

227-233 WHITNEY STREET

FOR SALE | ENTITLED SITE - THREE (3) UNITS + ONE (1) ADU | FAIRMOUNT DISTRICT

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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227-233 WHITNEY STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to present developers with the opportunity to purchase the fee simple interest in 227-233 Whitney Street, San Francisco, CA 94131. The opportunity delivers an approved site to build three (3) residential units, one (1) additional dwelling unit, three (3) car garage and bicycle parking.

The unit mix:

- 1: ADU (227): 2BD / 2BA
- 2: Unit 1 (229): 1BD / 1BA
- 3: Unit 2 (231): 3BD / 2BA
- 4: Unit 3 (233): 3BD / 2BA

The subject location is highly desirable for residential projects due to it's quiet location, but with quick access to charming neighborhoods such as Glen Park, West Portal, Bernal Heights and Noe Valley, to name a few.

PROPERTY SUMMARY

ADDRESS	227-233 Whitney Street, San Francisco, CA 94131
APN	0229-0233
BUILDING SIZE	+/- 4,700 Square Feet
PARCEL SIZE	+/- 3,924 Square Feet
ZONING	RH-2 - Residential - House, Two Family



OFFERING SUMMARY

PRICE	\$2,200,000
CAP	3.82%
PRO FORMA CAP	4.17%
GRM	15.60
PRO FORMA GRM	14.73
\$/SQ. FT.	\$757
\$/UNIT	\$440,000

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase a Fully Approved Site in the Neighborhood



VIEWS

Views From the Exterior of the New Structure



TIMING

Capture the Rental Market as Prices are Significantly on the Rise



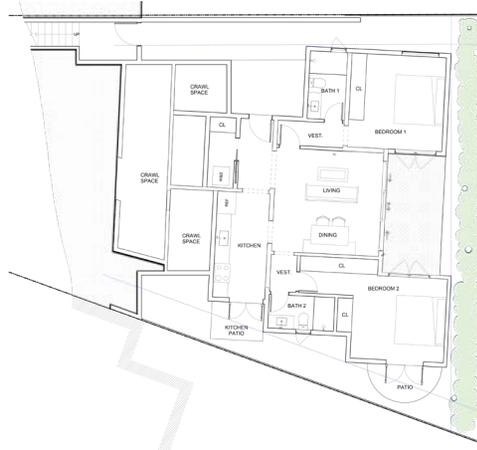
LOCATION

Coveted Location with Quick Access to Neighborhoods with Restaurants, Botiques, Fitness Studios, Grocery, etc.



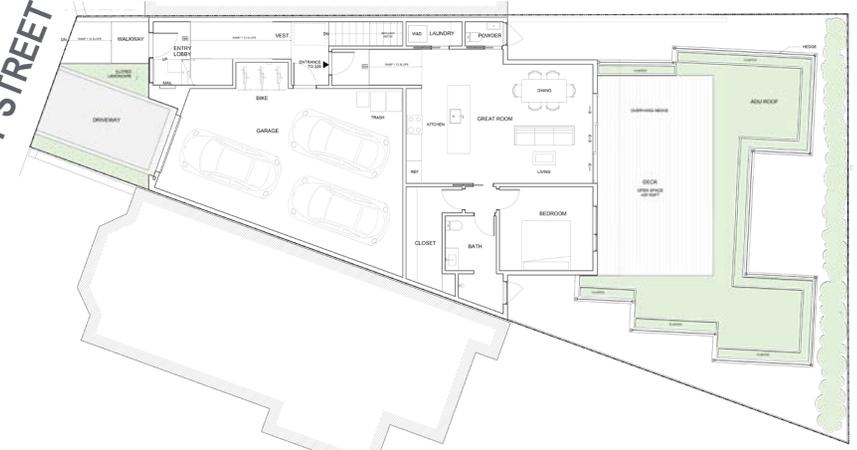
227 WHITNEY STREET

WHITNEY STREET



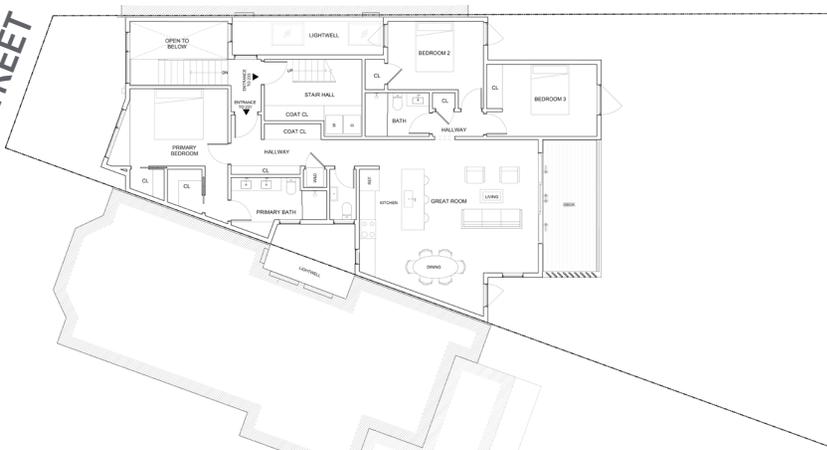
229 WHITNEY STREET

WHITNEY STREET



231 WHITNEY STREET

WHITNEY STREET



233 WHITNEY STREET

WHITNEY STREET



LOCATION OVERVIEW

Desirable Fairmount District location, walkable to nearby amenities and to surrounding neighborhoods.



