

Appendix K - Comparables

APN	Address or Reference Address for Tract*	Name (if available)	Year	Status	Units	Lot Size (acre)	DU/AC	Affordable	Previous Use	General Plan Designation
10368_1_comp	Communications Hill Blvd, San Jose, CA		2020	Completed	401	30.12	13.3	No	Vacant	Urban Residential
241-04-043	100 Berryessa Rd Unit 1441, San Jose, CA, 95133	The Platform Apartments	2018	Completed	318	3.70	85.9	No	Parking Lot	Urban Village
249-39-043	680 N 5th St Unit 2160, San Jose, CA, 95112	Immanuel-Sobrato	2019	Under Construction	299	2.08	143.4	Yes	Religious Institution	Transit Residential
279-02-109	100 Huff Ave 101, San Jose, CA, 101		2021	Under Construction	16	0.42	38	No	Single Family Home	Urban Residential
10460_1_comp	7171 Sharon Pl, San Jose Housing, CA		2018	Completed	6	0.35	17.3	No	Duplex	Mixed Use Neighborhood
235-09-020	1030 N 4th St, San Jose, CA, 95112		2021	Completed	94	0.96	98	Yes	Commercial	Neighborhood/Community Commercial
230-29-122	1729 N 1st St, San Jose, CA, 95112	Century Towers	2014	Completed	376	2.38	157.9	No	Office	Combined Industrial/Commercial
10351_1_comp	(2480 Amaryl Dr) Development Tract Comparable 10351_1_comp		2016	Completed	5	0.94	5.3	No	Single Family Home	Residential Neighborhood
307-45-014	4094 Hamilton Ave Unit 101, San Jose, CA, 95130		2021	Under Construction	16	0.21	75.6	No	Fourplex	Urban Residential
10009_1_comp	1078 Valentine Ct, San Jose, CA		2014	Completed	6	1.04	5.8	No	Retail	Residential Neighborhood
264-14-134	333 Auzerais Ave Unit 208, San Jose, CA, 95126	Silver Apartments	2017	Completed	268	2.40	111.5	No	Industrial	Transit Residential
097-06-063	55 River Oaks Pl, San Jose, CA, PL	River View Apartments	2015	Completed	369	3.94	93.6	No	Parking Lot	Industrial Park
10050_1_comp	10th St & Cannery Pl, San Jose, CA		2014	Completed	44	2.59	17	No	Auto Uses	Mixed Use Neighborhood
264-30-034	477 S Market St, San Jose, CA	The Taft	2020	Completed	130	0.42	307	No	Auto Uses	Downtown
264-77-001	138 Balbach St Unit 101, San Jose, CA, 95110		2016	Completed	101	1.50	67.2	No	Auto Uses	Urban Residential
097-15-037	680 Epic Way, San Jose, CA, 95134	DUO Apartments	2014	Completed	200	2.79	71.7	No	Office	Industrial Park
264-32-088	2 Pierce Ave, San Jose, CA, 95113	The Pierce	2014	Completed	232	1.99	116.7	No	Auto Uses	Downtown
10169_2_comp	(Berryessa Rd & Pepper Rd) Development Tract Comparable 10169_2_comp		2014	Completed	52	3.05	17	No	Vacant	Residential Neighborhood
497-41-100	2450 Senter Rd Ste 110, San Jose, CA, 110	Renascent Place	2017	Completed	162	2.61	62.1	Yes	Religious Institution	Public/Quasi-Public
282-44-031	680 Leigh Ave, San Jose, CA, 95128		2021	Completed	108	1.07	100.7	No	Religious Institution	Public/Quasi-Public
467-21-046	50 N 1st St, San Jose, CA, 95113	The James	2016	Completed	190	1.42	133.6	No	Retail	Downtown
706-07-026	5700 Village Oaks Dr, San Jose, CA, DR	VI0	2014	Completed	115	5.83	19.7	No	Office	Urban Village
467-20-089	181 E Santa Clara St, San Jose, CA, 95113	Miro	2018	Completed	326	1.43	227.7	No	Auto Uses	Downtown
679_1_comp	358-362 S Cypress Ave, San Jose, CA		2017	Completed	3	0.13	23.3	No	Single Family Home	Urban Residential
