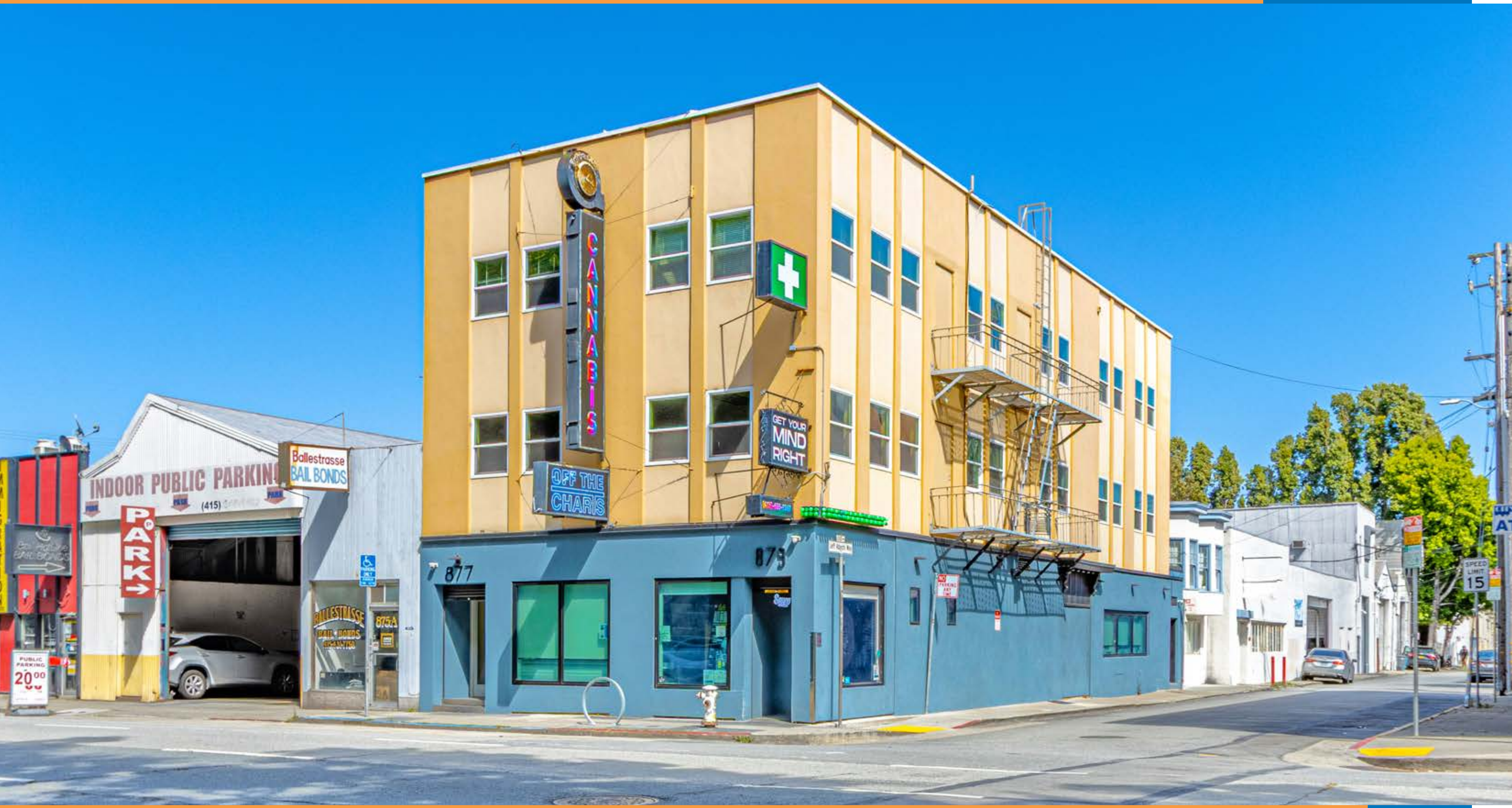
877-879 BRYANT STREET

FOR SALE | 3-STORY MIXED-USE MULTI-TENANT BUILDING | SOMA

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner-users and investors an opportunity to purchase the fee simple interest in 877-879 Bryant Street, San Francisco, CA 94103.

