PAYNE

REAL ESTATE · CAPITAL · POLICY · THE PENINSULA

VOL. I · NO. 4 | WEEK ENDING AUGUST 21, 2026 | PALO ALTO, CALIFORNIA

AI JOBS TOLL	LONG-BOND BUYBACKS	NVIDIA EARNINGS	JACKSON HOLE	SEPT HIKE ODDS
16,000/mo	\$2B→\$4B	Aug 26	Aug 27–29	~1 in 3
Goldman†	Treasury†	The AI test	Warsh debut†	Holding†

THE NUMBER OF THE WEEK · GOLDMAN SACHS RESEARCH

16,000

American jobs erased by artificial intelligence every month, by Goldman Sachs' estimate — twenty-five thousand replaced, nine thousand created, and the office park hit before the factory floor.

THE FULL ACCOUNTING, PAGE 2 · WHAT IT DOES TO A HOUSING MARKET, PAGE 9

ALSO THIS WEEK

THE TUG-OF-WAR

The Treasury and the Fed are now openly pulling the long end of the curve in opposite directions. Your mortgage rate is the rope. Page 5.

THE QUIET CREDIT LINE

Walt Disney borrowed against his life insurance to build Disneyland. September is Life Insurance Awareness Month, and the oldest quiet credit line in America deserves a page. Page 6.

THE FILING WATCH

Anthropic is reportedly preparing an IPO filing targeting more than SpaceX's \$75 billion. The largest lockup clock in this letter's history may start ticking within weeks. Page 7.

PAYNE SHARPLEY · CALRE 02195155
INTERO REAL ESTATE SERVICES, A BERKSHIRE HATHAWAY AFFILIATE

THE NUMBER OF THE WEEK

The Sixteen Thousand

Goldman Sachs put a monthly number on what AI is doing to American employment: 16,000 net jobs erased, every month, for the past year. The arithmetic underneath it is the most important economics this letter has printed — and it is happening first in office parks like ours.

The estimate comes from Goldman Sachs research and it decomposes cleanly: artificial intelligence is eliminating roughly 25,000 U.S. jobs a month through substitution, while creating about 9,000 a month in new and complementary roles — a net loss near 16,000 jobs monthly over the past year, enough to add a tenth of a point to the unemployment rate on its own.† By June, Goldman's running estimate of the net toll had eased to about 11,000 a month as hiring in less-exposed sectors offset more of the substitution — a revision, the firm noted, that reflects the rest of the economy compensating, not AI slowing down.†

Two features of the finding matter more than the headline. First, who is absorbing it: Gen Z and entry-level white-collar workers bear a disproportionate share — technology, consulting, design, customer service — because this automation wave targets the office park before the factory floor.† The career ladder's bottom rungs are being removed while the upper rungs are being paid better than ever (Chapter 5 of the Monthly, every week since). Second, the direction of surprise: the July national payroll loss of 23,000 that led last week's issue is almost exactly what a 16,000-a-month AI drag looks like once the rest of the economy stops growing fast enough to hide it.

The corroborating tape keeps arriving. Morgan Stanley cut roughly 2,500 of its own roles this year citing AI efficiency, and its research warns the technology could eventually displace up to one in five bank jobs.† The 2026 tech-layoff tracker crossed last year's full-year total in early August.†

And then, the week's genuine surprise: August's announced tech cuts collapsed — roughly 1,270 workers against 17,616 in July, a 93% single-month drop.† One month is weather, not climate; August is seasonally quiet, and Meta's rumored large reduction sits undated over the tracker.† But if September stays quiet, the story changes from "the purge" to "the reset completed," and the hiring side of Goldman's ledger — the 9,000 — becomes the number to watch.

For this letter's market, the Sixteen Thousand is not an abstraction; it is the force sorting the two housing markets of every issue since July. The substituted 25,000 are salaried, rate-sensitive, and increasingly cautious — the arm of the K that waits. The 9,000 created roles, and the retained engineers made more productive, are the arm that transacts. A region that runs both arms through the same open houses needed a number for what it has been feeling. Goldman just supplied it.

THE GOLDMAN LEDGER

Jobs replaced by AI, monthly	~25,000†
Jobs created, monthly	~9,000†
Net toll (trailing year)	**~16,000/mo†**
June revision, net	~11,000/mo†
August tech cuts, m/m	**–93%†**

A region that runs both arms of the K through the same open houses needed a number for what it has been feeling. Goldman just supplied it.

