services and the professional sector.



See more San Francisco real estate information at Zillow.com.



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| School | Type | Phone | Distance |
|--|---------------------------------|----------------|----------|
| Starr King Elementary School | Public/K-5 | (415) 695-5797 | 0.16 mi |
| Buena Vista Elementary School | Public/K-5 | (415) 695-5875 | 0.21 mi |
| Meadows-livingstone School | Private, Alternative/K-6 | (415) 695-7735 | 0.31 mi |
| Bryant Elementary School | Public/K-5 | (415) 695-5780 | 0.51 mi |
| Rise Institute | Private, Special Education/5-12 | (415) 641-1878 | 0.52 mi |
| St Peter's School | Private/K-8 | (415) 647-8662 | 0.58 mi |
| Downtown High School | Alt./9-12 | (415) 695-5860 | 0.61 mi |
| International Studies Academy at Enola Maxwell | Alt./6-12 | (415) 695-5866 | 0.63 mi |
| Daniel Webster Elementary School | Public/K-5 | (415) 695-5787 | 0.67 mi |
| George R. Moscone Elementary School | Public/K-5 | (415) 695-5736 | 0.77 mi |
| Leonard R. Flynn Elementary School | Public/K-5 | (415) 695-5770 | 0.78 mi |
| Live Oak School | Private/K-8 | (415) 861-8840 | 0.8 mi |
| Oakes Childrens Center | Private, Special Education/2-8 | (415) 564-2310 | 0.88 mi |
| Metropolitan Arts & Technology High School | Charter/8-12 | (415) 550-5920 | 0.88 mi |
| St Anthony - Immaculate Conception School | Private/K-8 | (415) 648-2008 | 0.9 mi |
| Cesar Chavez Elementary School | Public/K-5 | (415) 695-5765 | 0.93 mi |
| San Francisco Sheriff's Department Five Keys Adult | Charter/9-12 | (415) 734-3310 | 0.99 mi |
| San Francisco Sheriff's Department Five Keys Indep | Charter/9-12 | (415) 734-3310 | 0.99 mi |
| John O'Connell Alternative High School | Public/9-12 | (415) 695-5370 | 1.03 mi |
| Sand Paths Academy | Private, Special Education/7-12 | (415) 826-2662 | 1.04 mi |
| Brown, Junior, (Willie L.) Elementary School | Public/4-8 | (415) 695-5400 | 1.14 mi |
| Thurgood Marshall High School | Public/9-12 | (415) 695-5612 | 1.15 mi |



| | | | |
|-------------------------------|---------------------------------|----------------|---------|
| St Charles School | Private/K-8 | (415) 861-7652 | 1.2 mi |
| Joshua Marie Cameron Academy | Private, Special Education/7-11 | (415) 642-1134 | 1.22 mi |
| Horace Mann Middle School | Public/6-8 | (415) 695-5881 | 1.25 mi |
| Synergy Elementary School | Private/K-8 | (415) 567-6177 | 1.3 mi |
| Paul Revere Elementary School | Public/K-8 | (415) 695-5656 | 1.32 mi |
| Katherine Michiels School | Private, Alternative/ PK,K-5 | (415) 821-1434 | 1.43 mi |

See more information on San Francisco schools from Education.com.
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Data provided by  education.com

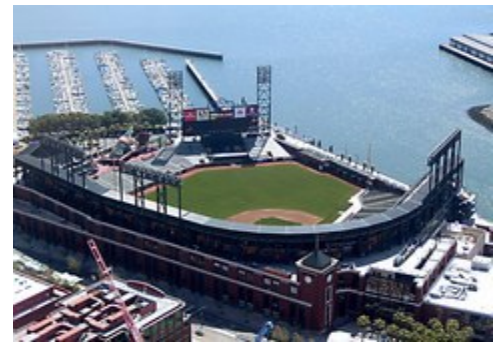


Christine Dwiggin | NextHome | 4309 Hacienda Drive #110 | Mobile: 415-595-8787 | christine@nexthome.com |
 www.NextHome.com | BRE number: 01365648

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

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| Name | Type | Distance | Rating |
|------------------------------|-----------------------------------|----------|---|
| Jake's Place | Specialty Food, American (New) | 0.66 mi |  41 reviews |
| City Smoke House | Caterers, Barbeque | 0.67 mi |  53 reviews |
| Chez Maman | French, Burgers, Creperies | 0.74 mi |  1373 reviews |
| Lazy Bear | American (New) | 1.13 mi |  141 reviews |
| Old Skool Cafe | Soul Food, American (Traditional) | 1.39 mi |  296 reviews |
| Ike's Place | Sandwiches | 1.78 mi |  6367 reviews |
| Garaje | Burgers, Gastropubs | 2.07 mi |  507 reviews |
| Hopwater Distribution | Pubs, American (Traditional) | 2.65 mi |  151 reviews |
| Kokkari Estiatorio | Greek, Mediterranean | 3.09 mi |  3036 reviews |
| The House | Asian Fusion | 3.2 mi |  3132 reviews |
| Gary Danko | American (New) | 3.83 mi |  3933 reviews |
| The Codmother Fish and Chips | British, Fish & Chips, Seafood | 3.9 mi |  1099 reviews |

