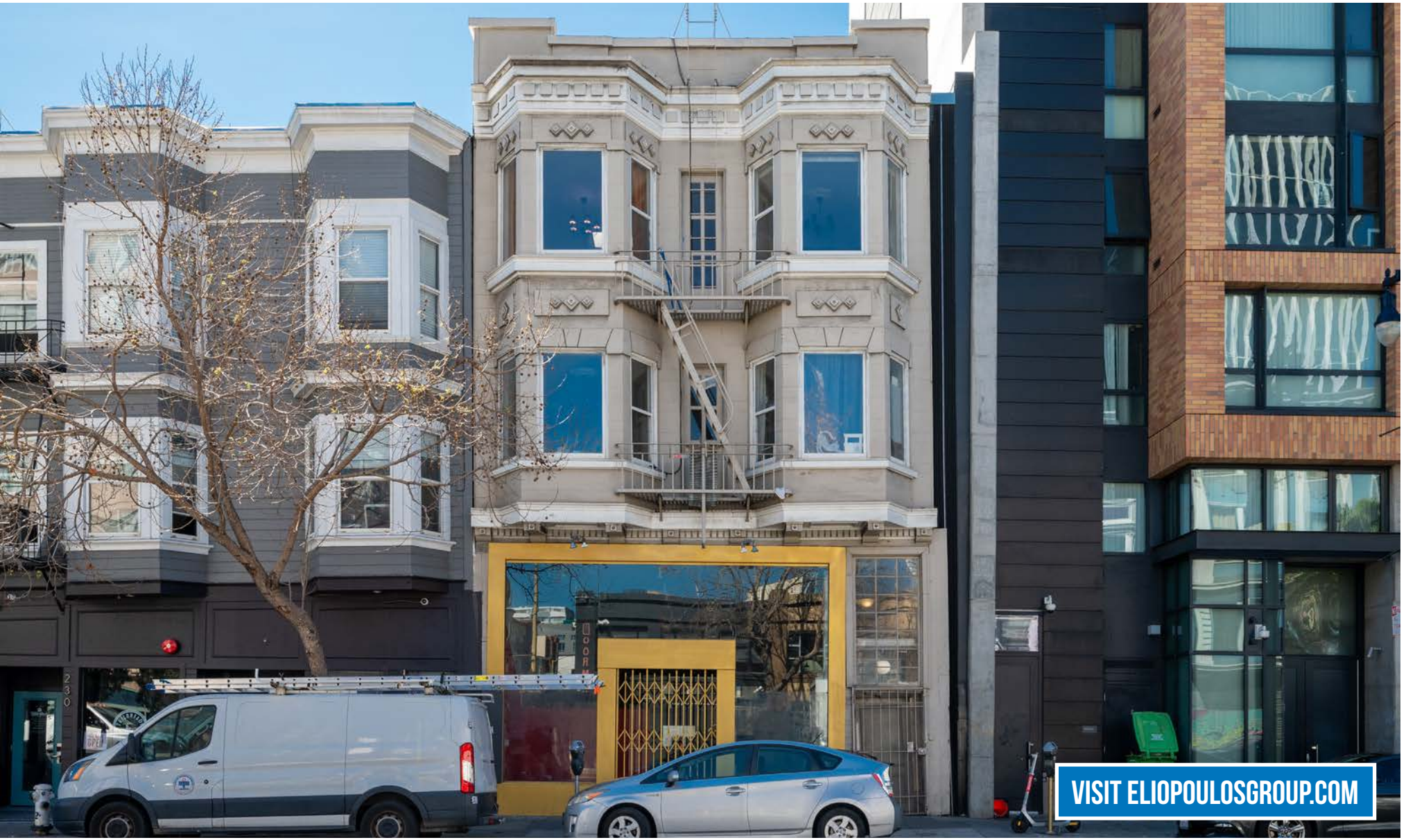


**220-224**  
**6TH STREET**

**FOR SALE | 6 UNITS MIXED-USE**  
**SOUTH OF MARKET**



[VISIT ELIOPOULOSGROUP.COM](https://www.eliopoulosgroup.com)

**TCP**  
TOUCHSTONE  
COMMERCIAL PARTNERS

 **Eliopoulos**Group

**JARON ELIOPOULOS**  
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**CAMERON TU**  
510.919.8193 | [cameron@tcpre.com](mailto:cameron@tcpre.com)



# 220-224 6TH STREET

## EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer investors the opportunity to purchase the fee simple interest in 220-224 6th Street, San Francisco, CA 94103

The subject property consists of one (1) 4bd/2ba unit, one (1) 4bd/1.5ba unit, one (1) 3bd/1.5ba unit, two (2) studio units, and one (1) ground floor commercial plus basement and mezzanine. There are four (4) secured parking spaces accessible from Harriet Street. Residential units are 100% occupied.

Located in the heart of the South of Market district, the subject property's location benefits from its close proximity to the Financial District and is in the heart of the city's tech culture. 220 6th Street has a 98 Walk Score (Walker's Paradise) and a perfect 100 Transit Score (Rider's Paradise).