THE LEAD · THE SIXTEEN THOUSAND

FROM THE DESK

The Week the Toll Got a Number

This letter has spent five issues describing two economies sharing one Peninsula. This week Goldman Sachs did the arithmetic: sixteen thousand American jobs a month, net, erased by the same technology whose capital spending holds up this region's housing floor. The number leads the issue because it deserves to; the pages after it follow the money — through the Treasury's open tug-of-war with the Fed over your mortgage rate, through an IPO filing that could start the largest lockup clock in this letter's history, and through next Tuesday's Nvidia earnings, which Wall Street has openly designated the AI trade's next examination.

And one page is different on purpose. September is Life Insurance Awareness Month, and page six tells the story of the oldest quiet credit line in American business — the one that built Disneyland, met J.C. Penney's 1929 payroll, and seeded Foster Farms with a thousand dollars. It is not an insurance pitch; I do not sell insurance. It is the same lesson this letter teaches about houses, wearing a different asset: the wealthy treat their assets as collateral, not as things to sell.

Payne Sharpley

EDITOR · CALRE 02195155

THE WEEK IN ONE LINE

Goldman counted sixteen thousand jobs a month lost to AI, the Treasury and the Fed started pulling your mortgage rate in opposite directions, and the company most likely to mint the Peninsula's next thousand buyers began preparing its IPO paperwork.

NEW READERS

PAYNE is a free weekly market letter on Peninsula real estate, capital, and policy — plus a monthly magazine edition. All past issues are at paynesoldit.com/payne. One email a week. One-click unsubscribe.

DATA INTEGRITY

Figures marked † are drawn from named public sources and dated. Figures marked (e) are the editor's estimates or derived calculations. Sources are printed on the back page of every issue.

SUBSCRIBE

PAYNE is free and always will be. Forward it — and if this reached you secondhand, subscribe.

paynesoldit.com/payne

THE BOARD

Price Per Foot Across Eleven Cities

Typical values, twelve-month change, and the five-year compound — printed the same way every week. Values remain the July 15 Zillow release; the August refresh had not posted for all Board towns by press time and will be reconciled next issue.

CITY / ZIP	TYPICAL VALUE	$ / SQ FT	1-YR	5-YR
Atherton 94027	**$8,220,143†**	**$2,420** e	**+10.5%†**	**+22.7%†**
Portola Valley 94028	$4,253,425†	$1,530 e	+9.5%†	+28.9%†
Woodside 94062	$3,926,400†	$1,480 e	+4.0%†	+17.7%†
Palo Alto 94301/03/06	**$3,600,000†**	**$1,510†**	**+6.1%** e	**+19.4%** e
Los Altos Hills 94022	$5,180,000 e	$1,410 e	+7.2% e	+21.0% e
Los Altos 94024	$4,090,000 e	$1,690 e	+6.8% e	+20.2% e
Menlo Park 94025	**$2,869,009†**	**$1,440** e	**+5.5%†**	**+18.7%†**
Stanford 94305	$3,240,000 e	$1,350 e	+3.1% e	+12.4% e
Mountain View 94040/41/43	$2,310,000 e	$1,290 e	+4.4% e	+15.8% e
Cupertino 95014	$2,540,000 e	$1,340 e	+5.9% e	+17.1% e
Los Gatos 95030/32	$2,780,000 e	$1,120 e	+4.8% e	+16.3% e

† Zillow typical home value, released July 15, 2026 (Atherton, Portola Valley, Woodside, Menlo Park); Redfin / Palo Alto market data, May–July 2026 (Palo Alto). **e** — editor's estimate from trailing closed-sale sets. Countywide reference: San Francisco median +25% y/y; San Mateo +10%; the Bay Area's other eight counties roughly flat versus a year ago — page 9.†

THE REGION IN THREE SPEEDS

Fast. San Francisco: median +25% year over year, the state's fastest, on the AI office-and-payroll rebound.†

Firm. San Mateo County: +10% — the spillover county, tightest shelf on the Peninsula.†

Flat. The other eight Bay Area counties: price growth near zero, matching the national tape.† The K is no longer a metaphor. It is a county map — page 9.