10103_1_comp	(6323 Grand Oak Way) Development Tract Comparable 10103_1_comp		2015	Completed	6	2.42	2.5	No	Vacant	Rural Residential
10124_1_comp	(3520 Ruby Pl) Development Tract Comparable 10124_1_comp		2014	Completed	10	2.60	3.8	No	Vacant	Rural Residential
10186_1_comp	Charlotte Dr & Raleigh Rd, San Jose, CA		2015	Completed	228	31.97	7.1	No	Vacant	Urban Village
10191_1_comp	(2611 San Felipe Ct) Development Tract Comparable 10191_1_comp		2015	Completed	6	3.27	1.8	No	Vacant	Open Space, Parklands and Habitat
10199_1_comp	(3698 Norwood Ave) Development Tract Comparable 10199_1_comp		2016	Completed	12	6.91	1.7	No	Vacant	Rural Residential
10204_1_comp	(106 Pear Orchard Dr) Pear Orchard Dr & Old Oakland Rd		2015	Completed	78	3.92	19.9	No	Vacant	Urban Residential
10213_1_comp	Charlotte Dr & Autumn Meadow Dr, San Jose, CA		2015	Completed	32	1.11	28.8	No	Vacant	Urban Village
10213_2_comp	(5951 Raleigh Rd) Raleigh Rd & Autumn Meadow Dr, San Jose, CA		2015	Completed	67	2.58	26	No	Vacant	Urban Village
10214_2_comp	618 Zandrite Ct, San Jose Housing, CA		2015	Completed	37	1.47	25.1	No	Vacant	Urban Village
10263_1_comp	Dove Hill Rd & Cottlestone Ct, San Jose, CA		2017	Completed	16	3.08	5.2	No	Vacant	Residential Neighborhood
10313_1_comp	(1086 Timber Crest Dr) Development Tract Comparable 10313_1_comp		2015	Completed	4	0.71	5.6	No	Vacant	Residential Neighborhood
10323_1_comp	6015-6039 Guadalupe Mines Rd, San Jose, CA		2016	Completed	5	1.30	3.8	No	Vacant	Residential Neighborhood
10347_1_comp	Edenvale Ave & Brook Valley Loop, San Jose, CA		2017	Completed	21	2.87	7.3	No	Vacant	Residential Neighborhood
10126_1_comp	(436 S 22nd St) Development Tract Comparable 10126_1_comp		2014	Completed	39	1.39	28.1	No	Retail	Combined Industrial/Commercial
10288_1_comp	1802 Midnight Cir, San Jose, CA		2016	Completed	100	3.31	30.2	No	Industrial	Urban Village
10335_1_comp	1903 Dobbin Dr, San Jose, CA		2017	Completed	84	2.45	34.2	No	Industrial	Urban Village
706-07-043	5560 Lexington Ave, San Jose, CA, 95123	The Lex Apartments	2015	Completed	386	4.71	81.9	No	Industrial	Urban Residential
706-07-044	5568 Lexington Ave Unit 101, San Jose, CA, 95123	Oak Grove Apartments	2014	Completed	134	1.56	85.7	Yes	Industrial	Urban Residential
706-07-025	5875 Charlotte Dr Unit 100, San Jose, CA, 95123	Charlotte Park Family Apartments	2014	Completed	200	3.45	58	Yes	Vacant	Urban Village
472-18-063	250 E Virginia St, San Jose, CA, 95112	Foundry Commons	2014	Completed	216	3.78	57.2	No	Industrial	Transit Residential
264-14-133	355 Sunol St, San Jose, CA, 95126	Patina at Midtown Apartments	2018	Completed	269	2.10	128	No	Industrial	Transit Residential
472-25-098	255 E Virginia St, San Jose, CA, 95112	Virginia Street Studios	2020	Under Construction	301	1.64	183.2	Yes	Industrial	Transit Residential
303-38-003	585 S Winchester, San Jose, CA, 95117	Hanover Winchester	2021	Under Construction	366	3.43	106.8	No	Mobile Home Park	Urban Residential
472-26-092	5 E Reed St Ste 10, San Jose, CA, 10	Sparq	2017	Completed	105	0.58	182.5	No	Hotel/Motel	Downtown
484-02-049	70 N Jackson Ave Unit 1, San Jose, CA, 95116		2016	Completed	4	1.01	3.9	No	Single Family Home	Mixed Use Neighborhood
