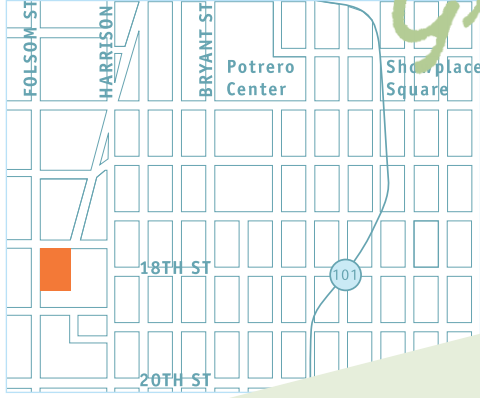


500

Treat Avenue

acquired JUNE 1998

sold JULY 2005



Green Glen



The Green Glen building, so named

because it previously housed the Green Glen Linen Service, is located at 500 Treat Avenue, on the southeast corner of 18th Street and Folsom Street in San Francisco's Northeast Mission District. Upon acquisition, Green Glen comprised three buildings on a 27,400 square foot rectangularly shaped lot. The three buildings included a 30,000 square foot, 2-story steel frame structure, a 2,500 square foot, 1-story concrete block structure and a 5,000 square foot metal shed. As well, the Property contained a secured parking area. About 1/3 of the site is undeveloped.

Today, Green Glen comprises a fully renovated 30,000 square office building and a 3,000 square foot building for office or alternative use. Green Glen also features an internal open-air landscaped courtyard and secured parking for 43 cars.

SKS value-added activities for this asset included: entitlements, development/adaptive re-use, leasing and asset management.

