

154 CAPP STREET

FOR SALE | MISSION DISTRICT MULTI-TENANT INVESTMENT OPPORTUNITY

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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154 CAPP STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer investors an opportunity to purchase the fee simple interest in 154 Capp Street, San Francisco, California, 94110.

The approximately 31,211 square foot building sits on a parcel of land which is approximately 10,497 square feet located on on Capp Street between 16th Street and 17th Street in the heart of San Francisco's highly desirable Mission District.

The full lot coverage property features a mix of office space, medical dental office, and ground floor commercial flex space with on-site parking.

The property benefits from 100% occupancy / in-place income and stable tenancy, providing an investor with secure cash flow and long-term upside. The tenant mix of SF Community Clinic Consortium, Native American Health Care, Mission Council and Oberlin Dance have occupied the three story building for 10+ years.

ADDRESS	154 Capp Street, San Francisco, CA 94110
APN	3570/039
BUILDING SIZE	3rd Floor: +/- 11,121 square feet 2nd Floor: +/- 10,000 square feet Ground Floor: 10,000 square feet +/- 31,211 Square Feet TOTAL
PARCEL SIZE	+/- 10,497 Square Feet



154 CAPP STREET

INVESTMENT HIGHLIGHTS

RARE OPPORTUNITY

100% Leased Asset With a Diverse Mix of Healthcare, Nonprofit, Arts, and Community Service Tenants

VALUE-ADD POTENTIAL

Opportunity to Increase Rents Over Time Through Lease Renewals, Repositioning, and Future Capital Improvements

DEMAND

The Mission District Benefits from Current and Historially Very Strong Levels of Leasing Demand

PRIDE OF OWNERSHIP

The Fully Renovated and Leased Property Has Been Well Cared for with All Building Systems in Good Working Order and Condition

LONG TERM OCCUPANCY

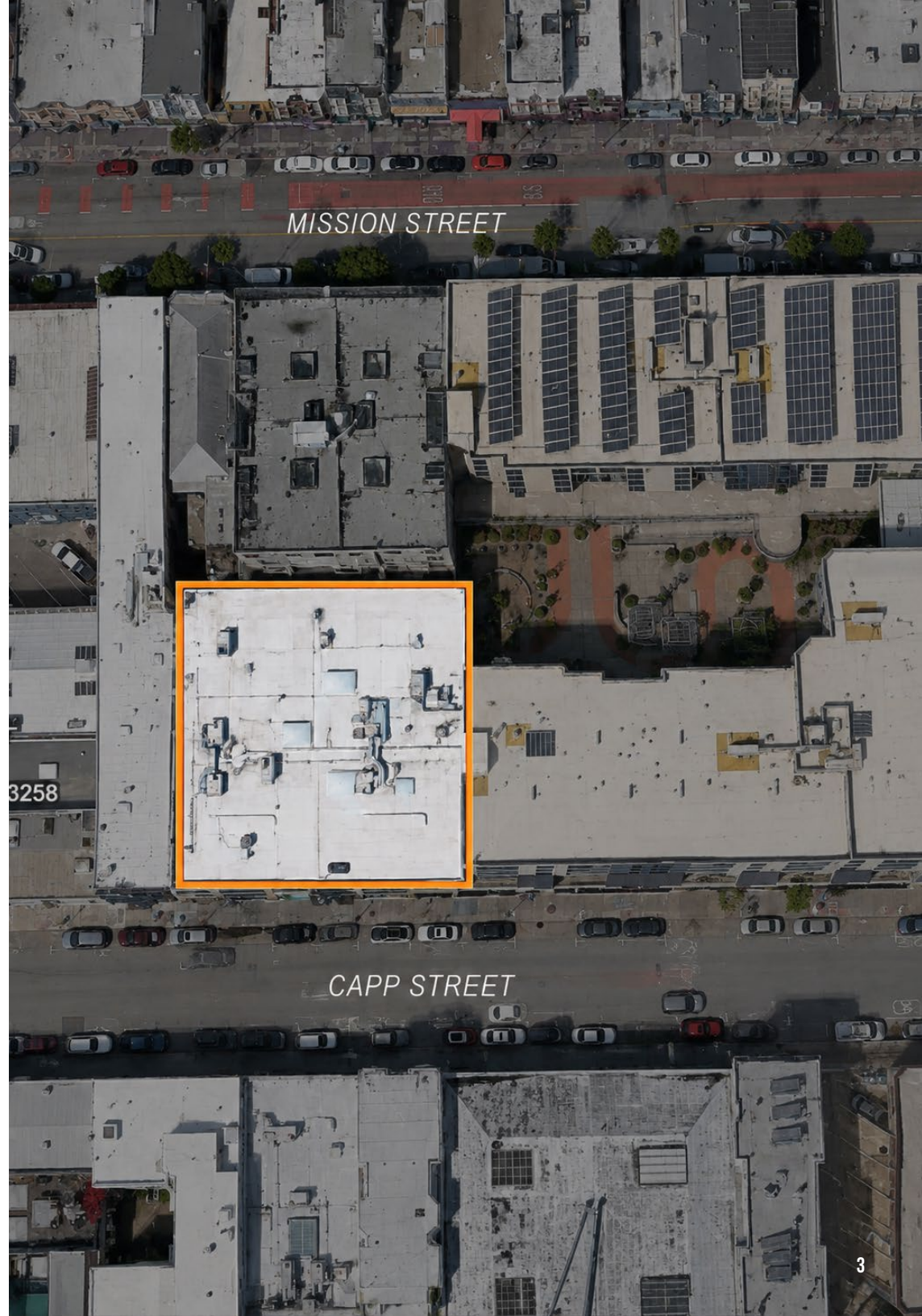
Current Tenant Base Has Occupied the Property for 10+ Years. Native American Health Care Has Occupied the Property for 26+ Years

