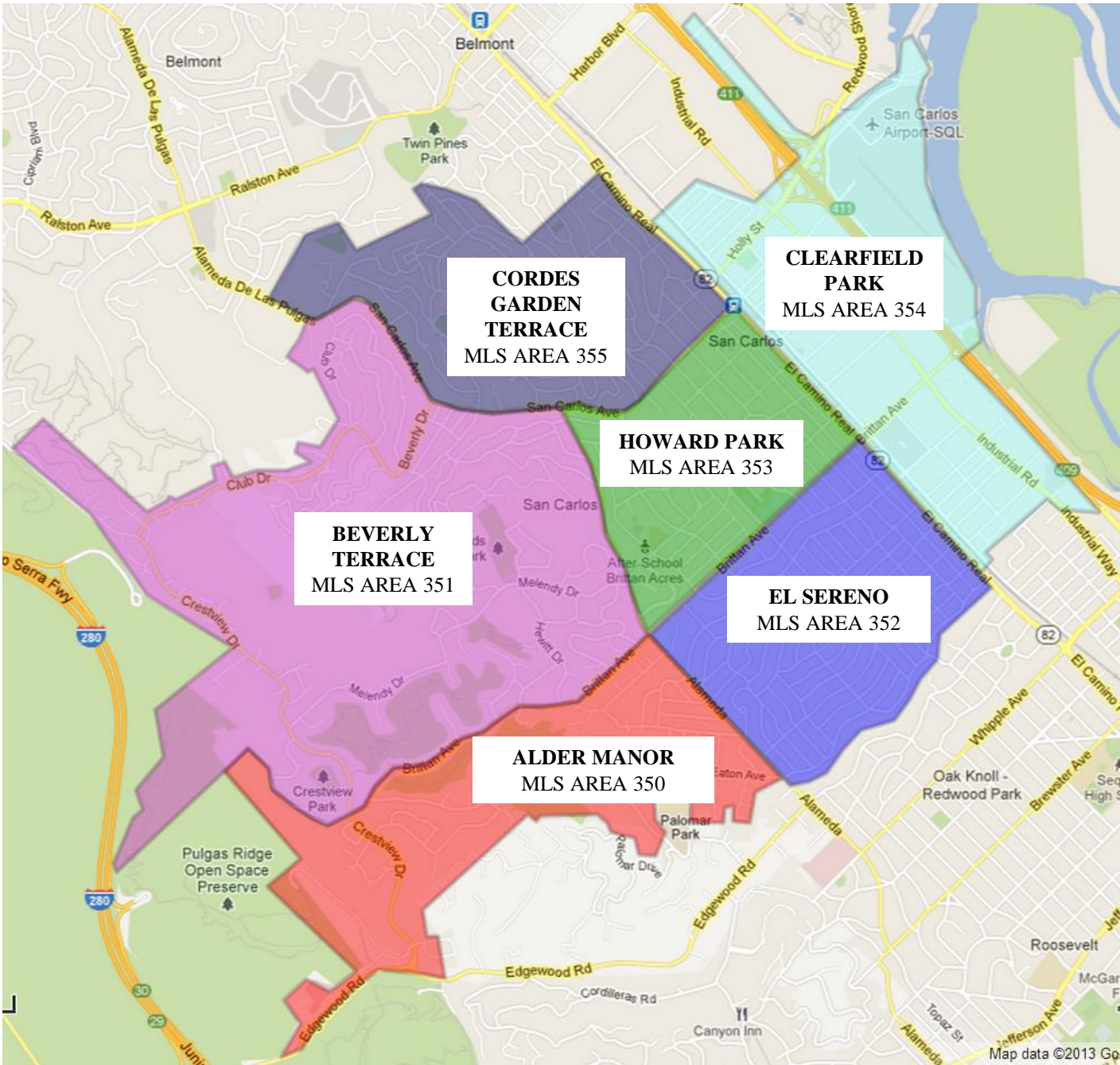


SAN CARLOS MAP



CHRIS + KELLY
McDannell Triggs

SAN CARLOS SNAPSHOT

TOWN OVERVIEW

San Carlos is located in the center of the San Francisco Bay Area and has everything at its doorstep. San Francisco is 25 miles north and San Jose is 25 miles south. San Carlos boasts an ideal climate, an outstanding school system, attractive residential areas, a fine shopping district and downtown, excellent restaurants, a modern industrial and commercial area and plenty of open space. As part of the northern end of Silicon Valley, San Carlos hosts several technology companies and is the address of many of the West Coast's biotech and medical instrumentation firms. The City of San Carlos covers 5.92 Sq. Miles.

San Carlos is home to San Carlos Airport and two museums. Located downtown, the San Carlos History Museum is dedicated to the display of the history of the town from early native American history to the space age. The Hiller Air Museum is located in San Carlos, a museum specializing in helicopter and aviation history, which contains a replica of the first aircraft to fly, the aircraft with the longest recorded wingspan, and the nose section of a Boeing 747.

The public schools in San Carlos are run by the San Carlos School District, although the school district boundaries do not cover the entire city of San Carlos (Alder Manor area feeds to Clifford Elementary in the Redwood City Elementary School District). There are four elementary schools in San Carlos School District (K-4, Arundel, Brittan Acres, Heather, White Oaks) and two middle schools (5-8, Tierra Linda and Central), but the nearest public high school (Carlmont High School) is in the neighboring city of Belmont. San Carlos students feed to both Sequoia High School (Redwood City) and Carlmont High School (Belmont). There is also a Catholic private school, St. Charles, located in San Carlos as well.

2015 MARKET STATS

CLOSED SALES (Single Family)					
City/Area	2012	2013	2014	2015	% Chg '13-'14
Alder Manor Etc. (350)	31	41	28	31	11%
Beverly Terrace Etc. (351)	111	78	75	65	-13%
Clearfield Park / N Redwood Subdiv (354)	16	17	18	14	-22%
Cordes Etc. (355)	46	53	42	40	-5%
El Sereno Corte Etc. (352)	73	89	82	60	-27%
Howard Park Etc. (353)	38	25	39	26	-33%
Summary	315	303	284	236	-17%

AVERAGE SALES PRICE (Single Family)					
City/Area	2012	2013	2014	2015	% Chg '13-'14
Alder Manor Etc. (350)	\$1,117,126	\$1,377,721	\$1,525,183	\$1,757,249	15%
Beverly Terrace Etc. (351)	\$1,207,870	\$1,028,671	\$1,196,163	\$1,767,085	48%
Clearfield Park / N Redwood Subdiv (354)	\$551,338	\$687,867	\$807,898	\$1,029,071	27%
Cordes Etc. (355)	\$995,232	\$1,033,963	\$1,182,235	\$1,533,524	30%
El Sereno Corte Etc. (352)	\$1,002,569	\$1,180,912	\$1,470,038	\$1,672,715	14%
Howard Park Etc. (353)	\$1,086,593	\$1,378,640	\$1,527,000	\$1,827,019	20%
Summary	\$1,072,332	\$1,261,793	\$1,460,961	\$1,665,036	14%

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