## OFFERING SUMMARY

PRICE	\$2,850,000
CAP	5.98%
PRO FORMA CAP	6.31%
GRM	11.10
PRO FORMA GRM	10.65
\$/SQ. FT.	\$306
\$/UNIT	\$475,000



# 220-224 6TH STREET

## PROPERTY SUMMARY

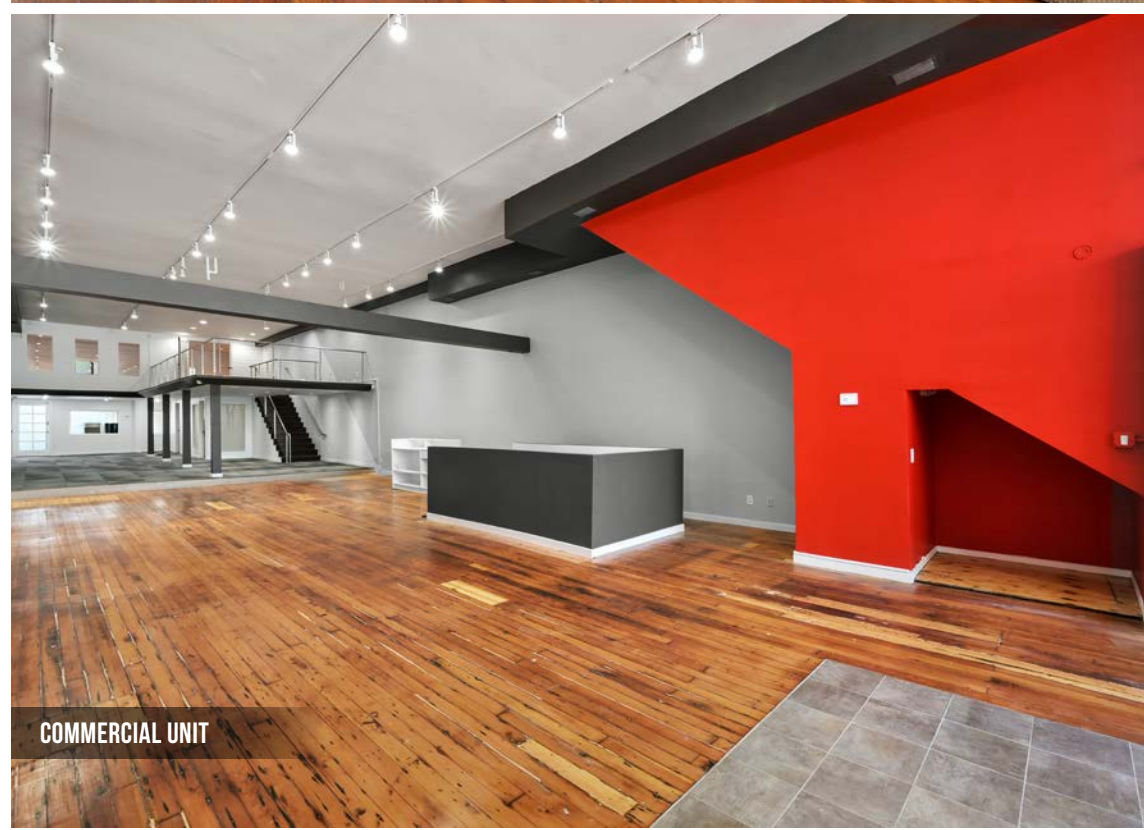
<b>ADDRESS</b>	220-224 6th Street
<b>APN</b>	3531/022
<b>YEAR BUILT</b>	1914
<b>BUILDING SIZE (SQ FT)</b>	9,325
<b>PARCEL SIZE (SQ FT)</b>	3,875
<b>UNITS</b>	6
<b>UNIT MIX</b>	(1) 4bd/2ba, (1) 4bd/1.5ba, (1) 3bd/2ba, two (2) studios, one (1) commercial
<b>PARKING</b>	Four (4) Secured Spaces

## BUILDING DESCRIPTION

<b>CONSTRUCTION</b>	Wood Frame
<b>FOUNDATION</b>	Concrete
<b>EXTERIOR WALLS</b>	Masonry / Wood Panel
<b>ELECTRICAL METERS</b>	4 Meters (25A & 25B Share Meters)
<b>GAS METERS</b>	4
<b>HEAT TYPE</b>	Individual Forced Air Heating
<b>EARTHQUAKE RETROFIT</b>	Not Required



RESIDENTIAL UNIT



COMMERCIAL UNIT



# 220-224 6TH STREET



## RESIDENTIAL UNITS



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# 220-224 6TH STREET



COMMERCIAL SPACE



4 CAR PARKING, 2X2 TANDEM

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# 220-224 6TH STREET

## FINANCIAL SUMMARY

PRICE	\$2,850,000
BUILDING SIZE	9,325
PARCEL SIZE	3,875
UNITS	6
CAP	5.98%
PRO FORMA CAP	6.31%
GRM	11.10
PRO FORMA GRM	10.65
\$/SQ. FT.	\$306
\$/UNIT	\$475,000

## ANNUALIZED OPERATING INCOME

INCOME ANALYSIS	ACTUAL	PRO FORMA	NOTES
Gross Annual Income	\$ 256,872.00	\$ 267,600.00	
Vacancy Reserve	\$ (12,843.60)	\$ (13,380.00)	5% of Gross Income
Effective Gross Income	\$ 244,028.40	\$ 254,220.00	
Gross Expenses	\$ (78,206.21)	\$ (78,715.79)	
Reimbursements	\$ 4,471.21	\$ 4,471.21	
<b>NET OPERATING INCOME</b>	<b>\$ 170,293.40</b>	<b>\$ 179,975.42</b>	

