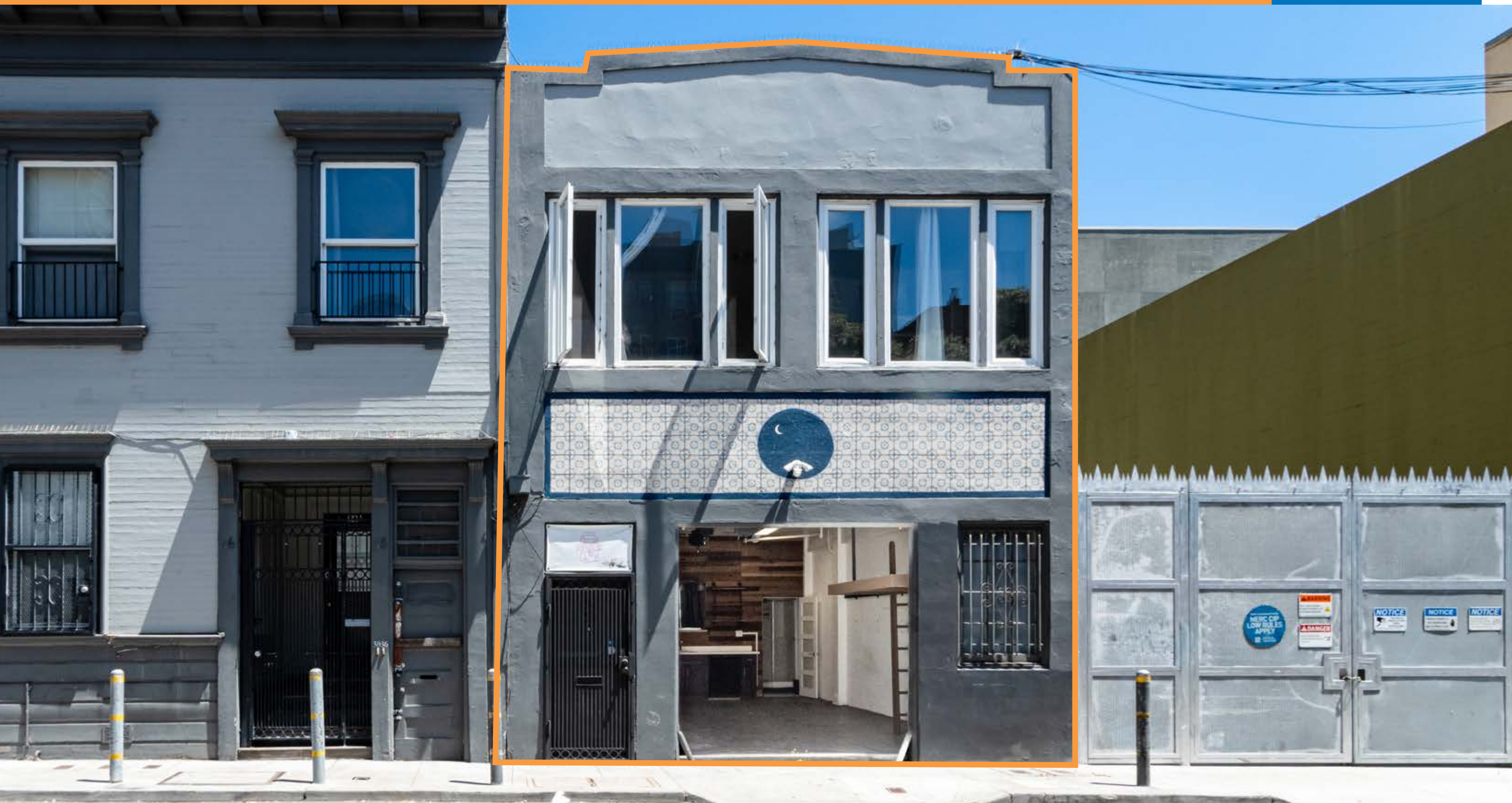
30-32 LASKIE STREET

FOR SALE | TWO-STORY MIXED USE BUILDING | WESTERN SOMA

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



JARON ELIOPOULOS
415.608.6336 | jaron@tcpre.com

CAMERON TU
510.919.8193 | cameron@tcpre.com

WWW.TCPRE.COM

30-32 LASKIE STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer the opportunity to purchase the fee simple interest in 30-32 Laskie Street. This sale opportunity allows for flexibility of uses for an owner-user or investor.

30-32 Laskie Street is a two story, mixed-use building with a high ceiling work studio with rollup door, a second floor open studio and a rear yard. The second floor studio is currently occupied on a month to month basis at $1,600 per month.

