

41 Drumm Street San Francisco, CA

Executive Summary



PORT OF

SAN FRANCISCO

San Francisco Capital Advisors



Why Purchase?



Strong cash flow, plus inflationary profits



Future occupancy opportunity to limit future costs



Discounted price during market rebound



Multiple pathways-to-profit (including development)



Opportunity



The best investments have excellent in-place cash flow, prime locations (with high-growth potential), are priced at a discount, enjoy high barriers-to-entry (protection against potentially competing properties), and feature multiple pathways-to-profit. 41 Drumm Street exactly fits those characteristics. Additionally, there is a future occupancy opportunity if an owner user wants to limit their future tenancy expenses at a low amount.

HIGHLIGHTS

Commanding a premium San Francisco downtown site, 41 Drumm Street’s proven Financial District location has enjoyed one of California’s longest success stories. Consequently, property values have enjoyed great historical appreciation. For those with foresight to purchase during advantageous real estate cycles, this is especially true.

Asking Price	\$2,900,000
Building Size	4,800 SF
Net Income (In-Place)	\$281,520
Occupancy	100%
Price Per Square Foot	\$604
Capitalization Rate (Actual)	9.7%



The low-rise property’s 300-foot height limit should allow it to be redeveloped for a skyscraper in the future (along with adjoining parcels). For a buyer’s reward, windfall profits can result when a small existing structure is purchased at a discount (during a real estate downturn) and later sold based on towering development potential.



7-Eleven leases the building’s ground and lower level until the end of November 2028, on a net lease. While the store closed during Covid, tenant conversations once transpired regarding its store reopening and a lease extension. This could still occur given the City’s economic rebirth.

The easy-to-rent second floor office space is occupied on a net basis by Ruma Care until May 2027. This facilitates either an investor enjoying high cash flow, or an owner-user soon wanting occupancy.

Towering Development Potential

41 Drumm Street has significant development potential derived from its 300-foot height limit. This as-yet unrealized attribute might allow over 40,600 square feet of new building area to someday be constructed on the site (300-foot height limit/12-foot floor-to-floor=25 stories*1,625-foot parcel size).



By combining multiple adjacent parcels, a developer could assemble a large prime downtown site. Therefore, 41 Drumm Street's high existing income, a rebounding real estate market, inflation-derived capital gains, and a more intensive future land use, all combine to provide multiple profit pathways.

San Francisco Market Recovery

The San Francisco real estate market has unmatched future potential. As the world's urban technology capital, the City's performance through the years of new business formation ensures its place as one of the most desirable property investment markets. The North Financial District offers further advantages, as it caters to profitable, fast-growing companies appreciating (and able to pay for) its combination of convenience, charm, and amenities.



San Francisco's economic recovery and renaissance is now happening. During its long history, the City's real estate values reach new successive pricing records. Inflationary pressure also remains high, which boosts future peak valuations even further. Consequently, an exceptional purchase opportunity exists based on today's discounted price and projected future value.

MARKETING PROCESS

San Francisco Capital Advisors (SFCA) has been retained as the owner's exclusive advisor for the disposition of its fee simple interest in the 41 Drumm Street property in San Francisco, California. For everyone's benefit: Our unique marketing approach is unlike any other broker's. Designed to find the ideal buyer and ensure honorable marketing practices, San Francisco Capital Advisors eliminates common brokerage conflicts-of-interest (such as dual agency and multiple commission quests).



In this transaction, we are not representing buyers (including for mortgage financing and post-sale leasing), do not have non-disclosed ownership in competitive property equity or debt, hidden financial partnerships with your contenders for purchase, nor trying to secretly obtain a promise to later re-sell this property for rival buyers (after close of escrow). Furthermore, we maintain purchase offers in the strictest-of-confidence (offers aren't "shopped"), while protecting agency relationships of other brokers.

In other words, we do not compete against our clients, prospective investors, or work against other agents (who represent potential buyers). Amongst other advantages, this makes us revenue neutral (and agnostic) regarding whomever is the successful purchaser.



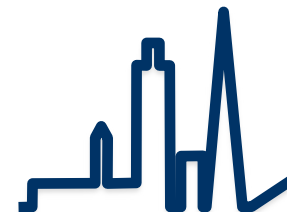
Consequently, our open and fair process allows and encourages all qualified parties to equally participate. This is only achieved when brokers are legally required to work as client fiduciaries (like an attorney). This atypical course of action (combined with our ethical conduct regulations and exceptional services) guarantees incorruptibility and the best transaction execution.

All property information is provided subject to the terms of the enclosed Confidentiality and Disclaimer Statement and Agreement. Inquiries should be directed to:

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San Francisco's Most Central Business Location (with development potential)



California Street

Drumm Street

Market Street



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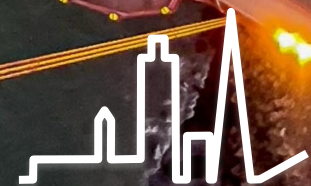
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