299-26-059	877 S Winchester Blvd Ste 100, San Jose, CA, 100	Lynhaven Apartments	2017	Completed	267	7.65	34.9	No	Multifamily	Urban Residential
10389_1_comp	1908 Galileo Ln, San Jose Housing, CA		2017	Completed	63	1.64	38.4	No	Industrial	Urban Village
10207_1_comp	(238 Esfahan Ct) Montalcino Vista Way & Esfahan Dr, San Jose, CA		2015	Completed	52	2.96	17.6	No	Vacant	Combined Industrial/Commercial
10214_1_comp	Charlotte Dr & Cornerstone Way, San Jose, CA		2015	Completed	15	1.13	13.3	No	Vacant	Urban Village
10262_1_comp	1012 Giacomo Ln, San Jose Housing, CA		2015	Completed	45	2.74	16.4	No	Parking Lot	Mixed Use Neighborhood
414-05-004	2896 Joseph Ave, San Jose, CA, 95008		2020	Completed	5	0.19	25.7	No	Office	Mixed Use Neighborhood
249-09-012	415 E Taylor St Unit 1000, San Jose, CA, 95112		2016	Completed	403	6.35	63.4	No	Office	Urban Residential
261-01-112	787 The Alameda Ste 10, San Jose, CA, 95126	Modera	2016	Completed	168	1.04	161.5	No	Office	Transit Residential
259-28-046	130 Stockton Ave, San Jose, CA, 95126	Vespaio Apartments	2017	Completed	162	1.70	95.4	No	Office	Downtown
10198_1_comp	(4176 Olga Dr) Development Tract Comparable 10198_1_comp		2016	Completed	5	0.31	16	No	Single Family Home	Neighborhood/Community Commercial
10102_1_comp	(Lavender Creek & Guadalupe Mines Rd) Development Tract Comparable 10102_1_comp		2014	Completed	36	11.85	3	No	Parking Lot	Residential Neighborhood
241-04-044	1599 Berryessa Rd, San Jose, CA, 95133	Platform	2019	Completed	233	6.53	35.7	No	Parking Lot	Urban Village
241-44-060	1053 Eagle Way, San Jose, CA, 95131		2014	Completed	60	2.30	26.1	No	Parking Lot	Mixed Use Neighborhood
241-45-045	1057 Sierra Rd, San Jose, CA, 95131		2014	Completed	60	2.30	26.1	No	Parking Lot	Mixed Use Neighborhood
249-39-011	685 N 6th St, San Jose, CA, 95112	Japantown Senior Apartments	2014	Completed	75	0.54	138.2	Yes	Parking Lot	Mixed Use Neighborhood

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10423_1_comp	(103 W Julian St) Development Tract Comparable 10423_1_comp		2019	Completed	43	0.89	48.4	No	Parking Lot	Downtown
299-16-016	1151 Ranchero Way Unit 101, San Jose, CA, 95117		2017	Completed	9	0.24	36.9	No	Multifamily	Urban Residential
264-09-065	515 Lincoln Ave, San Jose, CA, 95126	The Standard	2015	Completed	190	2.91	65.4	No	Parking Lot	Transit Residential
467-57-084	27 N 6th St, San Jose, CA, 95112	27 North	2014	completed	119	1.09	109.5	No	Single Family Home	Downtown
455-26-025	3109 Dakan Ct 5, San Jose, CA, 5		2019	Completed	4	0.32	12.5	No	Single Family Home	Mixed Use Neighborhood
10329_1_comp	4599 Huntington Ln, San Jose Housing, CA		2016	Completed	24	1.37	17.6	No	Single Family Home	Mixed Use Neighborhood
456-03-054	1853 Almaden Rd, San Jose, CA, 95125		2017	Under construction	96	1.83	52.6	No	Single Family Home	Urban Residential
456-03-055	1785 Almaden Rd, San Jose, CA, 95125	Scotia Apartments	2018	Completed	55	0.98	56.3	No	Single Family Home	Urban Residential
467-20-018	156 E St John St, San Jose, CA, ST	Donnor Lofts	2016	Completed	102	0.44	232.3	Yes	Single Family Home	Downtown
467-46-111	88 E San Carlos St, San Jose, CA, 95112	The Grad	2017	Completed	260	1.63	159.6	No	Retail	Downtown