The adjacent properties located at 36-38 and 44 Laskie are also available for purchase. Please contact the Agents for information.

PROPERTY SUMMARY

ADDRESS	30-32 Laskie Street, San Francisco, CA 94103
APNS	3701/010
TOTAL BUILDING SIZE	+/- 1,120 Square Feet
TOTAL PARCEL SIZE	+/- 1,120 Square Feet
ZONING	C-3-G - Downtown- General

30-32 LASKIE STREET

OFFERING SUMMARY

PRICE	$595,000

INVESTMENT HIGHLIGHTS

RARE OPPORTUNITY
To Purchase Boutique Mixed-Use Building

OWNER USER POTENTIAL
Ground Floor Delivered Vacant. Second Floor Tenant Month To Month

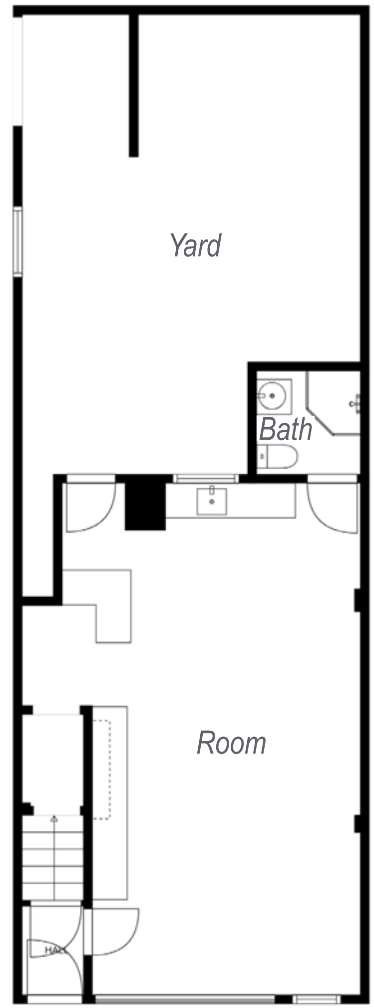
LOCATION
Central Location With Easy Freeway Access And Close to Many Adjacent Neighborhoods