## PROJECTED ANNUAL OPERATING EXPENSES

EXPENSE ANALYSIS	ACTUAL	PRO FORMA	NOTES
New Property Taxes	\$ (33,622.53)	\$ (33,622.53)	1.1797% of purchase price
Special Assessments	\$ (3,065.08)	\$ (3,065.08)	Per SF Treasury
Insurance	\$ (5,647.00)	\$ (5,647.00)	Quote From Incline Insurance Services
Repairs & Maintenance	\$ (9,000.00)	\$ (9,000.00)	Estimated
Water & Sewage	\$ (10,497.77)	\$ (10,497.77)	Per Owner
PG&E	\$ (1,201.34)	\$ (1,201.34)	Per Owner
Trash & Recycling	\$ (971.07)	\$ (971.07)	Per Owner
Janitorial	\$ (2,000.00)	\$ (2,000.00)	Per Owner
Management	\$ (12,201.42)	\$ (12,711.00)	5% of Effective Gross Income
<b>ANNUAL GROSS EXPENSES</b>	<b>\$ (78,206.21)</b>	<b>\$ (78,715.79)</b>	
% of Gross Income	32.05%	30.96%	

\*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.

# 220-224 6TH STREET

## RENT ROLL

UNIT	UNIT TYPE	SQUARE FEET*	ACTUAL	PROFORMA	MOVE IN	NOTES
25A	Studio	508	\$1,585.00	\$1,750.00	5/8/21	
25B	Studio	463	\$1,650.00	\$1,750.00	2/12/22	
27	4bd/1.5ba	1,238	\$3,550.00	\$3,600.00	8/1/21	
220-1	3bd/1.5ba	1,108	\$3,021.00	\$3,600.00	12/10/20	
220-2	4bd/2ba	1,372	\$3,500.00	\$3,500.00	VACANT	
224	Commercial	4,183**	\$7,500.00	\$7,500.00	8/1/2022	
	Parking		\$600.00	\$600.00	VACANT	
			\$21,406.00	\$22,300.00		
			<b>\$256,872.00</b>	<b>\$267,600.00</b>		<b>Annual Rent</b>

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

\*\*Commercial unit sq. ft. includes a +/- 737 sq. ft. mezzanine and +/- 745 sq. ft. basement.

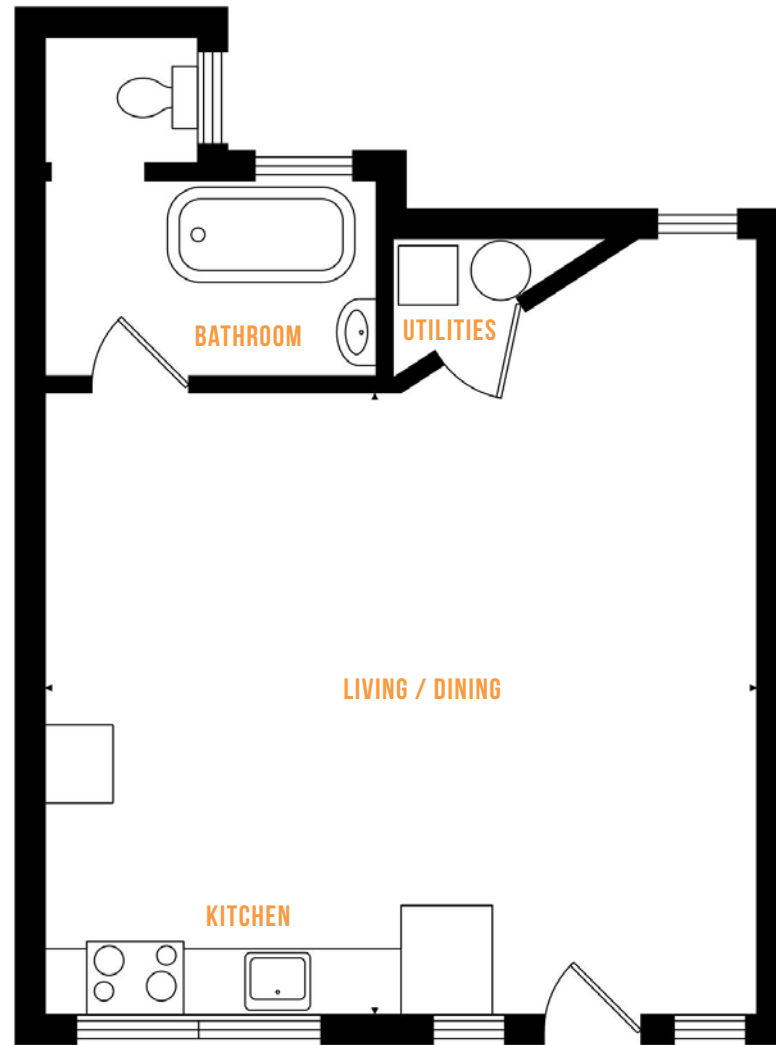
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All square footages are estimates. Buyer to verify actual square footages.