08 MIN to Muni J- Line
09 MIN to Billy Goat Hill
14 MIN to Glen Park BART



06 MIN to Bernal Heights
11 MIN to Mission District
13 MIN to SOMA

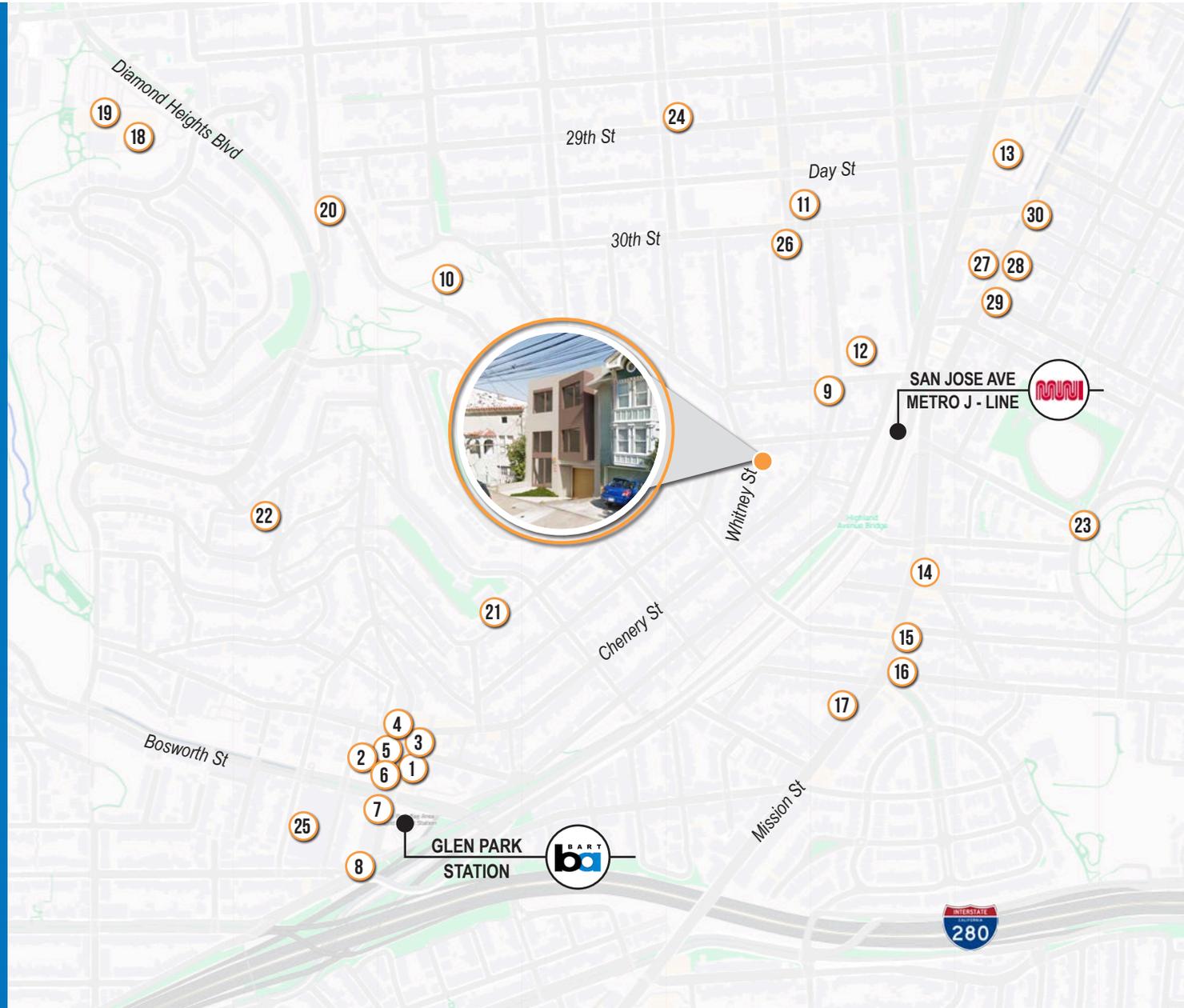


05 MIN to 280 On-Ramp
06 MIN to 101 On-Ramp
11 MIN to Bay Bridge



NEARBY AMENITIES

- 1 Canyon Market
- 2 Glen Park Station (Bar)
- 3 Higher Grounds Coffee House
- 4 Glen Park Cafe
- 5 Cuppa
- 6 Gialina
- 7 Banh Mi Viet Diamond
- 8 Cup Café
- 9 Chenery Market
- 10 Billy Goat Hill
- 11 Damansara Co.
- 12 Dolores Huerta Elementary
- 13 Safeway
- 14 Montecristo Restaurant 2
- 15 Balompié Cafe #3
- 16 St. Mary's Pub
- 17 Keiko's Coffee Shop
- 18 Safeway
- 19 Walgreens
- 20 Okojo Embroidery
- 21 Iris Willow Jewelry Studio
- 22 Fennel House
- 23 Sweets By Sevynn
- 24 Alice's
- 25 Glen Park School
- 26 La Ciccia
- 27 Mandarin House SF
- 28 Tikal Bar
- 29 World Beers
- 30 Oye Managua





ALICE'S



SAFEWAY



CANYON MARKET



ST MARY'S PUB



GLEN PARK CAFE

227-233 WHITNEY STREET



OFFERING TERMS

227-233 Whitney Street is being offered for sale with an asking price of \$#,### / \$### 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 2398 30th Avenue, San Francisco, CA 94116 (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 Jaron Eliopoulos at (415) 608-6336 or Cameron Tu (510) 919-8193.