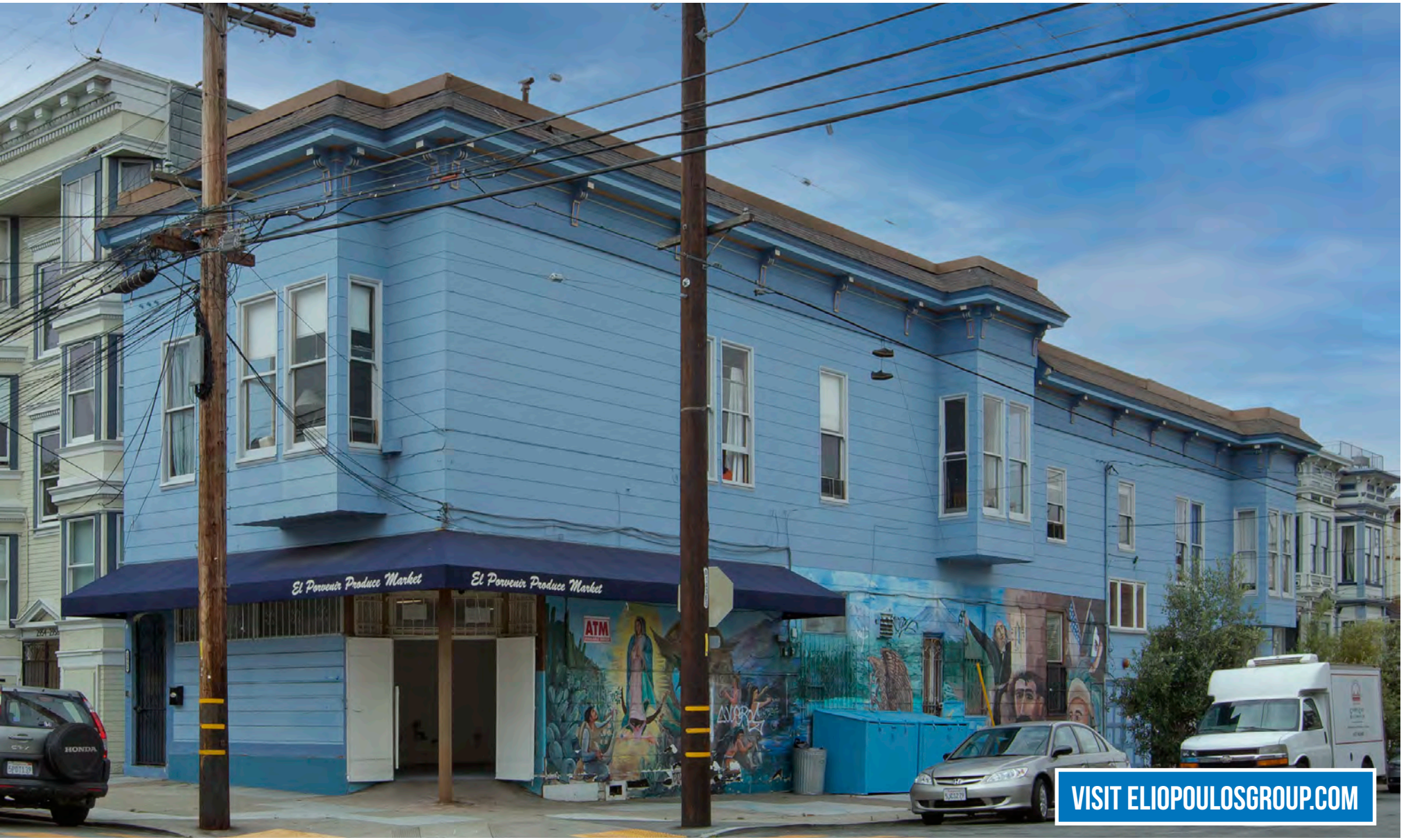


**2950
21ST STREET**

**FOR SALE | 4 UNITS MIXED-USE
PRIME INNER MISSION DISTRICT LOCATION**



VISIT ELIOPOULOSGROUP.COM

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

 **Eliopoulos**Group

JARON ELIOPOULOS
415.608.6336 | jaron@tcpre.com

CAMERON TU
510.919.8193 | cameron@tcpre.com

2950 21ST STREET

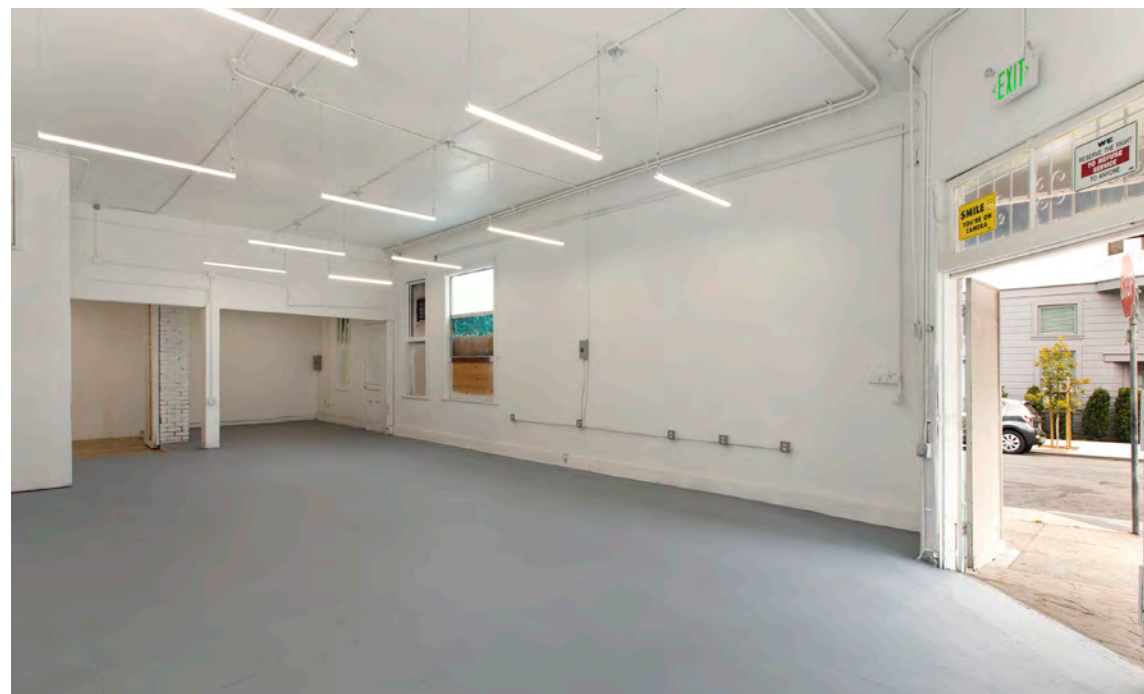
EXECUTIVE SUMMARY

Touchstone Commercial Partners, is pleased to offer investors the opportunity to purchase the fee simple interest in 2950 21st St, San Francisco, CA 94110

Located on a quiet block in the culturally diverse inner Mission District neighborhood, the subject property is located on the sunny northwest corner of 21st Street and Treat Ave. The property consists of two (2) 4bd/2ba units, one (1) 2bd/2ba unit, and one (1) commercial unit.