BUILDING FRONTAGE

100 Feet of Building Frontage Along Capp Street.

LOCATION

Prominent Location in San Francisco's Mission District with Convenient Access to Major Transit Corridors, Retail Amenities, and Downtown San Francisco.



154 CAPP STREET

BUILDING DESCRIPTION

YEAR BUILT	1922
RENOVATION DATE	2002
CONSTRUCTION TYPE	Mix of Concrete and Wood Frame
ELECTRICAL SERVICE	3-Phase, 600 AMPS
ELEVATOR	One (1) ADA Compliant Elevator
FIRE SUPPRESSION	Fully Sprinklered
BUILDING ACCESS	Two (2) Drive-In Access Points w/ Curb Cuts
HVAC	Full Heating Ventilation & Air Conditioning
SEISMIC	Fully Upgraded During 2002 Renovation
HEIGHT LIMIT	40-X
ZONING	NCT



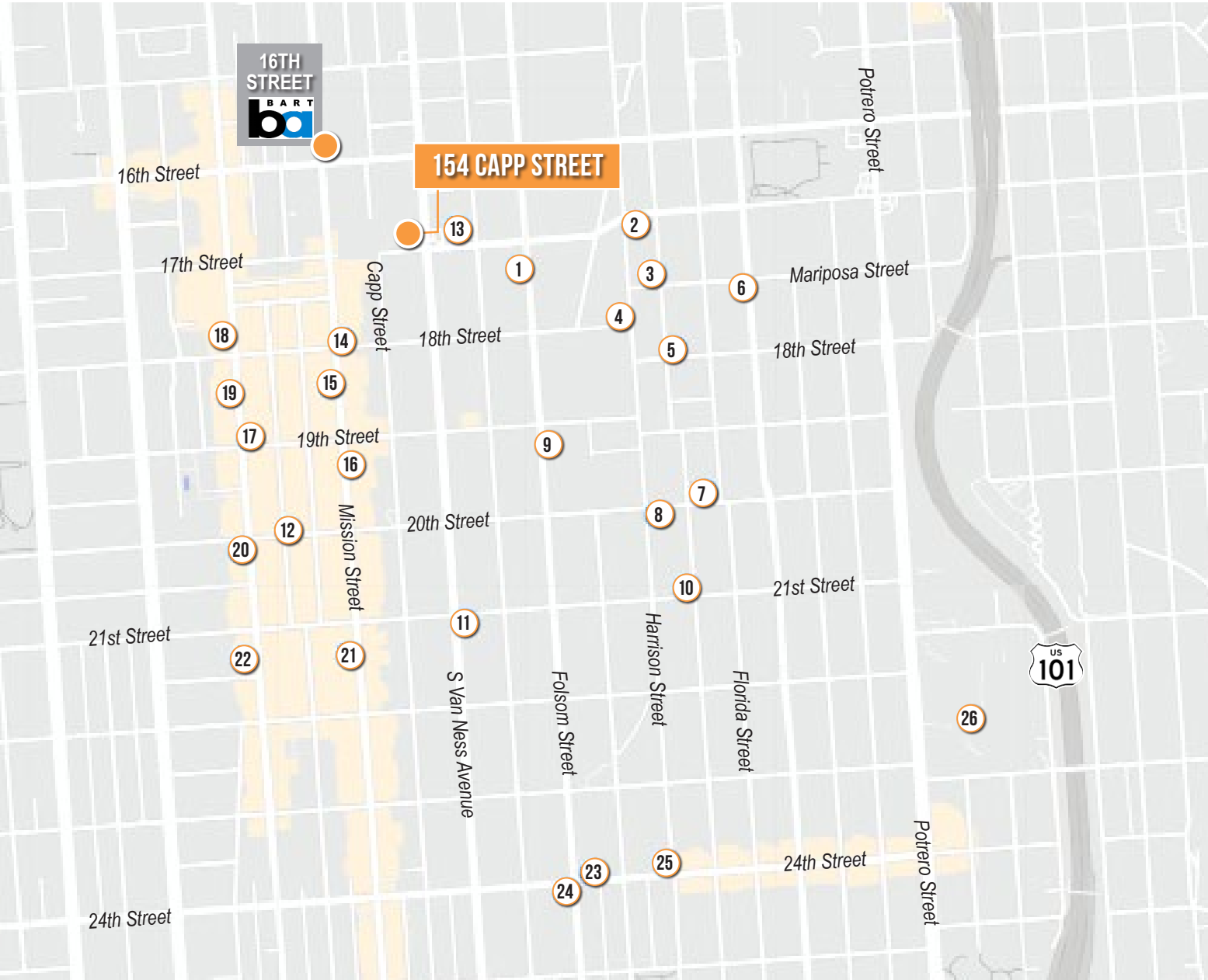
INCOME ANALYSIS

ADDRESS	TENANT	SQUARE FT.	ANNUAL INCOME	\$/PSF/YEAR
3rd Floor, Suite A	SFCCC	9,202	\$331,272.00	\$36.00
3rd Floor, Suite B	NAHC	2,009	\$78,000.00	\$38.83
2nd Floor	NAHC	10,000	\$412,368.00	\$41.24
Ground Floor, Suite A	Mission Council	6,500	\$146,892.00	\$22.60
Ground Floor, Suite B	Oberlin Dance Co.	3,500	\$84,000.00	\$24.00
TOTAL GROSS INCOME		31,211	\$1,052,532.00	\$33.72
OPERATING EXPENSES				
Property Taxes + Special Assesments (Pro Forma Based on Purchase Price)		1.200%	\$126,000.00	\$4.04
Property Insurance			\$35,000.00	\$1.12
Maintenance Reserve			\$46,816.50	\$1.50
Property Management		3.00%	\$31,575.96	\$1.01
TOTAL OPERATING EXPENSES			\$239,392.46	\$7.67
EXPENSE / CAM RECOVERY			\$66,777.33	\$2.14
NET OPERATING INCOME			\$879,916.87	\$28.19
PURCHASE PRICE			\$10,500,000	\$336.42
CAP RATE			8.380%	

154 CAPP STREET

NEARBY AMENITIES

- 1.....Stable Cafe
- 2.....Gus's Community Market
- 3.....The Archery
- 4.....Evergreen Garden
- 5.....Tartine Manufactory
- 6.....Starbucks
- 7.....Trick Dog
- 8.....Flour + Water
- 9.....The Homestead