PROPERTY PAGES RETURN FRIDAY

The recorded-sale columns publish on their own schedule and the fresh MLS crop lands with the fall listings. The Ledger and the gallery return next issue; this week the capital pages carry the load.

One region, three speeds: plus twenty-five, plus ten, and zero. Whatever you call this market, call it by county.

THE BOARD · AUGUST 21, 2026

THE LONG END

The $4 Billion Tug-of-War

The Treasury Secretary is buying long bonds to push long-term yields down. The Fed chair wants the central bank's holdings shifted short, which pushes them up. Your mortgage rate is the rope — and next week both men speak at the same symposium.

The week's most consequential rates story had no data release in it. Treasury Secretary Scott Bessent moved to curb long-term yields directly, with the Treasury saying it would raise its buybacks of long-dated debt from $2 billion to at least $4 billion — an explicit effort to hold down the ten- and thirty-year rates the government borrows at.[†] Across town, Chair Warsh has argued the Fed should shrink its balance sheet and tilt what remains toward short-term paper — a change that would, all else equal, push long yields up.[†] Two arms of the American state are now visibly pulling the same rope in opposite directions, and CNBC spent the week framing it as a test of the Fed's independence.[†]

Why this page cares: the thirty-year mortgage is priced off exactly the part of the curve being fought over. When the Treasury suppresses long yields, mortgage rates get a tailwind; when the Fed shortens its portfolio, a headwind. The 6.3–6.5% year-end corridor that Fannie Mae and the MBA published last week[†] silently assumes this fight ends in a draw. If either side wins decisively, the corridor moves — and with it, every rate-sensitive escrow on this Peninsula.

The venue for the next round is scheduled: Jackson Hole, August 27–29, where Warsh delivers his first symposium keynote as chair on Friday morning the 28th, nineteen days before the September FOMC, with hike odds still near one in three.[†] The market's question is not hawk-or-dove; it is whether Warsh answers Bessent — whether the Fed asserts control of the long end or cedes it to the Treasury's checkbook. Either answer moves mortgages more than the September vote itself.

The reader's translation, kept simple. Borrowers: a government actively suppressing long yields is, in the near term, your ally — the dips below 6.5% this letter told you to treat as lock events may come more often, and the paperwork should be staged now. Owners weighing a sale against a refinance: the corridor's floor is being contested by the two most powerful financial offices in the country, which is another way of saying nobody controls it — position for the corridor, not for a breakout. And everyone: when monetary and fiscal authority fight over the price of money in public, the historical lesson is volatility first, resolution later. The letter's docket has the dates.

THE ROPE, IN NUMBERS

Treasury long-bond buybacks	$2B → $4B+[†]
Warsh preference	Shorter Fed portfolio[†]
Mortgage corridor at stake	6.3–6.5%[†]
Warsh keynote, Jackson Hole	**Aug 28**[†]

When monetary and fiscal authority fight over the price of money in public, the lesson is volatility first, resolution later. Your mortgage rate is the rope.

RATES · THE TUG-OF-WAR

THE OLDEST COLLATERAL

The Quiet Credit Line

September is Life Insurance Awareness Month. Before it starts, a history page: the policy loan built Disneyland, met J.C. Penney's Depression payroll, and seeded Foster Farms with a thousand dollars — the same lesson this letter teaches about houses, wearing a different asset.

In 1954, after his bank declined to finance an amusement park, Walt Disney and his wife Lillian borrowed $60,000 against his life insurance policy — the loan document survives in a bank archive — and put it toward the models, plans, and land work that became Disneyland.[†] A quarter century earlier, after the 1929 crash, J.C. Penney borrowed from his policies to meet company payroll and kept the doors open.[†] In 1939, Max and Verda Foster borrowed $1,000 against a policy to buy the farm that became Foster Farms.[†] Doris Christopher launched The Pampered Chef on a policy loan in her kitchen and sold the company to Warren Buffett; John McCain collateralized a policy to finance the early stage of a presidential campaign.[†]

The instrument behind all five stories is the same: permanent life insurance accumulates a cash value, and the owner may borrow against it — no loan committee, no credit check, no fixed repayment schedule, because the collateral is already inside the policy. Under current law, such loans are generally not taxable income while the policy remains in force, which is why the structure appears in so many family-business histories: it is capital that arrives quietly, at the owner's discretion, at exactly the moment banks say no.[†]

Printed at equal volume, the fine print. A policy loan accrues interest and reduces the death benefit until repaid; borrow too deeply and a lapsing policy can convert the whole arrangement into a taxable event at the worst possible time. Whole-life products carry real costs that make them poor substitutes for term coverage bought purely as protection. This desk sells houses, not insurance, and this page is history, not a recommendation — the conversation it should prompt is with your CPA and a licensed advisor, in September, which the industry has named Life Insurance Awareness Month precisely to prompt it.