OFFERING SUMMARY

PRICE	\$2,600,000
CAP	4.32%
PRO FORMA CAP	5.19%
GRM	14.28
PRO FORMA GRM	12.56
\$/SQ. FT.	\$489
\$/UNIT	\$650,000



COMMERCIAL UNIT

2950 21ST STREET

PROPERTY SUMMARY

ADDRESS	2950 21st St, San Francisco, CA 94110"
APN	3612/018
YEAR BUILT	1900
BUILDING SIZE	5,320
PARCEL SIZE	2,748
UNITS	4
UNIT MIX	(2) 4bd/2ba, (1) 2bd/2ba, (1) Commercial

BUILDING DESCRIPTION

CONSTRUCTION	Wood Frame
FOUNDATION	Concrete
EXTERIOR WALLS	Wood Siding
ELECTRICAL METERS	5
ELECTRICAL SERVICE	200 AMPs
GAS METERS	2
EARTHQUAKE RETROFIT	Not Required
HEAT TYPE	Gas-Fired Wall Heaters in Residential None in Commercial



FINANCIAL SUMMARY

PRICE	\$2,600,000
BUILDING SIZE (SQ FT)	5,320
PARCEL SIZE (SQ FT)	2,748
UNITS	4
CAP	4.32%
PRO FORMA CAP	5.19%
GRM	14.28
PRO FORMA GRM	12.56
\$/SQ. FT.	\$489
\$/UNIT	\$650,000

ANNUALIZED OPERATING DATA

INCOME ANALYSIS	CURRENT	PRO FORMA	NOTES
Gross Annual Income	\$ 182,083.56	\$ 207,000.00	
Vacancy Reserve	\$ (9,104.18)	\$ (10,350.00)	5% of Gross Income
Effective Gross Income	\$ 172,979.38	\$ 196,650.00	
Gross Expenses	\$ (63,796.92)	\$ (64,980.45)	
Reimbursements	\$ 3,146.08	\$ 3,146.08	
NET OPERATING INCOME	\$ 112,328.54	\$ 134,815.63	

PROJECTED ANNUAL OPERATING EXPENSES

ESTIMATED ANNUAL EXPENSES	CURRENT	PRO FORMA	NOTES
New Property Taxes	\$ (30,745.00)	\$ (30,745.00)	1.1825% of purchase price
Special Assessments	\$ (1,059.60)	\$ (1,059.60)	Per SF Treasury
Insurance	\$ (9,255.00)	\$ (9,255.00)	Per Owner
Repairs & Maintenance	\$ (9,674.00)	\$ (9,674.00)	Estimated
Water & Sewage	\$ (1,330.68)	\$ (1,330.68)	Per Owner
PG&E	\$ (360.00)	\$ (360.00)	Per Owner
Trash & Recycling	\$ (1,908.67)	\$ (1,908.67)	Per Owner
Janitorial	\$ (815.00)	\$ (815.00)	Per Owner
Management	\$ (8,648.97)	\$ (9,832.50)	5% of Effective Gross Income
ANNUAL GROSS EXPENSES	\$ (63,796.92)	\$ (64,980.45)	
% of Gross Income	36.88%	33.04%	

*The information presented has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