- 10.....Bon, Nene
- 11.....Limon Rotisserie
- 12.....Garden Creamery
- 13.....Mission Bowling Club
- 14.....Grand Mission Donuts
- 15.....Mission Chinese Food
- 16.....Cha Cha Cha
- 17.....Etcetera Wine Bar
- 18.....Hawker Fare
- 19.....Dandelion Chocolate
- 20.....Smitten Ice Cream
- 21.....Foreign Cinema
- 22.....Ritual Coffee Roasters
- 23.....Haus Coffee
- 24.....Philz Coffee
- 25.....Humphry Slocombe
- 26.....Zuckerberg SF General



154 CAPP STREET

LEASED SPACE

RENTABLE SF

+/- 31,211 Square Feet

CURRENT ANNUAL RENT

Mission Council: \$22.60 / SF / Year, I.G.

Oberlin Dance: \$24.00 / SF / Year, I.G.

SFCCC: \$36.00 / SF / Year, I.G.

NAHVC: \$38.83 & \$41.24 / SF / Year, I.G.

USE

Medical Office and Dance Studio



**NATIVE AMERICAN
HEALTH CENTER**

Serving the community since 1972
a californiah⁺health center



odc



154 CAPP STREET

OFFERING TERMS

154 Capp Street is being offered for sale with an asking price of \$10,500,000 / \$336 PSF. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow.

OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.



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CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum ("Memorandum") has been prepared and presented to the recipient (the "Recipient") by Touchstone Commercial Partners (TCP) as part of TCP's efforts to market for sale the property located at 154 Capp Street, San Francisco, CA 94110 (the "Property"). TCP is the exclusive agent and broker for the owner(s) of the property (the "Owner"). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP's, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/ or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Zach Haupt at (415) 812-1219 or Michael Sanberg (415) 697-6088.