484-41-168	2358 Alum Rock Ave Unit 306, San Jose, CA, 95116	Vela Apartments	2020	Completed	87	0.63	139.1	Yes	Retail	Urban Village
9979_1_comp	7118-7158 Almaden Rd/Pl, San Jose, CA	Almaden Crossing	2014	Completed	13	1.23	10.6	No	Retail	Residential Neighborhood
414-14-092	3100 S Bascom Ave, San Jose, CA, 95124	Vitalia Apartments	2022	Under Construction	79	0.65	122.3	Yes	Retail	Neighborhood/Community Commercial
458-18-080	4610 Almaden Expy, San Jose, CA, 95118	Senior Living	2017	Completed	200	3.52	56.8	No	Retail	Neighborhood/Community Commercial
477-23-043	2122 Monterey Rd Bldg 1, San Jose, CA, 1	The Met North	2015	Completed	71	2.14	33.1	Yes	Industrial	Combined Industrial/Commercial
477-23-044	2128 Monterey Rd, San Jose, CA, 95112	The Met South	2017	Completed	31	0.78	39.8	Yes	Industrial	Combined Industrial/Commercial
690-25-023	399 Blossom Hill Rd 242, San Jose, CA, RD 242	Blossom Valley Senior Apartments	2021	Under Construction	147	2.00	73.5	Yes	Commercial	Neighborhood/Community Commercial
264-15-062	808 W San Carlos St Ste 10, San Jose, CA, 10	808 West	2015	Completed	315	4.68	67.3	No	Industrial	Transit Residential
10360_1_comp	(2204 Ida Dr.) Development Tract Comparable 10360_1_comp		2018	Completed	9	0.36	25.1	No	Single Family Home	Neighborhood/Community Commercial
10397_1_comp	George Blauer Pl & Clara Smith Pl (2752 Clara Smith Pl)		2019	Completed	13	2.53	5.1	No	Single Family Home	Residential Neighborhood
10409_1_comp	401 Douglas Pl, San Jose Housing, CA		2018	Completed	6	0.43	14.1	No	Single Family Home	Mixed Use Neighborhood
10518_1_comp	(1566 Murphy Ave) Ringwood Ave & Murphy Ave		2020	Completed	6	0.44	13.7	No	Single Family Home	Residential Neighborhood
261-01-113	717 W Julian St, San Jose, CA, 95126	Hanover Diridon	2019	Completed	249	1.22	204.1	No	Retail	Transit Residential
264-37-097	975 S 1st St, San Jose, CA, 95110		2016	Completed	48	0.99	48.6	No	Single Family Home	Mixed Use Commercial
277-20-066	333 Page St, San Jose, CA, 95126	Page Street Studios	2020	Completed	82	0.70	117.1	Yes	Single Family Home	Urban Village
692_1_comp	3405-3412 Chitgar Pl, San Jose, CA		2014	Completed	2	0.10	20.8	No	Single Family Home	Urban Residential
10225_1_comp	Mabury Rd & Educational Park Dr		2015	Completed	16	1.11	14.5	No	Single Family Home	Mixed Use Neighborhood
10233_1_comp	1098 Jayden Ln, San Jose Housing, CA		2016	Completed	6	0.93	6.5	No	Single Family Home	Residential Neighborhood
10241_1_comp	(2591 Fallingtree Dr) N Capitol Ave & Fallingtree Dr		2014	Completed	7	0.82	8.5	No	Single Family Home	Residential Neighborhood
10248_1_comp	(976 Boynton Ave) Williams Rd & Boynton Ave		2015	Completed	10	0.72	13.9	No	Single Family Home	Residential Neighborhood
10280_1_comp	(4702 Tina Speciale Dr) Tina Speciale Dr & PL		2015	Completed	12	1.17	10.3	No	Single Family Home	Mixed Use Neighborhood
10303_1_comp	(1002 Skybo Ct) Skybo Ct, San Jose, CA		2015	Completed	10	0.90	11.2	No	Multifamily	Residential Neighborhood
10319_1_comp	(473 Agora Ct) Development Tract Comparable 10319_1_comp		2016	Completed	8	0.52	15.3	No	Single Family Home	Residential Neighborhood
7268_1_comp	1221 Greenbriar Ave, San Jose Housing, CA		2014	Completed	4	0.66	6.1	No	Single Family Home	Residential Neighborhood