2950 21ST STREET

RENT ROLL

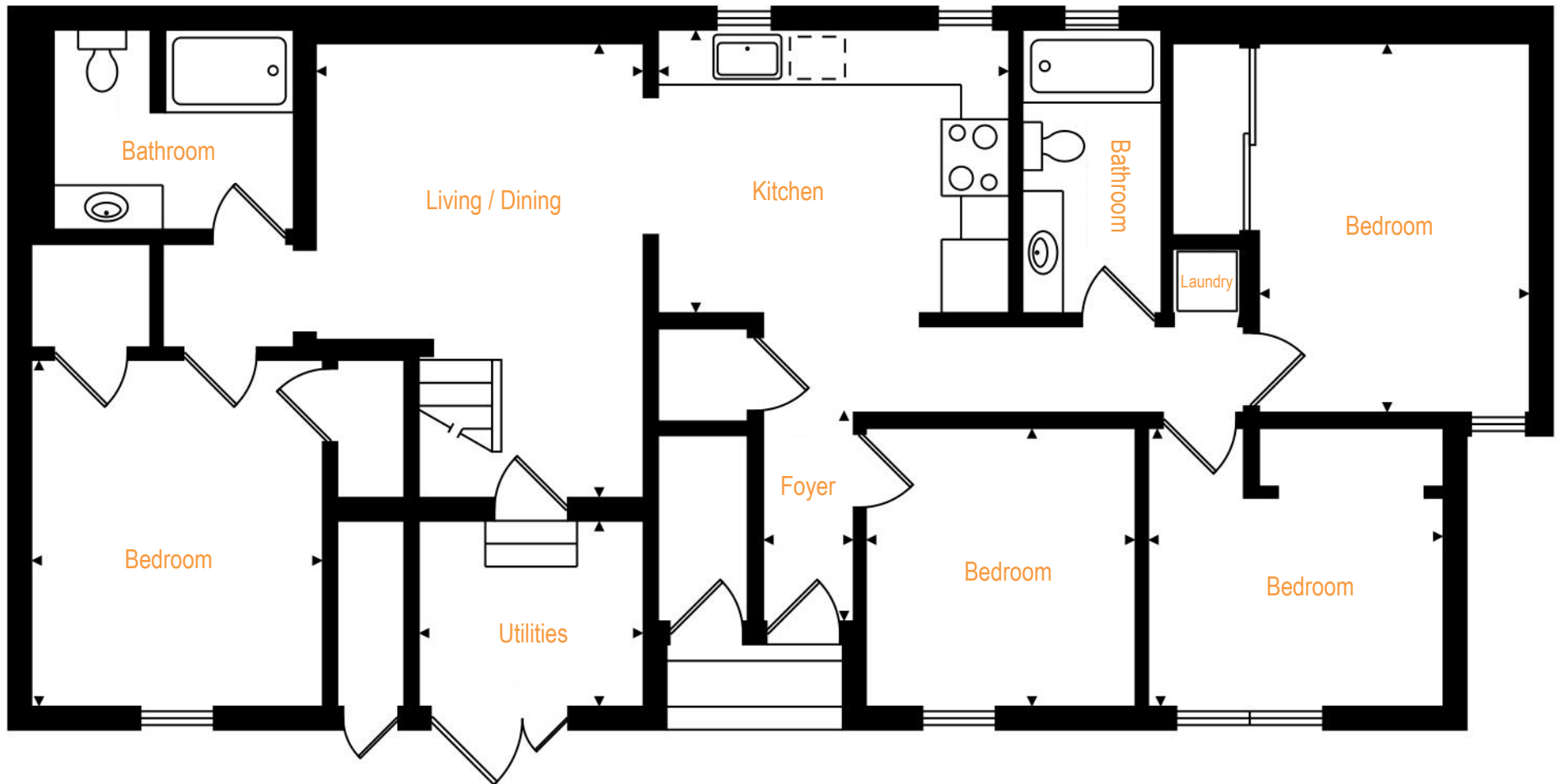
UNIT	UNIT TYPE	SQ. FT.*	CURRENT RENT	MARKET RENT	MOVE IN	NOTES
780 Treat St	4bd/2ba	1,334	\$3,900.00	\$4,250.00	2/1/2021	<i>In Unit W/D</i>
782 Treat St	2bd/2ba	850	\$2,073.63	\$3,500.00	4/1/2003	
2952 21st St	4bd/2ba	1,818	\$4,700.00	\$5,000.00	1/25/2022	<i>In Unit W/D</i>
2950 21st St	Commercial	1,350	\$4,500.00	\$4,500.00	VACANT	
			\$15,173.63	\$17,250.00		<i>13.68% Upside</i>
TOTAL ANNUAL INCOME			\$182,083.56	\$207,000.00		<i>Annual Rent</i>

*All square footages are estimates. Buyer to verify actual square footages.