30 LASKIE

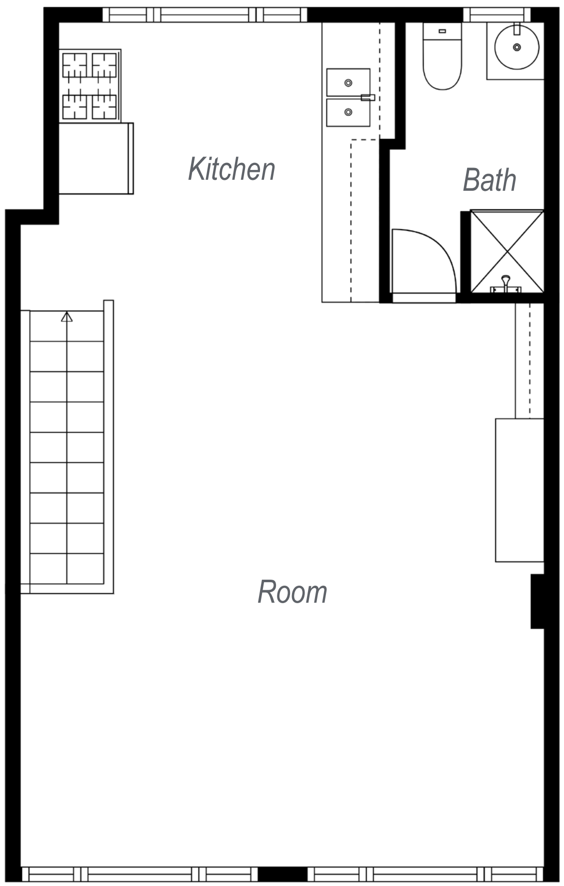
32 LASKIE

FLOOR PLANS

32 LASKIE (GROUND FLOOR)



30 LASKIE (SECOND FLOOR)



LASKIE STREET

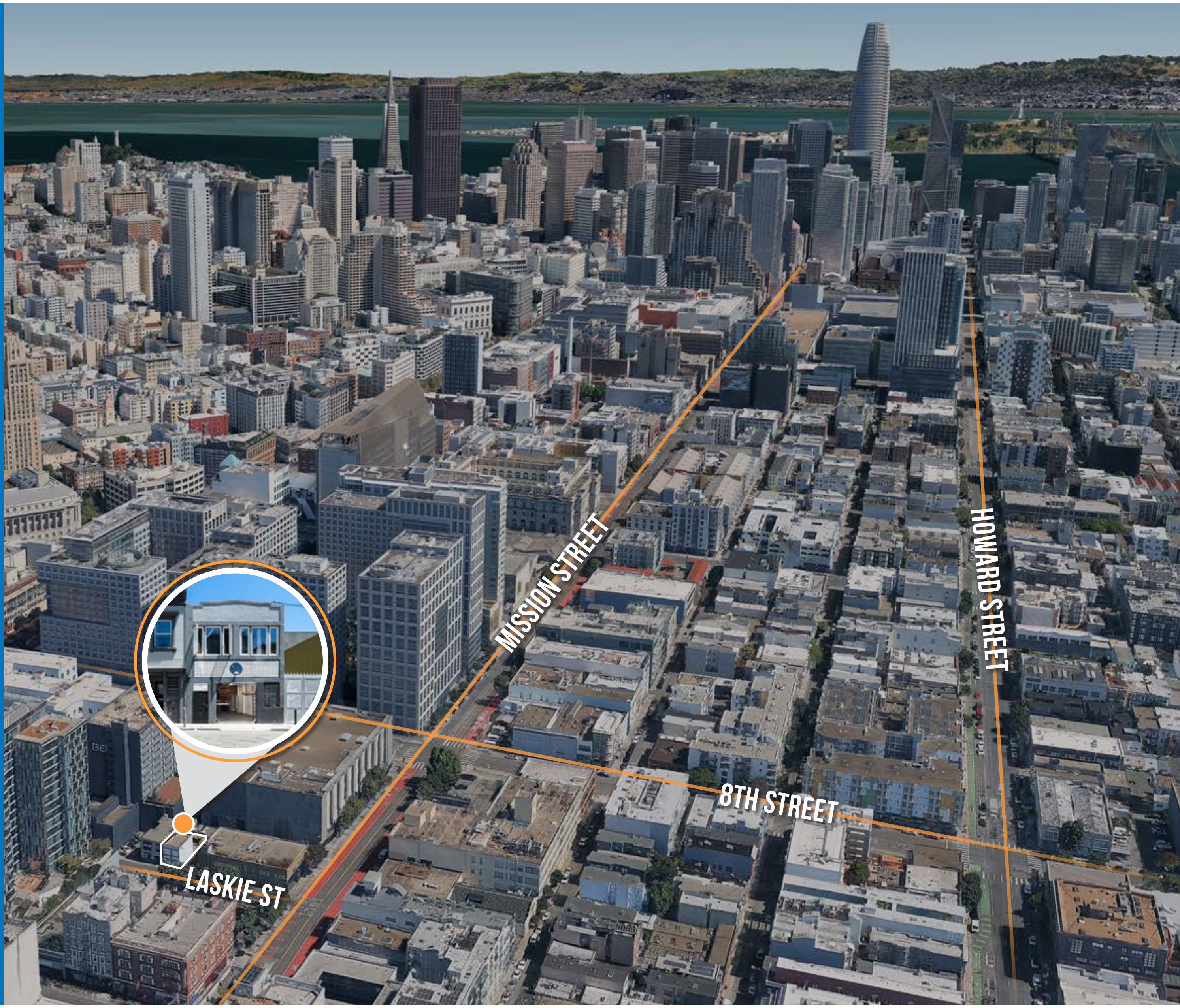
LOCATION OVERVIEW

Desirable South of Market location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.

