



*Situated in one
of the most
affluent towns
in the nation.*

*C*rowning a gentle rise in the hills of Tiburon, Vista Belvedere—a posh residential enclave—is one of the most prestigious apartment complexes in the San Francisco Bay Area.

Stretching across an oval-shaped site of approximately 3.53 acres, the multi-level complex is comprised of eight two-story buildings and is part of an established neighborhood of single family homes, apartments and condominiums.

In mint condition and built to last, the complex encompasses 76 luxurious 1-, 2-, and 3-bedroom apartments with 1 to 2.5 tile baths. Each unit has: a fireplace; sumptuous carpeting; a kitchen with electric built-in appliances and dishwasher; a walk-in closet; covered parking with storage; a balcony, deck or patio; and water, garden, or mountain views.



Extremely well managed and well maintained, Vista Belvedere is lushly landscaped and features a fenced and heated courtyard pool, a sauna, on-site guest parking, and common laundry facilities.

The discriminating tenants at Vista Belvedere enjoy glamorous views as well as pleasing floor plans. Overlooking San Francisco Bay, the complex is embellished with spectacular panoramas. Close-up views of Tiburon, Corinthian Island and Belvedere Lagoon are complemented by distant vistas that stretch from Angel Island, Sausalito, the San Francisco skyline, and the Golden Gate Bridge to majestic Mount Tamalpais.

In one of the most affluent towns—and most desirable climatic areas—in the country, Vista Belvedere offers an enviable lifestyle. Close to Tiburon's elegant waterfront shops and haute cuisine restaurants, it is a mere 15 minutes from the heart of San Francisco and a pleasant hour's drive from the Wine Country.

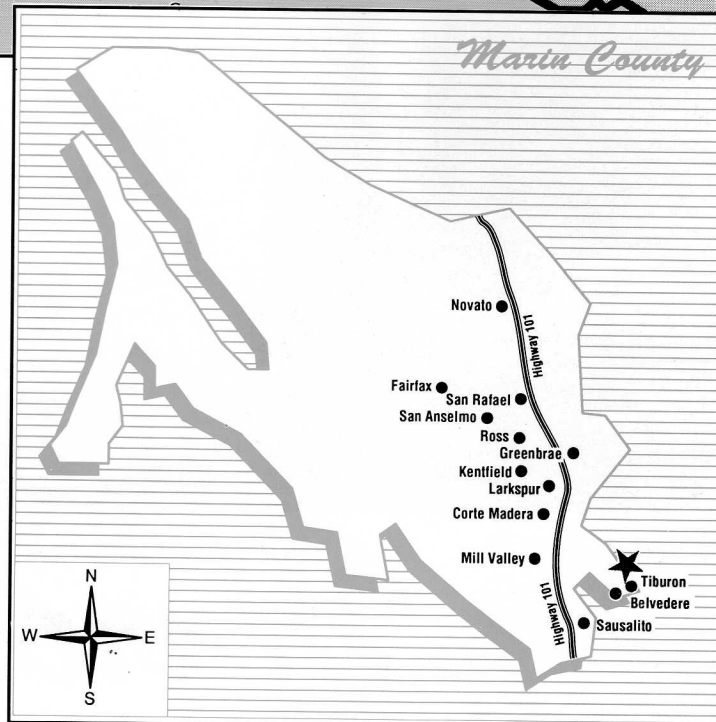
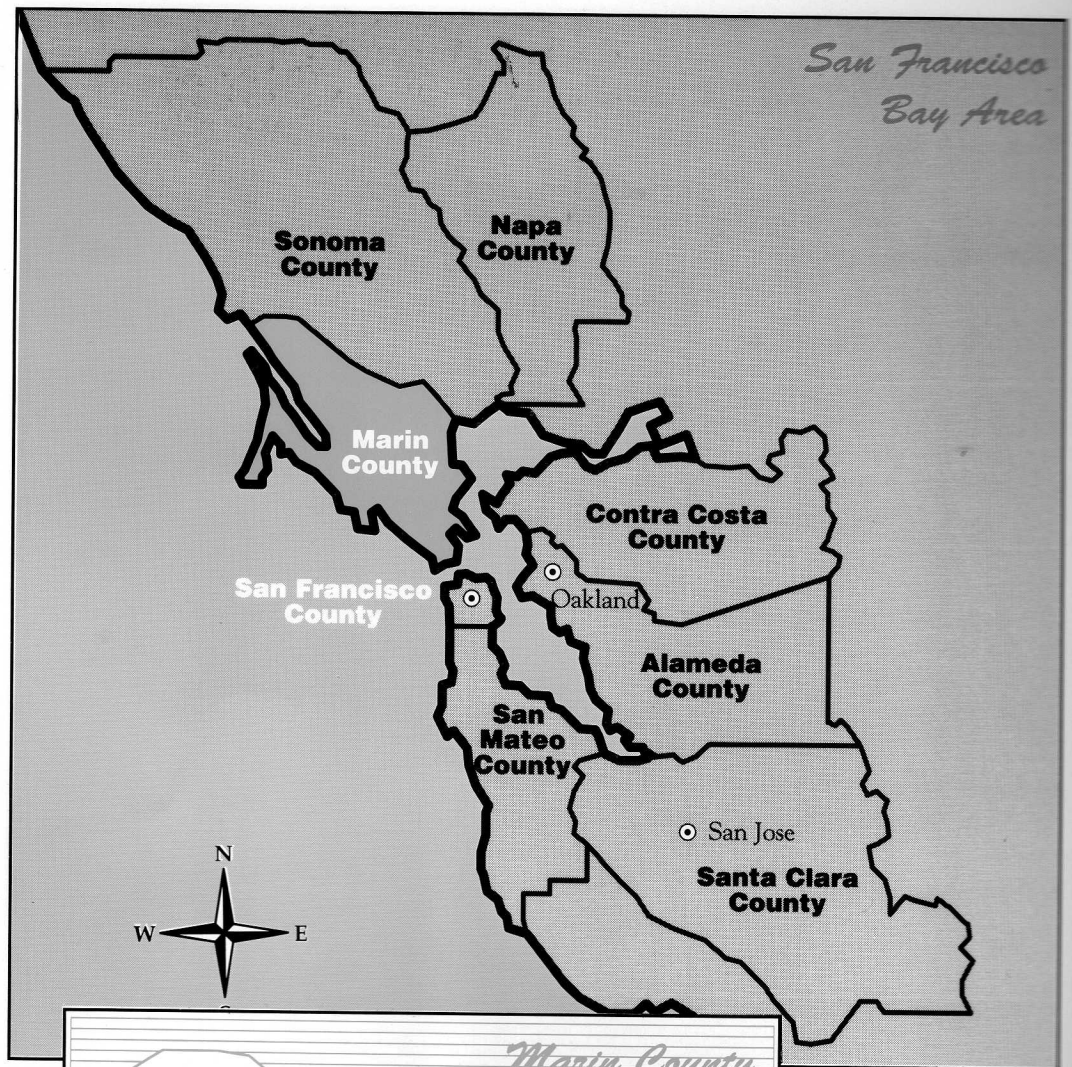