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| Address | Beds | Baths | SqFt | Year Built | Sold Price | Sold Date |
|-------------------------|------|-------|-------|------------|-------------|------------|
| 3773 20th St | 4 | 3.0 | 1,600 | 1885 | \$2,020,000 | 07/11/2014 |
| 601 Van Ness Ave APT 26 | 2 | 2.0 | 1,030 | 1982 | \$760,000 | 02/14/2014 |
| 428 Grove St | 3 | 2.5 | 1,371 | 1941 | \$1,327,000 | 02/21/2014 |
| 755 Fillmore St | 2 | 1.0 | 937 | 1939 | \$850,000 | 05/06/2014 |
| 471 Hickory St | 2 | 1.0 | 1,052 | 1900 | \$1,400,000 | 06/04/2014 |
| 405 Buchanan St | 3 | 1.5 | 2,100 | 1900 | \$1,550,000 | 10/31/2013 |
| 767 Oak St | 4 | 4.5 | 2,588 | 1900 | \$1,750,000 | 01/17/2014 |
| 311 Scott St | 4 | 1.0 | 2,260 | 1900 | \$1,910,000 | 01/31/2014 |
| 124 Alpine Ter | 2 | 2.0 | 1,059 | 1907 | \$1,525,000 | 11/08/2013 |
| 150 Alpine Ter | 3 | 1.0 | 1,650 | 1906 | \$1,700,000 | 08/01/2014 |
| 201-203 Roosevelt Way | 4 | 2.0 | 2,686 | 1912 | \$2,010,000 | 07/08/2014 |
| 214 States St | 3 | 2.0 | 1,500 | 1910 | \$925,000 | 12/13/2013 |
| 44 Diamond St | 3 | 3.5 | 1,852 | 1959 | \$2,073,500 | 08/11/2014 |
| 138-140 Ord St | 4 | 3.5 | 1,712 | 1908 | \$1,377,500 | 10/31/2013 |
| 4332 19th St | 3 | 2.0 | 2,274 | 1905 | \$1,950,000 | 06/04/2014 |



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| | |
|-----------------------|---------------------------|
| Range: | \$1,009,766 - \$1,423,404 |
| 30 day change: | \$107,448 |
| Last updated: | 09/30/2014 |

| | |
|-------------------|-------------|
| Zestimate: | \$1,216,585 |
|-------------------|-------------|



See more graphs and data on Zillow.com



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| <i>3% Down (\$34,500)</i> | Rate | Principal + Interest | Tax | Insurance | Total |
|---------------------------|-------|----------------------|-------|-----------|---------|
| 30 year fixed | 4.03% | \$5,347 | \$489 | \$80 | \$5,916 |
| 15 year fixed | 3.15% | \$7,783 | \$489 | \$80 | \$8,352 |
| 5/1 ARM | 3.15% | \$4,661 | \$489 | \$80 | \$5,230 |

| <i>10% Down (\$115,000)</i> | Rate | Principal + Interest | Tax | Insurance | Total |
|-----------------------------|-------|----------------------|-------|-----------|---------|
| 30 year fixed | 4.03% | \$4,961 | \$489 | \$80 | \$5,530 |
| 15 year fixed | 3.15% | \$7,221 | \$489 | \$80 | \$7,790 |
| 5/1 ARM | 3.15% | \$4,325 | \$489 | \$80 | \$4,894 |

| <i>15% Down (\$172,500)</i> | Rate | Principal + Interest | Tax | Insurance | Total |
|-----------------------------|-------|----------------------|-------|-----------|---------|
| 30 year fixed | 4.03% | \$4,685 | \$489 | \$80 | \$5,254 |
| 15 year fixed | 3.15% | \$6,820 | \$489 | \$80 | \$7,389 |
| 5/1 ARM | 3.15% | \$4,084 | \$489 | \$80 | \$4,653 |

| <i>20% Down (\$230,000)</i> | Rate | Principal + Interest | Tax | Insurance | Total |
|-----------------------------|-------|----------------------|-------|-----------|---------|
| 30 year fixed | 4.03% | \$4,410 | \$489 | \$80 | \$4,979 |
| 15 year fixed | 3.15% | \$6,419 | \$489 | \$80 | \$6,988 |
| 5/1 ARM | 3.15% | \$3,844 | \$489 | \$80 | \$4,413 |

* Tax and insurance are being estimated based on the zip code of this property.

Zillow® Mortgage Marketplace





Christine Dwiggins

NextHome

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BRE number 01365648



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