Why it belongs in a real estate letter: it is the third quiet credit line this publication has documented. The HELOC lets Peninsula owners spend house equity without selling the house (the Monthly, page 10). Proposition 13 lets them keep a tax basis no sale price can touch. And the policy loan is the same discipline in a third asset: the wealthy, over and over, treat what they own as collateral rather than inventory. Disney did not sell his studio to build his park. The lesson survives the century.

FIVE DOCUMENTED POLICY LOANS

Walt Disney, 1954	$60,000 · Disneyland[†]
J.C. Penney, 1929	Company payroll[†]
Fosters, 1939	$1,000 · Foster Farms[†]
Doris Christopher	Pampered Chef[†]
John McCain	**Campaign financing**[†]

Per bank-archive documentation and published accounts cited on the back page. Claims this desk could not verify — including several popular ones about celebrities and presidents — are omitted by policy.

The wealthy, over and over, treat what they own as collateral rather than inventory. Disney did not sell his studio to build his park.

CAPITAL · THE QUIET CREDIT LINE

IPOS · THE LOCKUP CLOCK

The Filing Watch

Anthropic is reportedly preparing to file IPO paperwork as soon as this month, targeting a raise above the $75 billion SpaceX brought in — while Nvidia put $30 billion into OpenAI. The Peninsula's next buyer cohort is being incorporated in public.

The report that matters most to this letter's five-year outlook arrived almost casually in the week's market coverage: Anthropic — the San Francisco AI lab — is eyeing a public filing of its IPO paperwork as soon as the end of this month, targeting a haul exceeding the $75 billion SpaceX raised in its June listing.[†] Treat the report with the usual filing-watch discipline — timelines slip, terms change — but treat the magnitude seriously. A listing at that scale, headquartered forty miles from this Board, would start the largest lockup clock in Bay Area history: the Monthly's page-36 mechanism — listing, then the 180-day expiry, then the housing bid — run at a size this region has never processed at once.

The same week, Nvidia invested $30 billion in OpenAI, tied to training capacity on its newest systems[†] — the clearest statement yet of what CNBC called the shift of Nvidia's moat from chips to capital: the company that sells the picks now finances the mines.[†] Add the week's smaller flares — chip startup Etched at a $21 billion valuation, Pony.ai lining up robotaxis abroad[†] — and the capital formation machine of Chapters 4 and 5 is not slowing. It is institutionalizing.

For readers, the filing watch has practical clocks attached. If Anthropic files within weeks, the listing plausibly prices around year-end (e), and the first lockup expiries land mid-2027 — which is to say the buyers minted by the largest AI listing ever would reach this letter's open houses roughly eighteen months from now, with tax planning in between. Sellers of significant property who have been debating timing: that schedule argues for having the house prepared and the story written before the wave, not during it. The weekly will track every filing-watch milestone — the paperwork, the price range, the first trade, the expiry — as they land.

One caution, standing: a filing is not a listing, and a listing is not a lockup expiry. The 2021 cohort learned that paper wealth has an expiration date if the market turns before the clock runs. Next Tuesday's earnings (facing page) are a reminder that the whole schedule rides on the AI trade staying funded.

THE WEEK'S CAPITAL TAPE

Anthropic IPO target (reported)	>$75B raise[†]
Nvidia → OpenAI	$30B[†]
Etched valuation	$21B[†]
First lockup expiries, if filed	**Mid-2027 (e)**

The buyers minted by the largest AI listing ever would reach this letter's open houses roughly eighteen months from now. Sellers: prepare before the wave, not during it.

CAPITAL · THE FILING WATCH

NEXT TUESDAY

The August 26 Examination

AI stocks slid into the week's close, and Wall Street has openly designated Tuesday's Nvidia earnings as the AI trade's next test. This letter's readers hold the exam's collateral — their houses — so here is what is actually being tested.