2950 21ST STREET

FLOOR PLAN

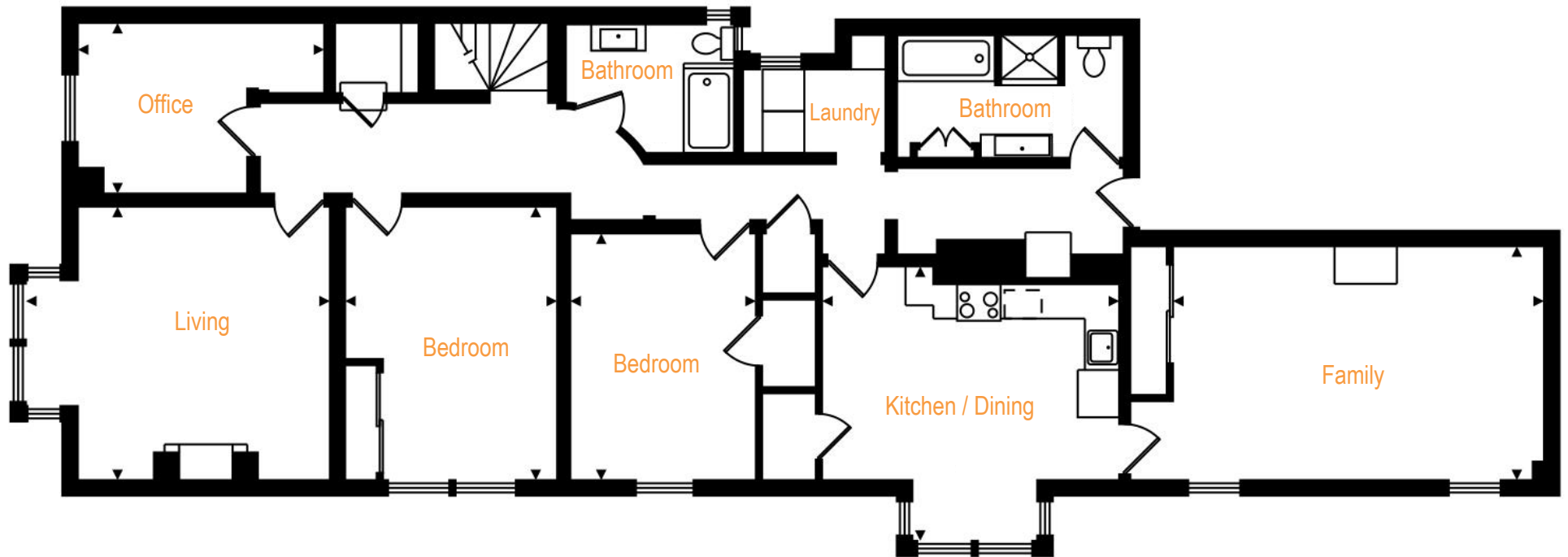
Unit 780 4bd/2ba Unit +/- 1,334 Square Feet



2950 21ST STREET

FLOOR PLAN

Unit 2952 2bd/2ba Unit +/- 1,818 Square Feet



2950 21ST STREET

LOCATION OVERVIEW

Desirable Inner Mission location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