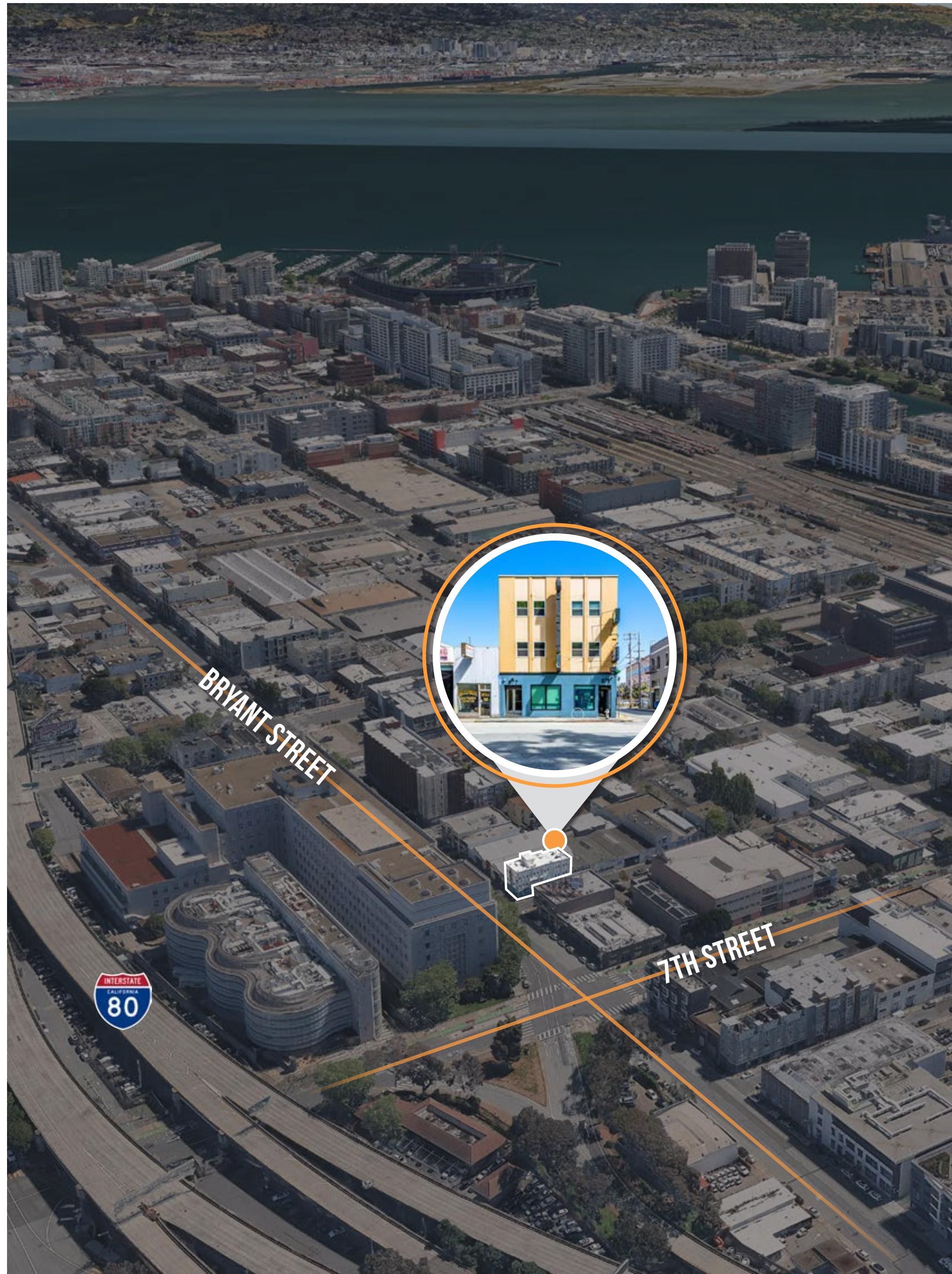
The subject property is a 3-story mixed-use multi-tenant commercial building anchored by an established cannabis retail, production and distrobution tenant occupying the ground floor, lower level, and second level suites. The property is 100% occupied. The building has been meticiluously improved and maintained by the owner.

