

2018-SOLD Downtown Walnut Creek Residential Condo COMPS

NO 3 bed/3 bath end-unit condo with attached 2-car garage sold during 2018. *Unlike* the currently offered 3 bed/3 bath end-unit condo(aka "loft"), all 2018 recently-SOLD condos (see Realtor.com link below) were located in multi-story apartment buildings providing no safe direct egress to exterior streets/gardens/parks/running trails, and none were located near BART Stations. https://www.realtor.com/soldhomeprices/Downtown-Walnut-Creek_Walnut-Creek_CA

2018 SOLD Walnut Creek Condo COMPS (PPSF = Price Per Square Foot)

- SOLD October 2, 2018: \$580,000 (\$655/SOLD PPSF)**
(1315 Alma, #435: 1 bd/1 ba [885/SF], NOT end-unit, NO attached garage, NOT near BART);
- SOLD September 17, 2018: \$810,000 (\$695/SOLD PPSF)**
(555 Ygnacio Valley Blvd, #227: 2 bd/2 ba [1,165/SF], NOT end-unit, NO attached garage, NOT adjacent to BART);
- SOLD August 31, 2018: \$780,000 (\$772/SOLD PPSF)**
(1315 Alma, #461: 2 bd/2 ba [1,011/SF], NOT end-unit, NO attached garage, NOT near BART);
- SOLD August 24, 2018: \$590,000 (\$810/SOLD PPSF)**
(555 Ygnacio Valley Blvd, #424: 1 bd/1 ba [728/SF], NOT end-unit, NO attached garage, NOT adjacent to BART);
- SOLD August 24, 2018: \$1,052,000 (\$643/SOLD PPSF)**
(1874 Bonanza St, #2: 2 bd/2 ba [1,635/SF], NOT end-unit, NO attached garage, NOT near BART);
- SOLD August 8, 2018: \$1,005,000 (\$700/SOLD PPSF)**
(1800 Alma, #201: 3 bd/2 ba [1,436/SF], NOT end-unit, NO attached garage, NOT near BART);
- SOLD August 6, 2018: \$470,000 (\$690/SOLD PPSF)**
(1315 Alma, #265: 1 bd/1 ba [681/SF], NOT end-unit, NO attached garage, NOT near BART);
- SOLD August 2, 2018: \$910,000 (\$760/SOLD PPSF)**
(1655 N. California Blvd, #438: 2 bd/2 ba [1,198/SF], NOT end-unit, NO attached garage, NOT near BART).

SOLD PRICE PER SQUARE FOOT (SOLD PPSF) SUMMARY

Appraisers are required to use most recently sold comps to determine fair market value for properties.

The currently-offered loft, a 3 bedroom/3 bath end-unit condo with den, 2 separate-level front doors (each providing safe and immediate direct egress to "fresh air" exterior environments) PLUS an attached, 2-car garage with an additional garage door opening to the exterior, is a self-contained, 3-story property NOT situated within a multi-story, multi-unit apartment-style building complex.

- **The currently-offered condo with "measured" 1900/SF, 3 bedrooms/3 baths/2 front doors and attached 2-car garage differs from Walnut Creek's recently SOLD comps**

that closed escrow with less square footage, fewer beds/baths and NO attached private garages.

- The currently-offered condo with 2 different front doors and attached 2-car garage with its own separate garage door differs from all Walnut Creek recently SOLD comps that were situated in multi-story apartment buildings that offered either no immediate or safe direct egress to “fresh air” exterior environments and provided no private garages.
- NONE of the Walnut Creek 8 SOLD comps offered convenient access to BART as does the currently-offered, 3-story end-unit condo conveniently situated across from Walnut Creek/Contra Costa Centre BART.

The 2018 AVERAGE SOLD Price Per Square Foot (SOLD PPSF) for the above 8 recently-SOLD Downtown Walnut Creek condos is \$716/**SOLD** PPSF. The 2018 Home Depot Measure #13546527 documents approximately 1,900/SF for the currently-offered self-contained (not in a multi-story apartment building), 3-story end-unit with 3 beds, 3 baths, Den plus attached 2-car tandem Garage.

2018 FAIR MARKET VALUE

\$1,360,400 = Fair Market Value
(1900/SF x \$716 (Average SOLD PPSF))