08 MIN to Potrero St Muni
09 MIN to Mission St Muni
13 MIN to 24th St. Bart



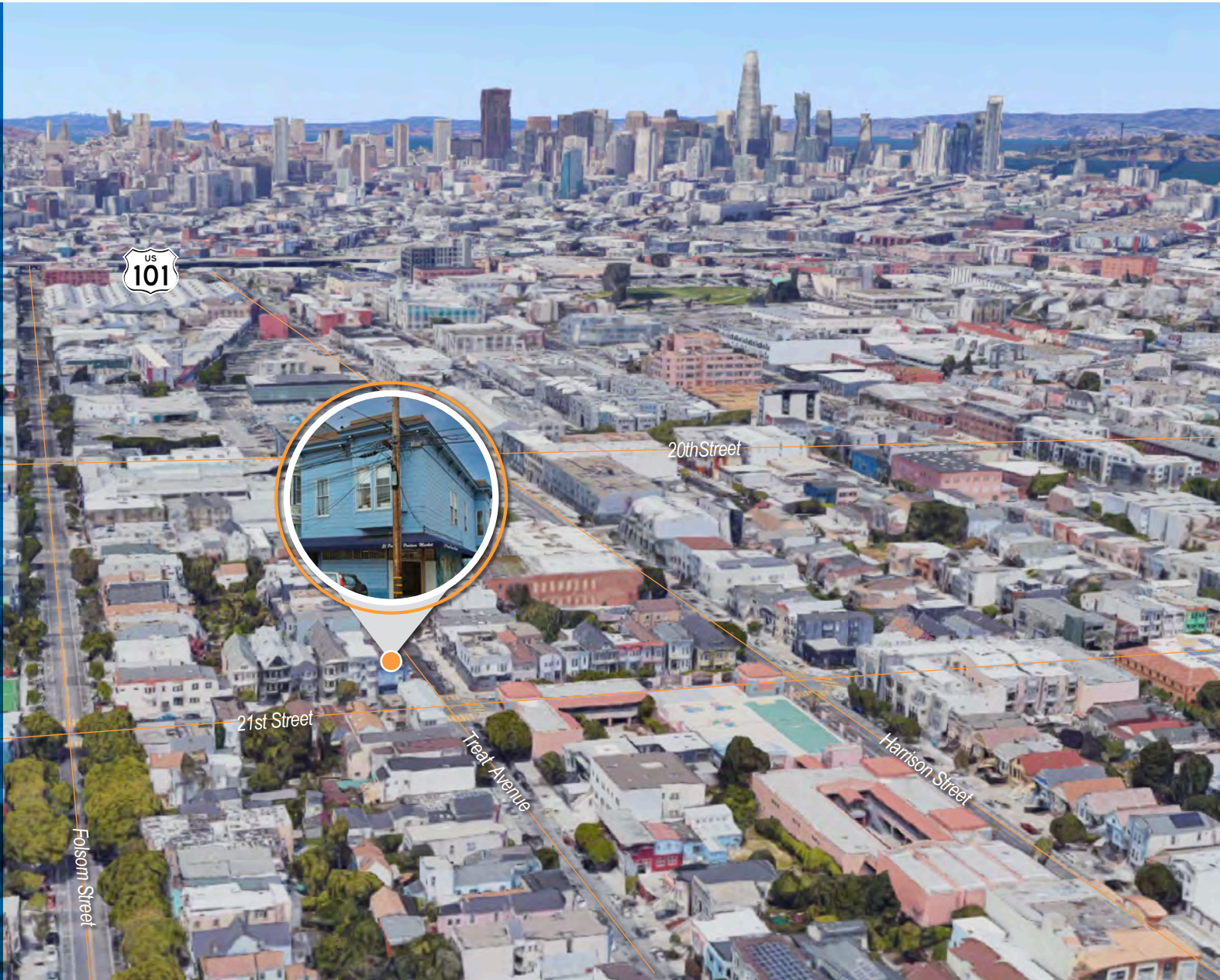
07 MIN to SOMA
16 MIN to Union Square
20 MIN to Financial District



04 MIN to 101 On-Ramp

WALK SCORE: WALKER'S PARADISE (98)