\*\*Commercial unit sq. ft. includes a +/-737 sq. ft. mezzanine and +/- 745 sq. ft. basement

# 220-224 6TH STREET

## FLOOR PLAN

Unit 25A Studio +/- 508 Square Feet

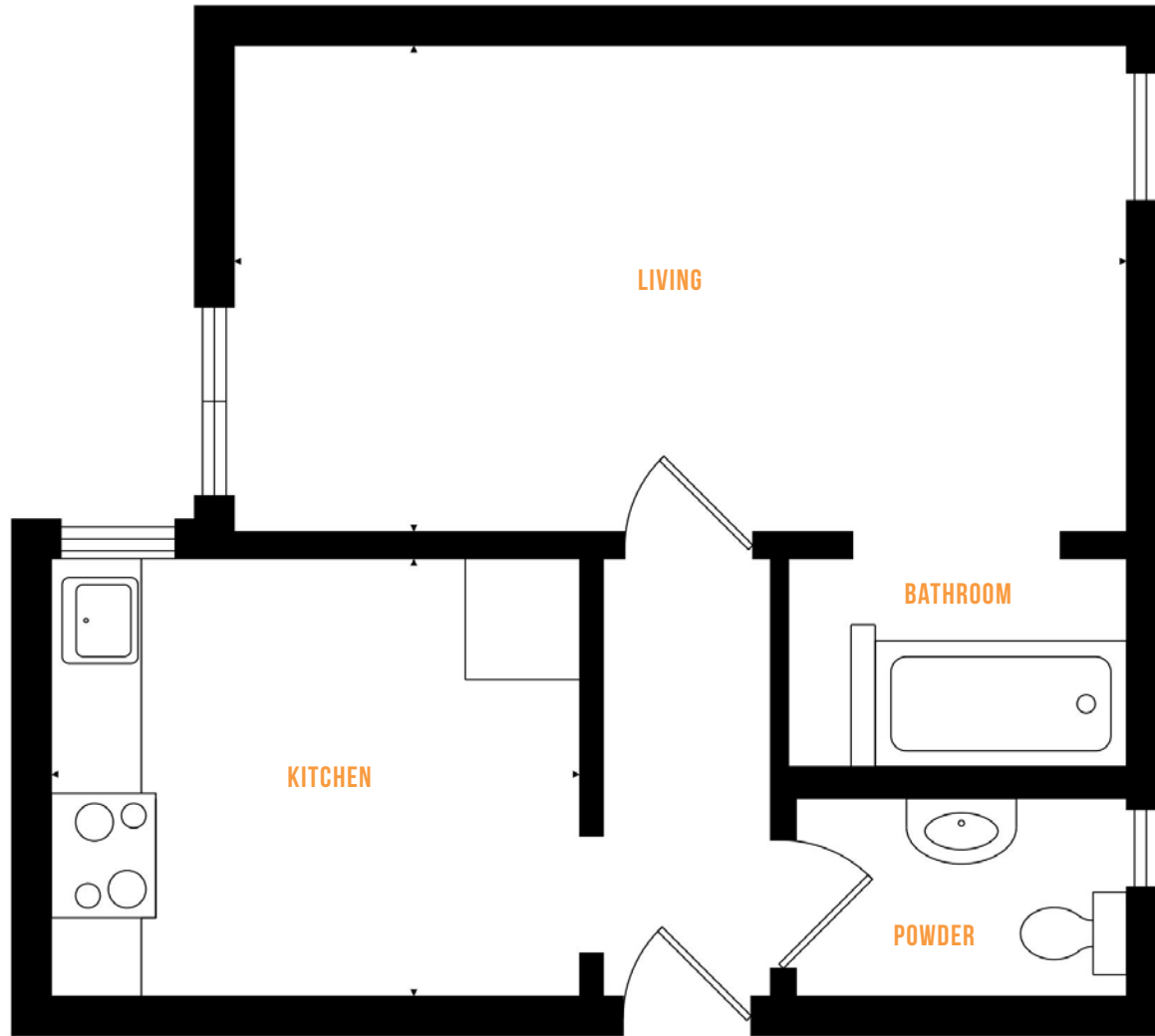