PROPERTY SUMMARY

ADDRESS	877-879 Bryant Street, San Francisco, CA 94103
APN	3779/067
YEAR BUILT	1963
BUILDING SIZE	+/- 9,295 Square Feet
PARCEL SIZE	+/- 2,395 Square Feet

OFFERING SUMMARY

PRICE	$ 2,500,000
CAP	12.19%
PRO FORMA CAP	12.61%
$/SQ. FT.	$ 269



BUILDING FEATURES

CONSTRUCTION	Wood
FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR WALLS	Stucco / Wood
ELECTRICAL SERVICE	400A
ELECTRICAL METERING	Seperate
GAS METERS	Combined
HEAT SOURCE	Mixed
AIR CONDITIONING	Yes

INVESTMENT HIGHLIGHTS

CORNER PARCEL

Hard Corner Location at Bryant Street and Jeff Adachi Way

WELL MAINTAINED

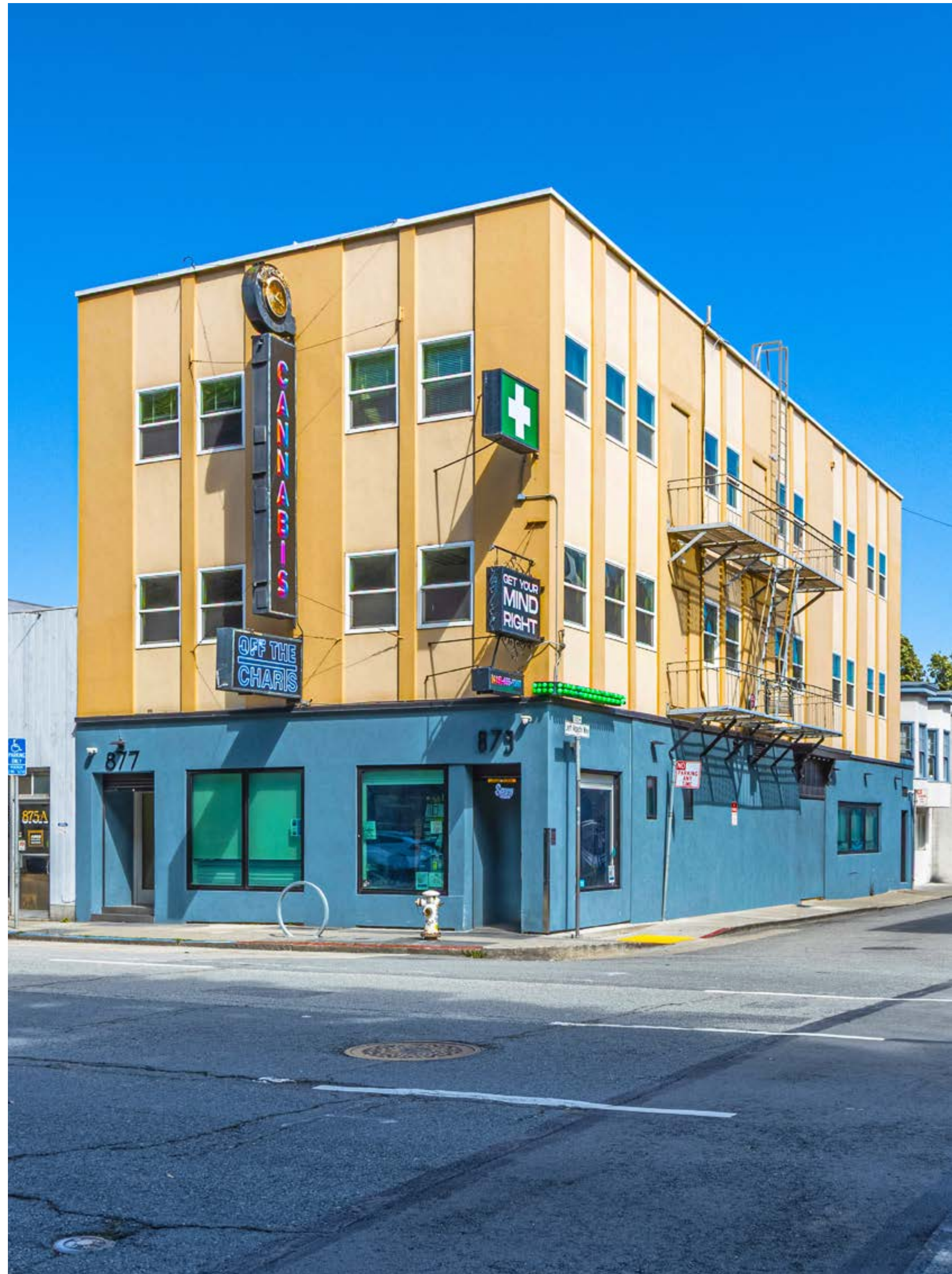
Pride of Ownership Asset Maintained by Owner (Experienced Builder)