821_1_comp	(2842 Moorpark Ave) Development Tract Comparable 821_1_comp		2018	Completed	2	0.25	8	No	Single Family Home	Residential Neighborhood
9932_1_comp	1772 Infinity Way, San Jose, CA		2015	Completed	16	1.82	8.8	No	Single Family Home	Residential Neighborhood
9985_1_comp	3673 Sunshine Pl, San Jose, CA		2014	Completed	4	0.18	22.6	No	Single Family Home	Mixed Use Neighborhood
9527_1_comp	2002 Cunningham Ct, San Jose, CA		2019	Completed	2	0.69	2.9	No	Vacant	Residential Neighborhood
282-26-014	1330 S Bascom Ave, San Jose, CA, 95128	Bascom Station	2022	Under Construction	590	6.95	112.5	No	Retail	Urban Village Commercial
249-38-042	525 N 7th St, San Jose, CA, 95112	Exhibit at J Town	2019	Completed	97	1.28	75.9	No	Auto Uses	Urban Residential
254-04-108	1700 Newbury Park Dr Ste 10, San Jose, CA, 10	Completed LinQ Apartments	2015	Completed	230	2.83	81.2	No	Auto Uses	Urban Village
10300_1_comp	(Communications Hills / Adeline Ave) Development Tract Comparable 10300_1_comp		2018	Completed	271	25.20	10.8	No	Vacant	Mixed Use Neighborhood
567-52-029	1171 Mesa Dr 201, San Jose, CA, 201		2021	Completed	46	0.38	121.1	Yes	Single Family Home	Urban Residential
5472_1_comp	(1351 Box Canyon Rd) Development Tract Comparable 5472_1_comp		2019	Completed	2	7.87	0.3	No	Single Family Home	Rural Residential
456-25-004	1277 Babb Ct Ste 125, San Jose, CA, 125	Latitude	2016	Completed	86	1.42	60.5	No	Vacant	Transit Residential
6382_1_comp	(7054 Almaden Expy) Development Tract Comparable 6382_1_comp		2019	Completed	2	0.58	3.4	No	Vacant	Residential Neighborhood
706-54-030	6670 Emergent Way Unit 111, San Jose, CA, 95119	DUO Apartments	2018	Completed	165	1.03	160.2	No	Vacant	Urban Residential
706-54-032	6520 Gamma Way Unit 101, San Jose, CA, 95119	DUO Apartments	2018	Completed	136	2.12	64.1	No	Vacant	Urban Residential
9917_1_comp	2748 Valley Oak Ct, San Jose, CA		2014	Completed	6	0.70	8.6	No	Vacant	Residential Neighborhood
10107_1_comp	1315 Venturi Pl, San Jose, CA		2014	Completed	31	0.63	49.4	No	Vacant	Neighborhood/Community Commercial
10348_1_comp	2468 Almaden Rd, San Jose, CA		2016	Completed	24	0.74	32.5	No	Vacant	Neighborhood/Community Commercial
10404_1_comp	(2747 Interlude St) Development Tract Comparable 10404_1_comp		2020	Completed	19	1.85	10.3	No	Vacant	Neighborhood/Community Commercial
10404_2_comp	(2731 Interlude St) Development Tract Comparable 10404_2_comp		2020	Completed	19	1.90	10	No	Vacant	Neighborhood/Community Commercial
10404_3_comp	(2675 Interlude St) Development Tract Comparable 10404_3_comp		2020	Completed	38	3.17	12	No	Vacant	Neighborhood/Community Commercial
10405_1_comp	2741 Mirth St, San Jose Housing, CA		2022	Completed	24	1.92	12.5	No	Vacant	Neighborhood/Community Commercial
10405_2_comp	(2754 Interlude St) Development Tract Comparable 10405_2_comp		2021	Completed	18	1.68	10.7	No	Vacant	Neighborhood/Community Commercial
10405_3_comp	(2302 N Breeze Loop) North and South Breeze Loop		2021	Completed	31	3.32	9.4	No	Vacant	Neighborhood/Community Commercial
10424_1_comp	238 Element Rd, San Jose Housing, CA		2019	Completed	21	0.24	87.9	No	Vacant	Downtown