# 220-224 6TH STREET

## FLOOR PLAN

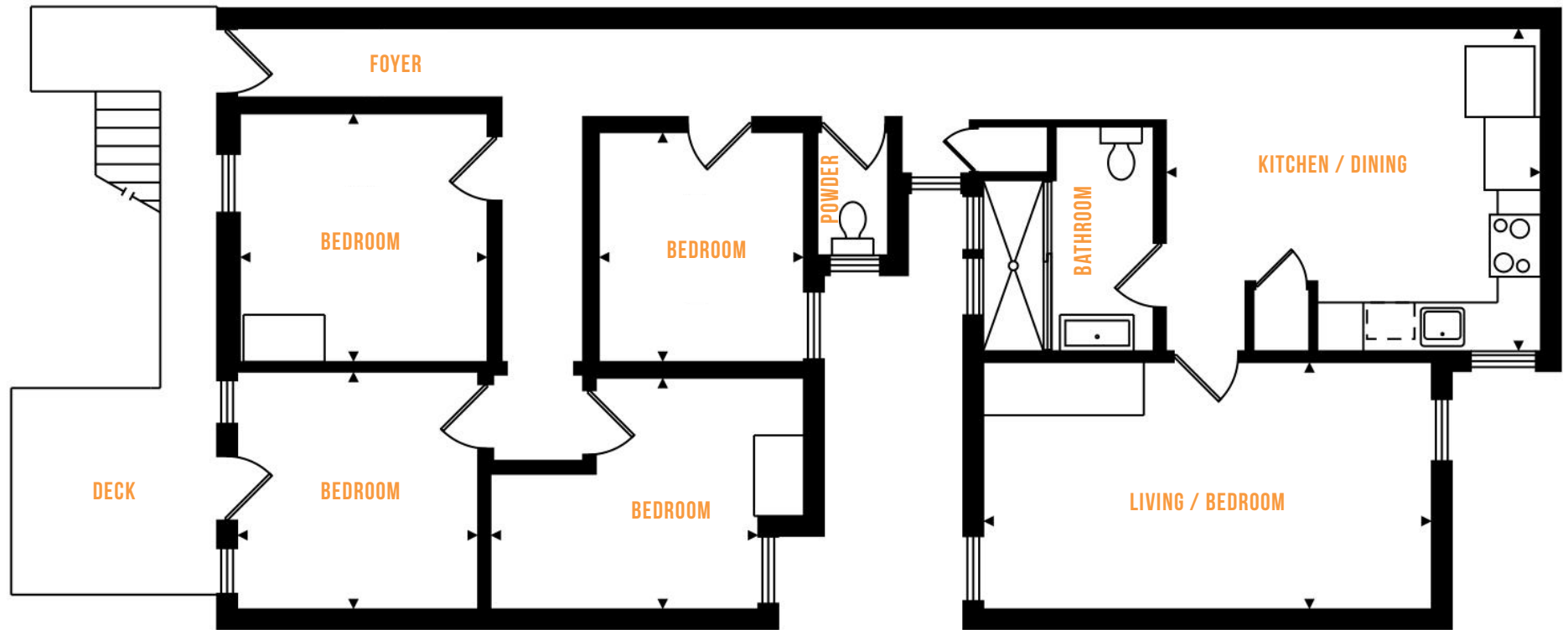
Unit 25B Studio +/- 463 Square Feet



# 220-224 6TH STREET

## FLOOR PLAN

Unit 27 4bd/1.5ba +/- 1,238 Square Feet