OFFERED BY

Martin Levy

Vista Belvedere

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A Glimpse at Marin County

Just five miles across the water from San Francisco, Marin County has a thriving economy yet guards its natural beauty with great care. Nearly a third of the county is preserved as federal, state or local parkland.

TOPOGRAPHY

A hilly peninsula north of San Francisco, Marin County is robed in tall redwoods and broad meadows and is flanked by water—the Pacific Ocean and five bays—on three sides. It embraces 606 square miles, including 86 square miles of tideland. The highest point is Mount Tamalpais with an elevation of 2,517 feet. Marin County is neighbor to Sonoma County, the gateway to the renowned northern California Wine Country.

Designated one of the six best climatic areas in America by the National Weather Service, Marin County has average temperatures of 46 degrees in January and 66 degrees in July. The annual rainfall average is 36 inches.

The hills and prevailing breezes keep the skies over Tiburon clear even when San Francisco is wrapped in fog.

ECONOMY

The diverse scenery, proximity to San Francisco, and mild, Mediterranean-like climate make Marin County's 27 towns and cities among the most coveted in the nation. In fact, the county is one of the most attractive suburban areas in the United States.

The population is more than 231,000. Marin County residents have the highest household income in the state, and the county's population is the most stable in the Bay Area. Household incomes in Tiburon are well above the county average.

Average home prices in Marin are more than 40 percent higher than the state average and are 125 percent greater than the national average. This, coupled with the limited number of apartments being constructed and the low number of condominium conversions, has created a

strong apartment market. Apartments nearest to San Francisco command premium rents.

Today, wholesale and retail trade and tourism are Marin County's main industries, but its business roots are in agriculture, dairy, and lumber. The town of Tiburon was part of the first land grant in Marin County, issued in 1834.

At the turn of the century, the county was a bevy of summer homes for San Francisco residents. It evolved into a full-fledged suburb as San Francisco's population, commerce, and industry grew in the early 1900s.

Many Marin County dwellers still commute to San Francisco by car, ferry or bus. Nearly half of the populous—highly educated and professional—works outside the county. However, there are several large companies, such as Fireman's Fund Insurance Company, in the county and they are neighbor to small, avant garde businesses and artisans' galleries.

EDUCATION, CULTURE

Students in the county's 51 private and public schools score well above average on the California Assessment Program tests. There are two community colleges, a Catholic liberal arts college, and several seminaries and alternative colleges. The county has 12 libraries.

In addition to its fine recreational areas, numerous marinas, tennis and yacht clubs, Marin boasts several major shopping centers, and a civic and performing arts center designed by Frank Lloyd Wright. Situated in San Rafael, the county seat, the arts center is home to the county's symphony, ballet, and opera companies.

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