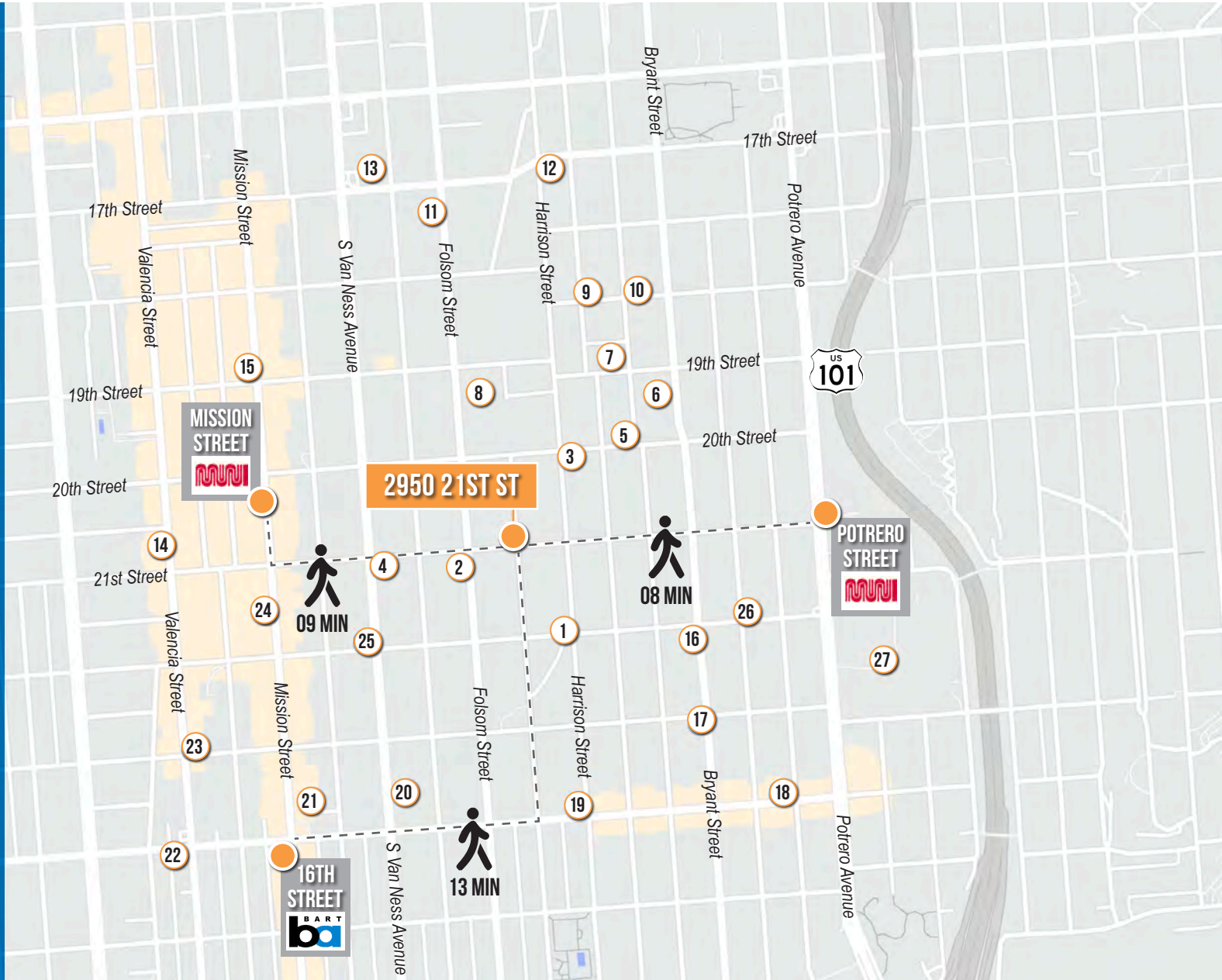
TRANSIT SCORE: EXCELLENT TRANSIT (85)



2950 21ST STREET

NEARBY AMENITIES

- 1..... Sushi Hon
- 2..... Heirloom Cafe
- 3..... Flour + Water
- 4..... Limon Rotisserie
- 5..... Trick Dog
- 6..... Central Kitchen
- 7..... Farmhouse Kitchen
- 8..... Southern Pacific Brewing
- 9..... Tartine Manufactory
- 10..... Heath Ceramics
- 11..... Stable Cafe
- 12..... Gus's Community Market
- 13..... Mission Bowling Club
- 14..... Loló
- 15..... Taqueria Cancun
- 16..... El Metate
- 17..... The Spice Jar
- 18..... Dynamo Donut & Coffee
- 19..... Humphry Slocombe
- 20..... Grocery Outlet
- 21..... Taquería El Farolito
- 22..... Papalote
- 23..... Beretta
- 24..... Alamo Draffhouse
- 25..... Urban Putt
- 26..... Mr. Pizza Man
- 27..... Zuckerberg SF General