HIGH TRAFFIC LOCATION

High Foot and Vehicle Visibility From The Hall of Justice

FULLY OCCUPIED

100% Of Units Occupied With Limited Historical Vacancy



FINANCIAL SUMMARY

PRICE	$ 2,500,000
BUILDING SIZE	9,295
PARCEL SIZE	2,395
CAP	12.19%
PRO FORMA CAP	12.61%
$/SQ. FT.	$ 269

ANNUALIZED OPERATING INCOME

INCOME ANALYSIS	ACTUAL	PRO FORMA	NOTES
GROSS ANNUAL INCOME	$ 384,744.00	$ 396,144.00	
VACANCY RESERVE	$ (13,466.04)	$ (13,865.04)	*3.5% of Gross Income*
EFFECTIVE GROSS INCOME	$ 371,277.96	$ 382,278.96	
GROSS EXPENSES	$ (87,844.07)	$ (88,504.13)	
REIMBURSEMENTS	$ 21,403.92	$ 21,403.92	*2026 Estimated Reimbursments*
NET OPERATING INCOME	**$ 304,837.81**	**$ 315,178.75**	

EXPENSES

EXPENSE ANALYSIS	ACTUAL	PRO FORMA	NOTES
NEW PROPERTY TAXES	$ (29,567.08)	$ (29,567.08)	*1.18% of Purchase Price*
SPECIAL ASSESSMENTS	$ (2,552.98)	$ (2,552.98)	*2025 Actual*
INSURANCE	$ (18,662.18)	$ (18,662.18)	*2025 Actual*
REPAIRS & MAINTENANCE	$ (5,388.95)	$ (5,388.95)	*2025 Actual*
HOUSE UTILITIES	$ (5,652.20)	$ (5,652.20)	*2025 Actual*
JANITORIAL	$ (2,604.00)	$ (2,604.00)	*2025 Actual*
ELEVATOR MAINTENANCE	$ (1,140.00)	$ (1,140.00)	*2025 Actual*
MANAGEMENT	$ (22,276.68)	$ (22,936.74)	*6% of Effective Gross Income*
ANNUAL GROSS EXPENSES	**$ (87,844.07)**	**$ (88,504.13)**	
% OF GROSS INCOME	23.66%	23.15%	