The AI complex wobbled this week — profit-taking, a disappointing growth print from OpenAI's consumer numbers in one report's framing, and a general market brace ahead of Nvidia's quarterly earnings on Tuesday, August 26, which the financial press has labeled, without much subtlety, the next test for the AI trade.† Analysts' focus is not the quarter itself — a beat is assumed — but the guidance: whether the $630 billion capex cycle this letter has tracked since July is still accelerating, and whether Nvidia's new role as the ecosystem's financier (page 7's $30 billion) reads as strength or as vendor-financing of its own demand.†

That last question deserves this letter's respect, because it is the skeptic's sharpest current argument: when the seller of the infrastructure also funds the buyers of the infrastructure, revenue and investment begin to describe a circle. Bulls answer that the capital is real, the compute is scarce, and the invoices (the Monthly's earnings chapter) keep clearing. Tuesday will not settle the argument. It will price it.

The local translation runs through sentiment, which Chapter 6 of the Monthly called the load-bearing narrative. The Peninsula's housing floor does not need Nvidia to beat estimates; it needs the AI capex cycle to remain believed. A strong guide extends every thesis in this issue — the filing watch, the lockup clocks, the K's upper arm. A weak guide would be this market's first genuine sentiment test since the containment scare of July: watch the $15M-and-up tier first, where conviction is the currency, and watch whether the week's equity-paid buyers pause. The letter's honest position, consistent since July: the floor is real while the thesis holds, the thesis has a court date every earnings season, and Tuesday is the next one.

Either way, next week's issue writes itself from the results — Nvidia Tuesday, Warsh Friday. Two exams, five days apart, for the two forces holding up the Board.

WHAT IS BEING TESTED

1. Capex acceleration — the $630B cycle's pulse†
2. The circle question — financier or vendor-financer†
3. Sentiment — the K's upper arm's conviction
4. The schedule — every lockup clock on page 7

The Peninsula's housing floor does not need Nvidia to beat estimates. It needs the AI capex cycle to remain believed — and belief reports Tuesday.

MARKETS · THE EXAMINATION

THE REGION IN THREE SPEEDS

Eight Flat Counties

San Francisco is up 25 percent. San Mateo is up 10. And the Bay Area's other eight counties are flat — matching the national market almost exactly. The K-shaped market this letter described in July is now drawn on a county map.

Strip the week's reporting to its most consequential local sentence: San Francisco's median sale price is up roughly 25% year over year and San Mateo County's nearly 10%, while in the Bay Area's other eight counties price trends look much like the country as a whole — essentially flat versus a year ago.† One metropolitan area, home to a single labor market and a single interest rate, is producing plus-twenty-five and zero at the same time, sorted by proximity to one industry's payroll.

The mechanism is the whole letter in miniature. The AI economy's compensation (page 2's created 9,000; the Monthly's talent chapter) concentrates in San Francisco and flows down the commute lines into San Mateo — the two jurisdictions where this Board's readers live and list. The substitution economy's caution — the 25,000 a month — shows up everywhere else as flat prices, longer market times, and the national playbook of concessions. Alameda, Contra Costa, Solano, Sonoma, Napa, Marin, and the rest are not weak; they are normal. Normal, in 2026, means flat. The exception economy is two counties wide.

The practical geography for readers. Owners inside the two-county exception: your comps are regional outliers, and pricing off a friend's experience in Walnut Creek or Santa Rosa will underprice your house by the width of the K — use the county tape, not the anecdote. Buyers priced out of the exception: the flat eight are where patience currently buys something, and the commute math (Caltrain, the SB 79 circles, the ferry lines) is the arbitrage this letter expects the next decade to price in. Investors reading the Stockbridge print from last issue: note that institutional capital chose the exception's newest product at a premium — the smart money is paying up for exactly the two counties this page describes.

And the standing caveat, sharpened by this issue's lead: the exception is payroll-powered. The Sixteen Thousand is national arithmetic today. The week it becomes San Francisco arithmetic — the week the substitution reaches the frontier payrolls — the map redraws. That is not this week. This week, the two-county economy set the pace for the state.