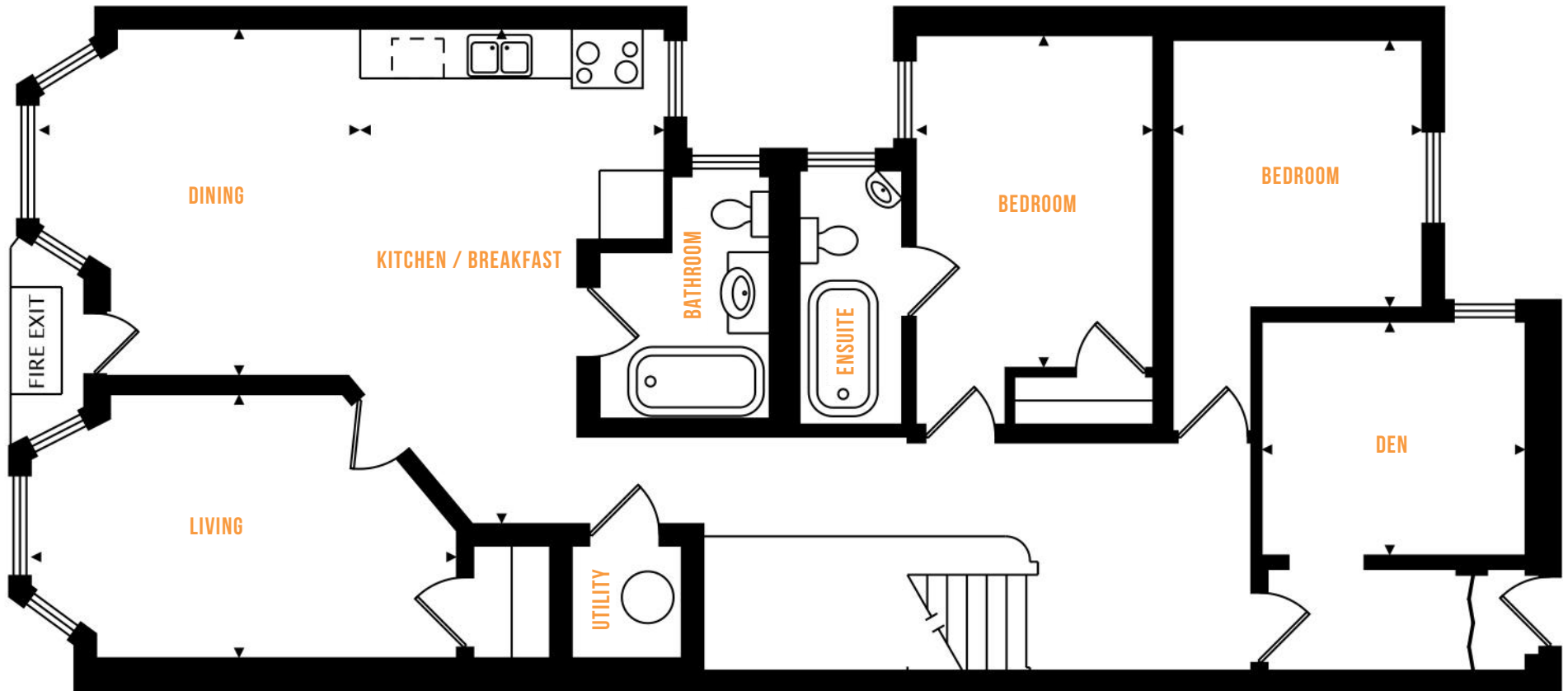




# 220-224 6TH STREET

## FLOOR PLAN

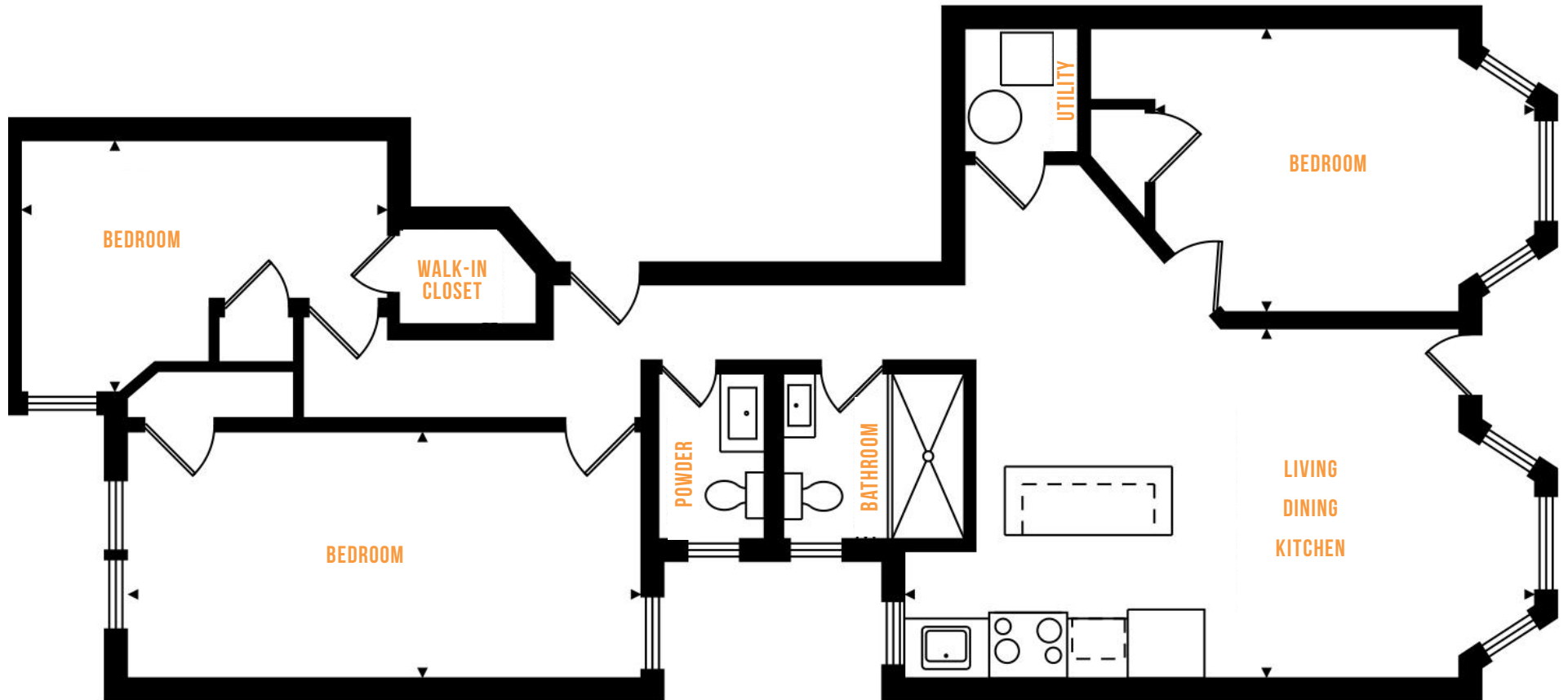
Unit 220-2 2bd/2ba +/- 1,372 Square Feet