10430_1_comp	(559 Apricot Wy) Development Tract Comparable 10430_1_comp		2020	Completed	193	6.92	27.9	No	Vacant	Neighborhood/Community Commercial
10444_1_comp	(3721 Darshan Ct) Development Tract Comparable 10444_1_comp		2018	Completed	7	3.34	2.1	No	Vacant	Lower Hillside
10449_1_comp	(184 Terraine St) Development Tract Comparable 10449_1_comp		2019	Completed	14	0.35	40	No	Vacant	Downtown
10464_1_comp	6704 Magnetic Loop, San Jose Housing, CA		2019	Completed	36	1.57	23	No	Vacant	Mixed Use Neighborhood
10464_2_comp	(5700 Immersion Loop) Development Tract Comparable 10464_2_comp		2020	Completed	61	2.56	23.9	No	Vacant	Mixed Use Neighborhood
10464_3_comp	(6583 Vision Ct) Synergy Ct & Vision Ct & Immersion Loop		2021	Completed	66	3.33	19.8	No	Vacant	Mixed Use Neighborhood
10465_1_comp	(6806 Shutter Ct) Shutter Ct & Vector Ct & Canine Ct		2020	Completed	36	1.36	26.5	No	Vacant	Combined Industrial/Commercial

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10465_2_comp	(6801 Canine Ct) Development Tract Comparable 10465_2_comp		2021	Completed	36	1.60	22.5	No	Vacant	Combined Industrial/Commercial
10466_1_comp	5682 Impact Ln, San Jose, CA		2019	Completed	20	1.20	16.7	No	Vacant	Mixed Use Neighborhood
10466_2_comp	(6751 Flare Ct) Development Tract Comparable 10466_2_comp		2020	Completed	40	2.34	17.1	No	Vacant	Mixed Use Neighborhood
2332_1_comp	3853 Bucknall Rd, San Jose, CA		2017	Compeltd	2	0.30	6.6	No	Vacant	Residential Neighborhood
259-23-030	201 Basset St, San Jose, CA	Iamesi Village Apartements	2019	Completed	135	0.73	184.5	Yes	Vacant	Downtown
259-32-096	171 W Julian St Apartments, San Jose, CA, 95110	The Julian	2018	Completed	357	2.39	149.3	No	Vacant	Downtown
261-36-095	298 Laurel Grove Ln Unit 101, San Jose, CA, 95126	Laurel Grove Family Apartments	2016	Completed	82	1.26	64.9	Yes	Vacant	Transit Residential
282-06-024	917 Thornton Way, San Jose, CA, 95128		2015	Completed	66	0.84	78.7	No	Vacant	Mixed Use Neighborhood
10257_1_comp	(3756 McKee Rd) McKee Rd & La Pala Dr, San Jose, CA		2015	Completed	9	0.40	22.7	No	Vacant	Urban Residential
10264_1_comp	(515 Senter Ct) Development Tract Comparable 10264_1_comp		2015	Completed	5	0.56	9	No	Single Family Home	Residential Neighborhood
10259_1_comp	(442 Baltimore Pl) Development Tract Comparable 10259_1_comp		2017	Completed	143	5.42	26.4	No	Vacant	Urban Residential
261-36-094	370 Laurel Grove Ln, San Jose, CA, LN	Park Avenue Senior Apartments	2016	Completed	100	0.82	122.5	Yes	Vacant	Transit Residential
10383_1_comp	(6001 Rocco Ct) Development Tract Comparable 10383_1_comp		2017	Completed	7	1.81	3.9	No	Single Family Home	Residential Neighborhood
10153_1_comp	(52 Skytop St) N First St & Brandon St	River View Apartments	2014	Completed	590	7.94	74.3	No	Office	Industrial Park

* To calculate the built density of development where lot splits occurred Tolemi reconstructed the previous lot/tract. These properties are identified in BuildingBlocks with an "APN" of XXX_X_comp. They can be viewed on the BuildingBlocks website. An identifying address that is part of the larger tract is noted in parathesis for identification purposes.

BuildingBlocks website: <https://san-jose-housing-ca.tolemi.com>