THE MAP, IN NUMBERS

San Francisco, y/y	**+25%†**
San Mateo Co., y/y	**+10%†**
Other eight counties	~Flat†
National tape	**~Flat, real-terms down†**

One labor market, one interest rate, plus twenty-five and zero at the same time. The exception economy is two counties wide, and this letter is written inside it.

BAY AREA · THE MAP

OFF-MARKET

What I Am Watching Off-Market

The standing page. No addresses, ever; subscribers called first, in subscription order. The book as of this week, described to the edge of discretion.

The book holds five entries, and the week's movement was in questions, not answers. The west-Atherton trustees have moved from preparing a conversation to scheduling one; when it happens, it will be the quiet book's first true test of the fall market. The preservation-minded buyer and the museum-grade Eichler continue their careful circling — the family has asked for a second visit, which in this desk's experience is when these stories either become closings or become memories. The Woodside acreage, the Crescent Park-adjacent property, and the Los Altos owner weighing a quiet sale against a borrow-and-wait strategy all held their positions through the week.

One addition to the watch, prompted by page 7: this desk has begun keeping a separate, forward-dated page of the book for what might be called the filing cohort — owners and near-owners whose timelines suddenly have an IPO calendar in them. Two conversations this week began with some version of the same sentence: if the listing happens, we will want to be ready. The quiet book exists for exactly that readiness, on both sides of the trade.

A note on this issue's insurance page, because the quiet book is where its lesson lands. The owners who navigate this market best treat every asset the way Disney treated his policy: as standing collateral for the next move rather than inventory to be liquidated on demand. The house, the basis, the equity line, the policy — a family that knows what each can carry before the moment arrives makes decisions in days that take unprepared families months. September's awareness campaign is for insurance; this desk's version of it is broader: know your collateral, all of it, before the market asks.

THE STANDING TERMS

No addresses in print. Subscribers called first, in subscription order. Vetting both ways. Conversations confidential without exception.

Payne Sharpley · 650.384.3546 · payne@paynesoldit.com

> Know your collateral, all of it, before the market asks. Families that do make decisions in days that take unprepared families months.
>
> THE QUIET BOOK

THE LONG VIEW

The Toll and the Ticket

Hold the issue's two biggest numbers in one hand: sixteen thousand jobs a month erased by artificial intelligence, and an IPO being prepared that would mint more Bay Area wealth in one listing than any in history. They are not opposing facts. They are the toll and the ticket of the same machine — what it takes, and what it pays, printed in the same week by the same technology.

Every economy that ever industrialized has run this ledger; what is new is the speed and the address. The loom took a generation to reorganize England's labor; the model took eighteen months to reach Goldman's payroll arithmetic. And the paying side concentrates here — two counties wide, as page 9 mapped — while the taking side spreads everywhere the office park reaches. A letter about one Peninsula's houses is, unavoidably, a letter about that ledger, because the houses are where the ticket-holders live and the toll is why the shelf behind them stays flat.

What does an honest observer do with a machine like this? Not cheer it, not curse it — meter it. That is what these pages are for: the dagger on every figure, the scorecard when the call misses, the docket of dates on which the theses get tested. The reader who meters the machine makes better decisions than the reader who feels it, and feeling it is all most of this market is doing.

THE DOCKET · WHAT HAS A DATE

Tue Aug 26 · Nvidia earnings — the AI trade's designated exam	p. 8
Thu–Sat Aug 27–29 · Jackson Hole; Warsh keynote Friday	p. 5
Late Aug · Anthropic filing watch — paperwork reportedly imminent	p. 7
Late Aug · PCE inflation; then the August jobs report	Standing
Sept 1 · Life Insurance Awareness Month begins	p. 6
Sept 15–16 · FOMC — hike odds ~1 in 3 and falling	p. 5
Next issue · Zillow August refresh reconciled on the Board	p. 4

NEXT ISSUE

Two exams, five days apart: Nvidia Tuesday, Warsh Friday. Vol. I No. 5 grades both, refreshes the Board, and returns the property pages with the fall crop.

Reply with what you want covered. I read and answer every response.

Payne Sharpley

EDITOR · CALRE 02195155 · INTERO REAL ESTATE SERVICES

> The toll and the ticket of the same machine, printed in the same week. The reader who meters it makes better decisions than the reader who feels it.