# 220-224 6TH STREET

## FLOOR PLAN

Unit 220-1 3bd/1.5ba +/- 1,108 Square Feet

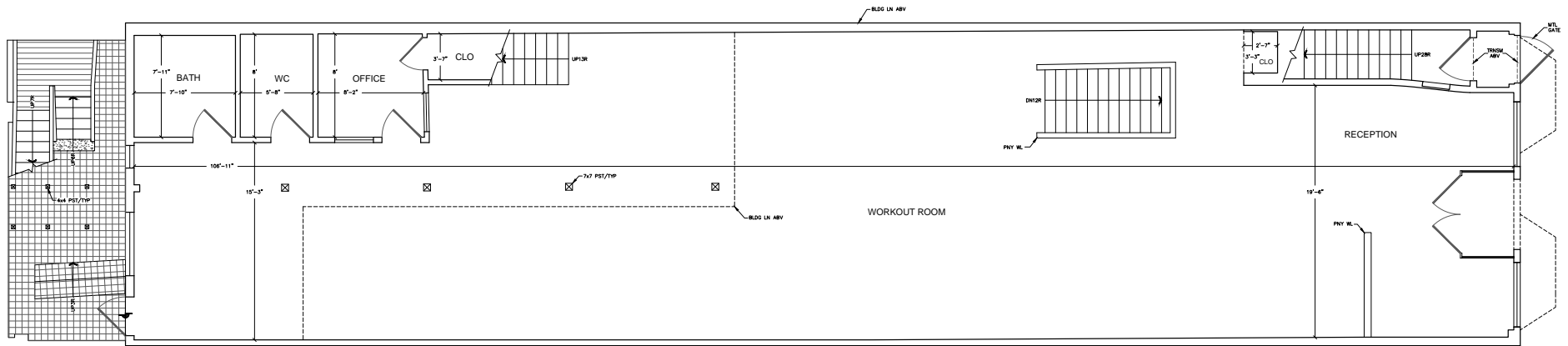




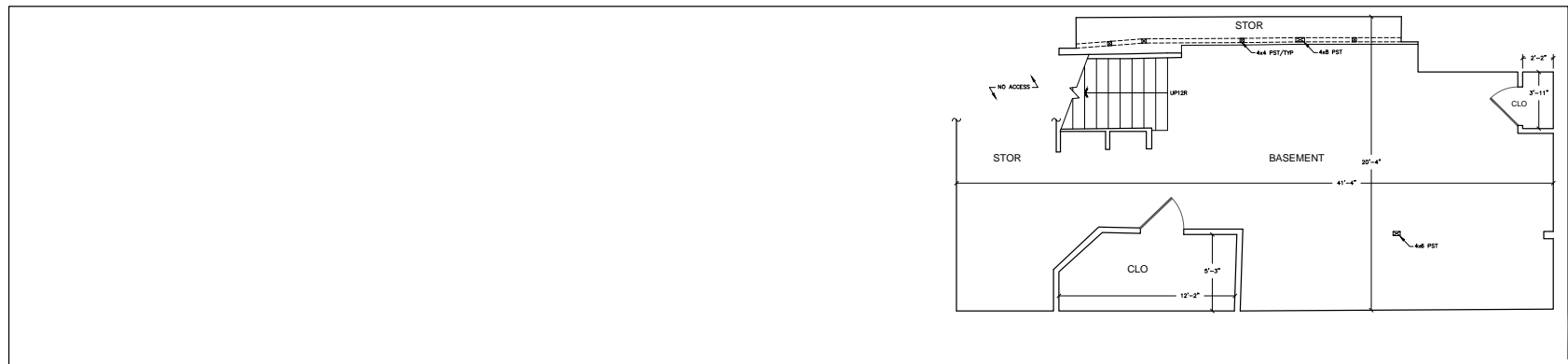
# 220-224 6TH STREET

## FLOOR PLAN

Commercial Unit +/- 4,183 Square Feet



FIRST FLOOR



BASEMENT



# 220-224 6TH STREET

## LOCATION OVERVIEW

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



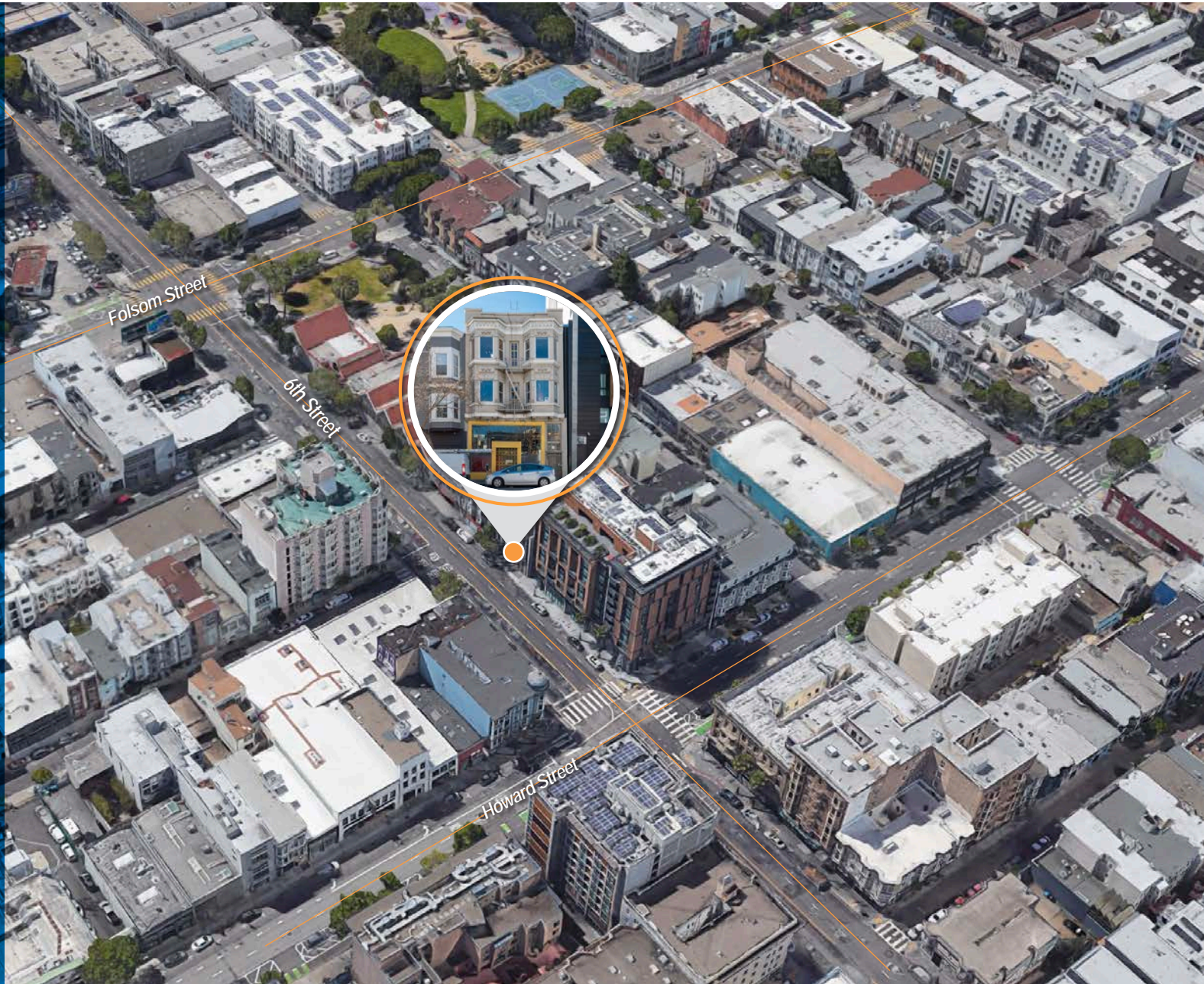
**10 MIN** to Powell St Bart  
**18 MIN** to 4th St Caltrain