RENT ROLL

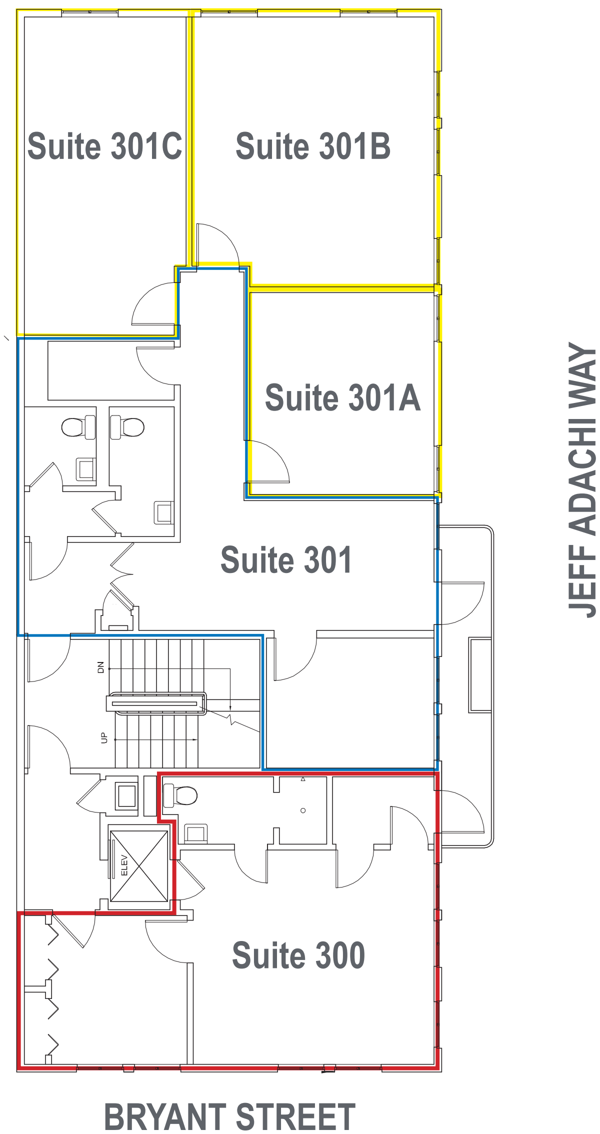
UNIT	UNIT TYPE	TENANT	SQUARE FEET	ACTUAL	PRO FORMA	EXPIRATION	NOTES
877/879/200/210/ Basement	Retail	Off The Chart Cannabis	5,862	$ 28,137.00	$ 28,137.00	07/10/2027	
877 Bryant #300	Office	Iron Law	526	$ 1,250.00	$ 2,200.00	MTM	
877 Bryant #301A	Office	Silas Geneson Attorney	684	$ 775.00	$ 775.00	MTM	
877 Bryant #301B	Office	Cheryl Rich Attorney	829	$ 1,000.00	$ 1,000.00	MTM	
877 Bryant #301C	Office	Christina Iriart Attorney	760	$ 600.00	$ 600.00	MTM	
877 Bryant #400	Storage	Bail Hot Line (Storage)	70	$ 300.00	$ 300.00	MTM	
				$ 32,062.00	$ 33,012.00		
				$ 384,744.00	**$ 396,144.00**		*Annual Rent*

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

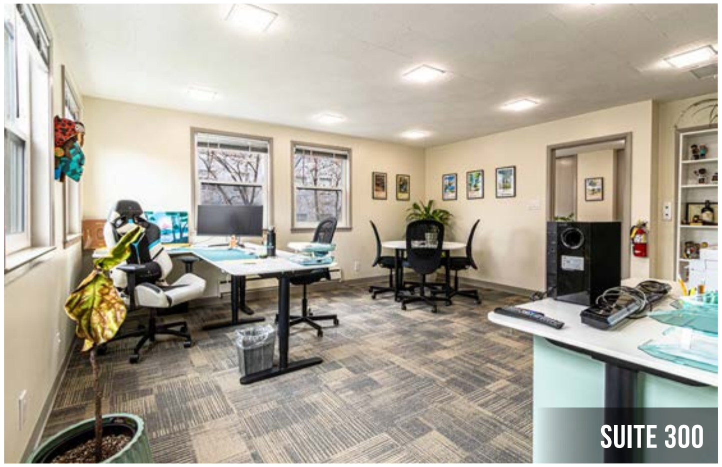
The information presented has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