05 MIN to Civic Center BART
09 MIN to Van Ness MUNI
10 MIN to SF City Hall

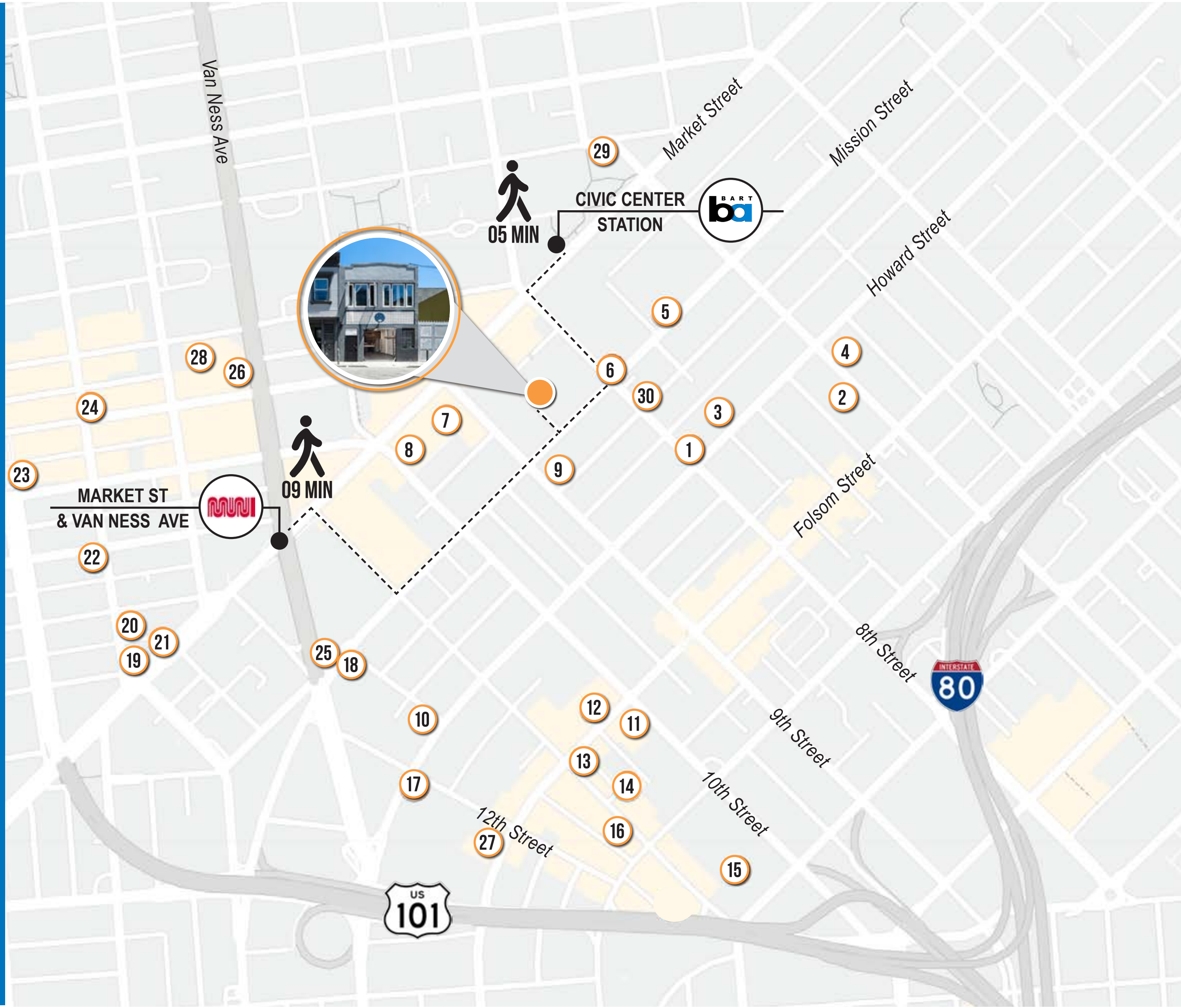
05 MIN to Mission District
09 MIN to Union Square
12 MIN to Financial District

05 MIN to 101 On-Ramp
07 MIN to 280 On-Ramp
08 MIN to 80 On-Ramp



NEARBY AMENITIES

1 | Harvest Urban Market
2 | Sightglass Coffee
3 | Enterprise Brewing
4 | SF Champagne Society
5 | Merchant Roots
6 | Turquaz SF
7 | Walgreens
8 | The Market
9 | Moya
10 | SHOWA Le Gourmet Tonkatsu
11 | Sextant Coffee Roasters
12 | Extra Space Storage
13 | Basil Canteen
14 | Californios
15 | Costco
16 | Butter
17 | 1601 Bar & Kitchen
18 | Doppio Coffee & Brunch
19 | Espetus Churrascaria
20 | Hotel Biron
21 | Zuni Cafe
22 | Rich Table
23 | Biergarten
24 | Absinthe Brasserie & Bar
25 | Equinox
26 | San Francisco Symphony
27 | Manora's Thai Cuisine
28 | Davies Hall
29 | Arsicault Bakery
30 | Sizzling Pot King



SHOWA LE GOURMET TONKATSU


EQUINOX


CALIFORNIOS


SIGHTGLASS COFFEE

TURQUAZ

30-32 LASKIE STREE

OFFERING TERMS

30-32 Laskie is being offered for sale with an asking price of $595,000. 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.

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

JARON ELIOPOULOS DRE # 01975155
415.608.6336 | jaron@tcpre.com

CAMERON TU DRE # 02100436
510.919.8193 | cameron@tcpre.com

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 30 - 32 Laskie Street, San Francisco, CA 94103 (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 sand 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 t 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 Jaron Eliopoulos at (415) 608-6336 or Cameron Tu (510) 919-8193 or Yash Patel (415) 592-4862.