**05 MIN** to Union Square  
**08 MIN** to Mission District  
**10 MIN** to Financial District



**02 MIN** to 80 On-Ramp  
**02 MIN** to 280 On-Ramp  
**05 MIN** to 101 On-Ramp

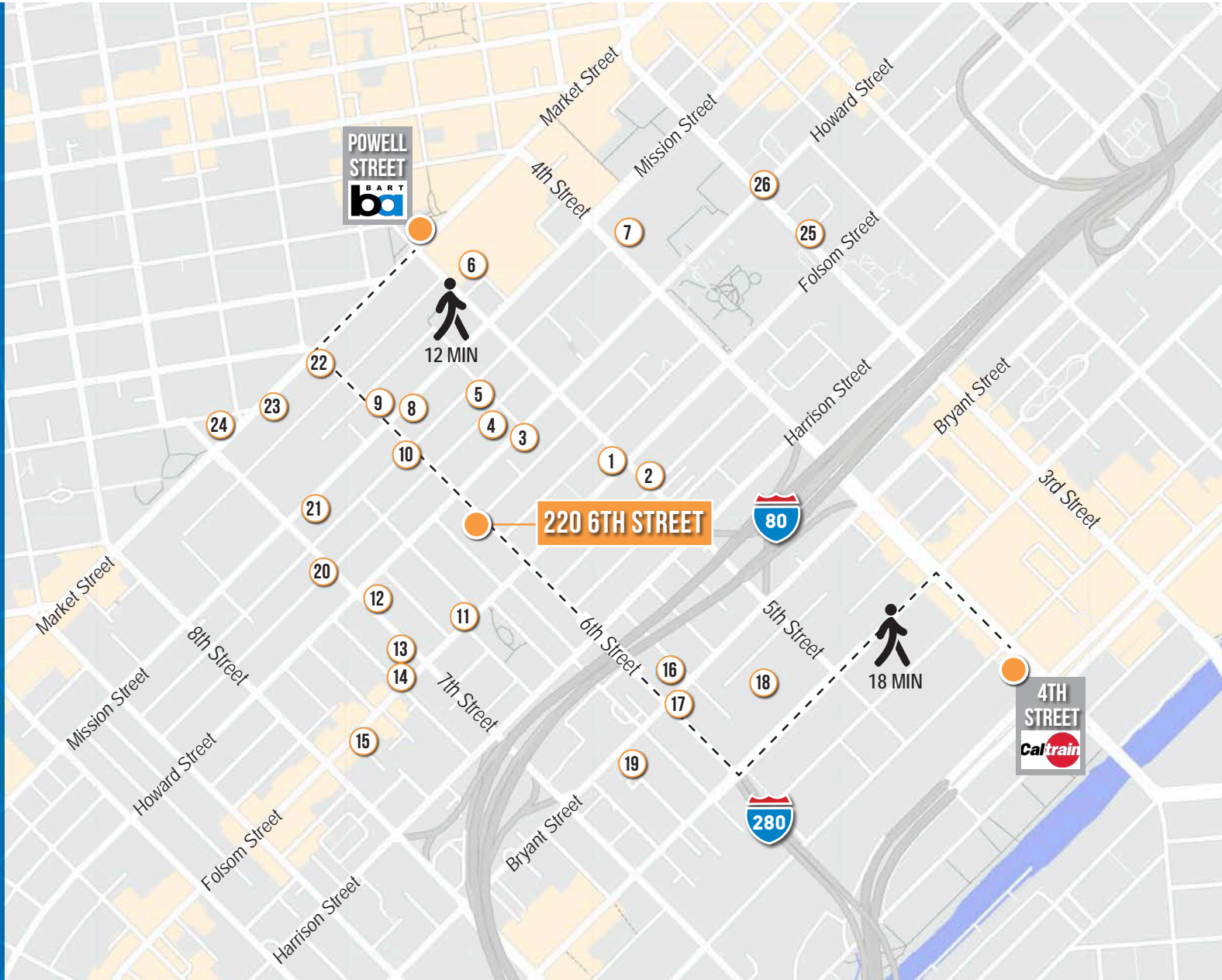




# 220-224 6TH STREET

## NEARBY AMENITIES

- 1..... Les Gourmands Bakery
- 2..... Mathilde French Bistro
- 3..... Tin
- 4..... Box Kitchen
- 5..... Off the Grid: 5th & Minna
- 6..... Westfield SF Centre
- 7..... Metreon
- 8..... Covo
- 9..... Supremo Pizza
- 10..... Frena Bakery and Café
- 11..... Deli Board
- 12..... SF Champagne Society
- 13..... Sightglass Coffee
- 14..... Terroir
- 15..... Basil Thai Restaurant
- 16..... Fritz
- 17..... Turtle Tower
- 18..... SF Flower Mart
- 19..... Golden Burma
- 20..... Caffe Moda
- 21..... Saint Frank Coffee
- 22..... Homeskillet SF
- 23..... The Flying Falafel
- 24..... Charmaine's Rooftop Lounge
- 25..... SPIN SF
- 26..... Fogo de Chao Steakhouse





# 220-224 6TH STREET



WESTFIELD SF CENTRE



CHARMAINES ROOFTOP LOUNGE



MATHILDE FRENCH BISTRO



SAINT FRANK COFFEE



SIGHT GLASS COFFEE



# 220-224 6TH STREET

## OFFERING TERMS

220-224 6th Street is being offered for sale with an asking price of \$2,850,000. 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**

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**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS

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**220-224 6TH STREET**



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 **Eliopoulos**Group

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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 220-224 6th 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.