877-879 BRYANT STREET

877 BRYANT STREET - THIRD FLOOR

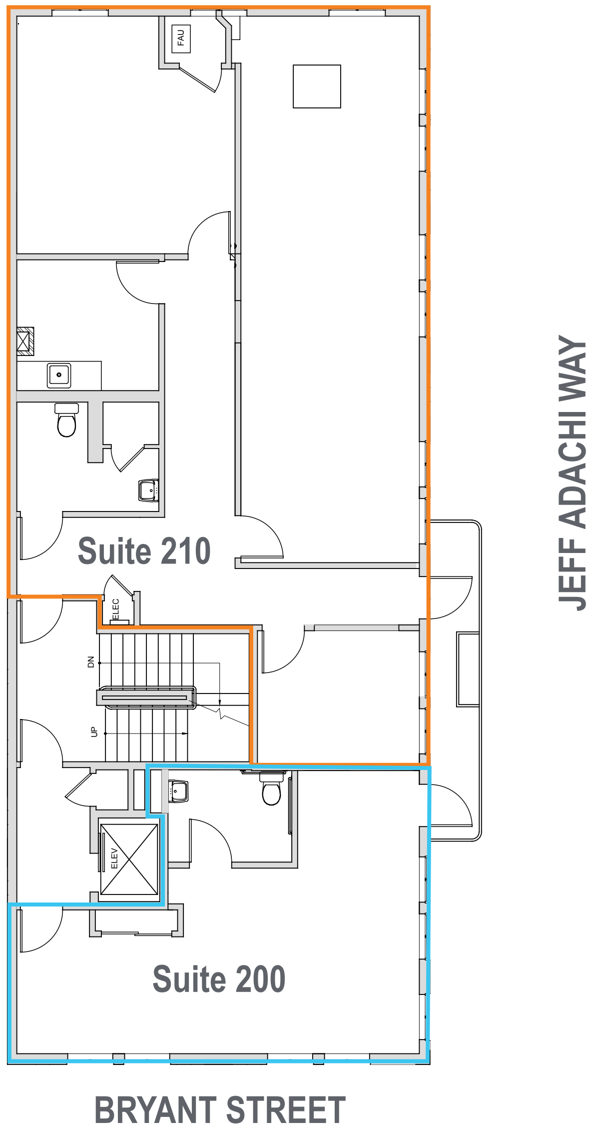


SUITE 300

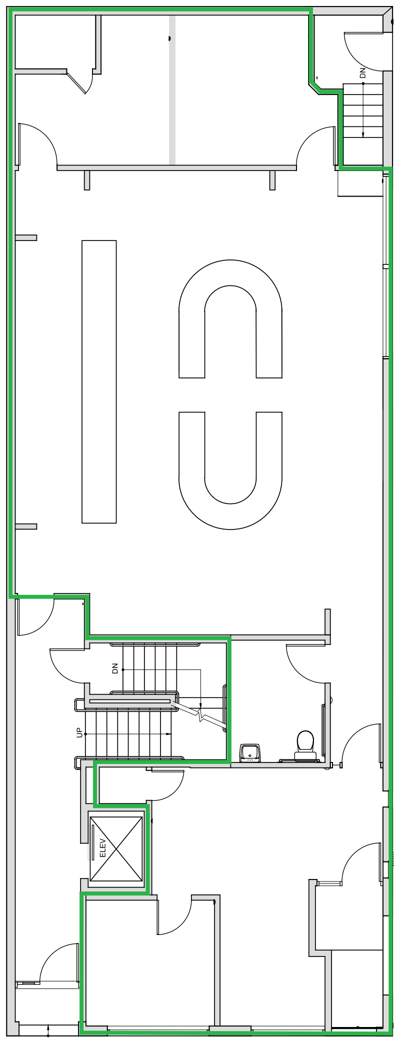

SUITE 300

SUITE 301

877 BRYANT STREET - SECOND FLOOR



879 BRYANT STREET - FIRST FLOOR

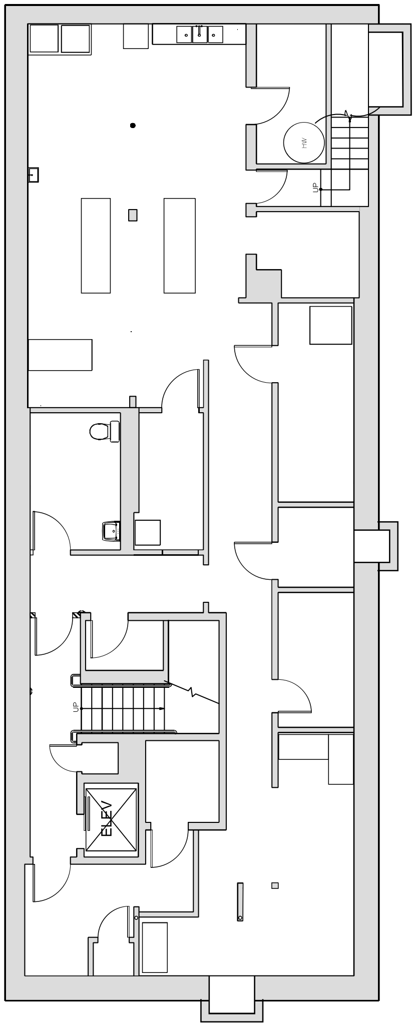


JEFF ADACHI WAY