THE LONG VIEW · AUGUST 2026

THE BACK PAGE

Sources, Methods & Disclosures

THE LEAD

Goldman Sachs research on AI and employment: ~16,000 net U.S. jobs lost monthly over the trailing year (≈25,000 substituted, ≈9,000 created; +0.1pp unemployment; Gen Z and entry-level white-collar hit hardest; tech, consulting, design, customer service most exposed): Fortune, Apr 6, 2026, and Yahoo Finance coverage of the report. June revision to ≈11,000 net/mo: Fortune, Jun 1, 2026. Morgan Stanley ~2,500 role reductions citing AI; MS research on up to 20% of bank jobs: Yahoo Finance/Entrepreneur, 2026. 2026 tech layoffs surpassing 2025's full year; August cuts ~1,270 vs. July's 17,616 (–93%); Meta reduction reported, undated: SkillSyncer tracker (Aug 20), The Cooldown, industry reporting.

RATES & POLICY

Treasury long-bond buybacks raised from $2B to at least $4B; Bessent effort to curb long yields; Warsh preference for a smaller, shorter Fed portfolio; independence framing: CNBC, Aug 19–20, 2026. Jackson Hole symposium Aug 27–29, Warsh keynote Fri Aug 28, theme "Financial Innovation": symposium schedule coverage (Regards of Wall Street; Kalkine; moomoo), Aug 2026. September hike odds ~1 in 3: market-odds reporting, Aug 12–13, as printed in Vol. I No. 3. Fannie Mae / MBA 6.3–6.5% year-end mortgage corridor: Norada roundup, Aug 12, as previously sourced.

THE QUIET CREDIT LINE

Walt and Lillian Disney's 1954 $60,000 policy loan (document held by Commerce Trust): Commerce Bank, "The story of the loan that helped build Disneyland" (2021); ACLI Impact. J.C. Penney post-1929 policy borrowings for payroll; Max & Verda Foster's 1939 $1,000 policy loan (Foster Farms); Doris Christopher's Pampered Chef policy loan and sale to Berkshire Hathaway; John McCain campaign financing collateralized by a policy: published accounts compiled at bankonyourself.com and cited sources therein. Tax treatment of policy loans (generally not income while the policy remains in force; lapse risk): general federal tax principles — consult a CPA. September as Life Insurance Awareness Month: industry campaign (Life Happens). Claims this desk could not verify are omitted.

CAPITAL & MARKETS

Anthropic reportedly preparing IPO paperwork as soon as end of August, targeting a raise above SpaceX's June $75B: Yahoo Finance tech-markets live coverage, Aug 2026. Nvidia $30B investment in OpenAI tied to Vera Rubin training capacity: Stratechery; Yahoo Finance, Aug 2026. Nvidia moat shifting from chips to capital: CNBC, Aug 18. Nvidia earnings Aug 26 framed as the AI trade's next test; AI stocks sliding into the print: Yahoo Finance, Aug 2026. Etched ~$21B valuation; Pony.ai robotaxi expansion; Apple camera-AirPods reporting; Meta 29-state trial: TechStartups daily briefings, Aug 18–21, 2026.

BAY AREA

San Francisco median ~+25% y/y; San Mateo County ~+10%; the Bay Area's other eight counties essentially flat, matching national trends: Palo Alto Online / Embarcadero Media home-sales and market coverage, Aug 2026. Board values: Zillow typical home values, July 15, 2026 release, and Redfin market data as noted on page 4; August Zillow refresh to be reconciled next issue. National flat/real-terms-down reference: Case-Shiller May data (rel. Jul 28), as previously sourced.

METHODS & CORRECTIONS

Figures marked † are from the named sources above, as published and dated. Figures marked (e) are the editor's estimates or derivations. Reported-but-unconsummated events (the Anthropic filing) are labeled as reports throughout. Corrections print at the size of the original claim.

Disclosures. PAYNE is written and published by Payne Sharpley, CalRE #02195155, Intero Real Estate Services, a Berkshire Hathaway affiliate · Payne Sharpley Group · member, Forbes Global Properties. Office: 10275 N. De Anza Blvd, Cupertino, CA 95014 · 650.384.3546 · payne@paynesoldit.com. PAYNE is informational only; nothing in it is tax, legal, investment, or insurance advice, and the editor holds no insurance license and sells no insurance products. Page 6 is historical commentary, not a recommendation of any product or strategy. Equal Housing Opportunity.