

Press Release

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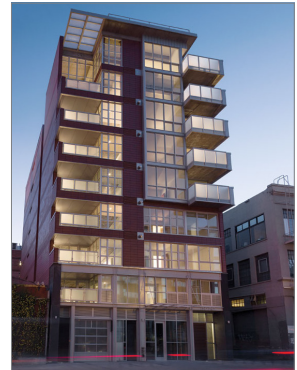
FOR IMMEDIATE RELEASE
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Vanguard Properties proudly announces the opening of 750 Second Street - 14 Luxury Residences on the San Francisco Waterfront

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The newly completed residences at 750 Second Street weave a bright new thread into the urban fabric of the South Beach neighborhood, directly adjacent to the buzzing AT&T Park. Located across from the waterfront and Mission Bay, 750 Second Street offers a unique San Francisco living experience rooted in one of the city's most exciting revitalized communities.

Private elevator access, on-site parking, and Bay views are among the long list of amenities awaiting residents at 750 Second Street. The 14-unit boutique condominium project broke ground in early 2010 in San Francisco's historic South Beach neighborhood. 750 Second is one of the first projects to go under construction since the approval of the Eastern Neighborhood Plan. The mid-rise 8 story building, designed by Bay Area architects GouldEvans received unanimous approval from both the City Planning Board and the Heritage Committee.



The two and three bedroom units each have outdoor decks and are ideally situated in the lively neighborhood adjacent to AT&T Park, by art spaces, restaurants, design showrooms and tech companies. Residents at 750 Second Street will also enjoy easy access to BART connections and the Embarcadero. Encased in architectural poplar wood accents to define its space, the memorable, modern and open spaces with gourmet kitchens that are complemented by Bosch appliances, Leibherr wine cabinets, custom Aran "Mia" Italian cabinetry, "Misty Carrera" Caesar Stone countertops and Franke sinks with Hansgrohe faucets.

The Condominiums range in size from 1,500 to 2,400 square feet and are designed with sustainability and LEED Gold certification in mind. Among the green features: state-of-the-art heating and cooling systems and on-site treatment of storm water run-off. The building is clad with a terra cotta rain screen; and an aesthetically pleasing suspended architectural facade.

750 Second Street will provide a high quality solution to San Francisco's dwindling condominium options. Developed by the team that renovated the neighboring 123 Townsend and 634 Second, the commitment to the neighborhood and the community is evident in each component of the design. Oliver and Company of Richmond, California will serve as general contractor. Visit www.750second.com to explore these amazing homes.

"People want to live in lively, active urban communities, and 750 Second Street is the ideal location to enjoy the best of what San Francisco offers, from world-class sporting events to the city's extraordinary dining culture to cultural activities located in a stunning waterfront setting," says Frank Nolan, Listing Agent from Vanguard Properties. "With its easy access to Silicon Valley, the building is a particularly attractive option for technology sector residents."

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