2950 21ST STREET



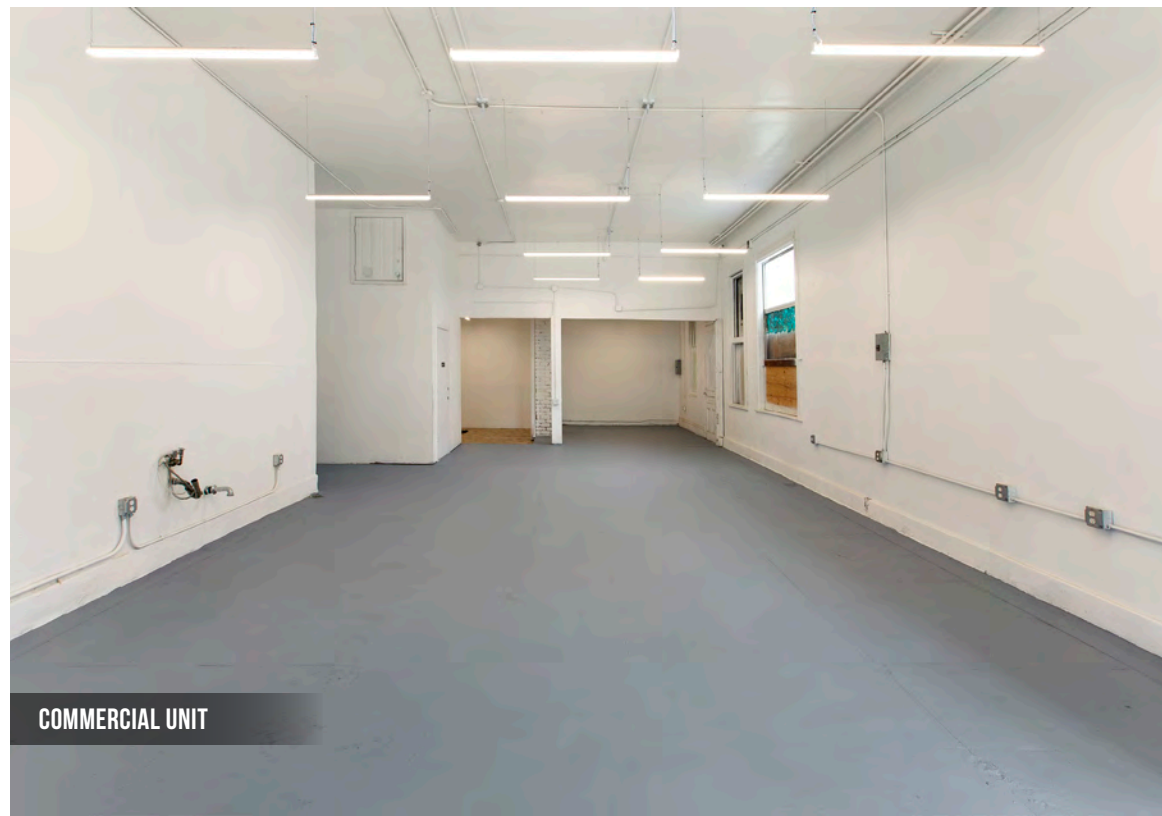
2950 21ST STREET

OFFERING TERMS

2950 21st Street is being offered for sale with an asking price of \$2,600,000. 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.



JARON ELIOPOULOS

jaron@tcpre.com
(415) 608-6336

CAMERON TU

Cameron@tcpre.com
(510) 919-8193

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

Corp. Lic. 01112906
www.tcpri.com

2950 21ST STREET



VISIT ELIPOULSGROUP.COM

 **Eliopoulos**Group

JARON ELIPOULOS
415.608.6336 | jaron@tcpri.com

CAMERON TU
510.919.8193 | cameron@tcpri.com

The information presented has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Lessee must verify the information and bears all risk for any inaccuracies.



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 2950 21st 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 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.