BRYANT STREET

877-879 BRYANT STREET

879 BRYANT STREET - BASEMENT



JEFF ADACHI WAY

BRYANT STREET

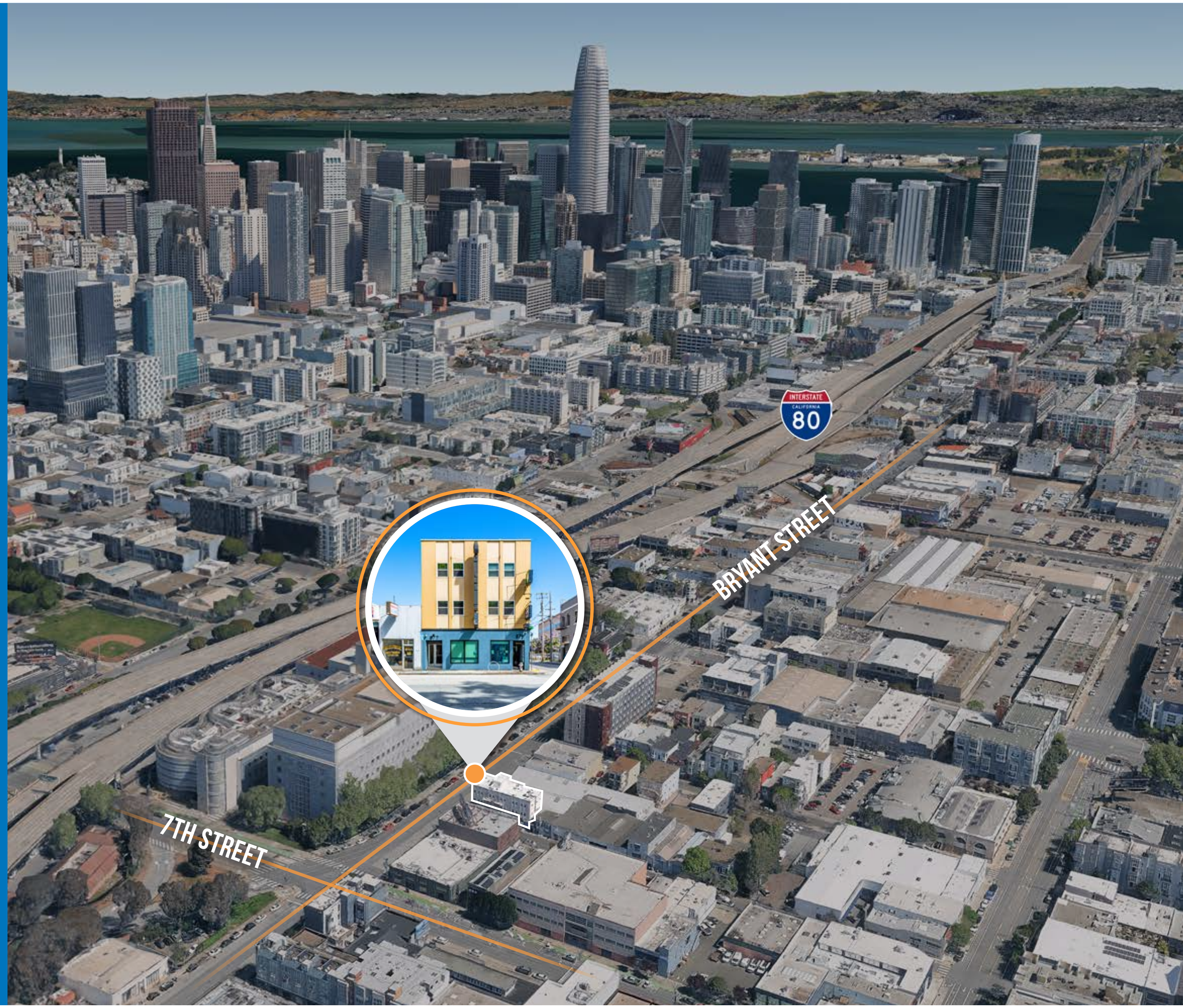
LOCATION OVERVIEW

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

12 MIN to 4th St Rail MUNI
16 MIN to SF Caltrain Station
18 MIN to Civic Center BART

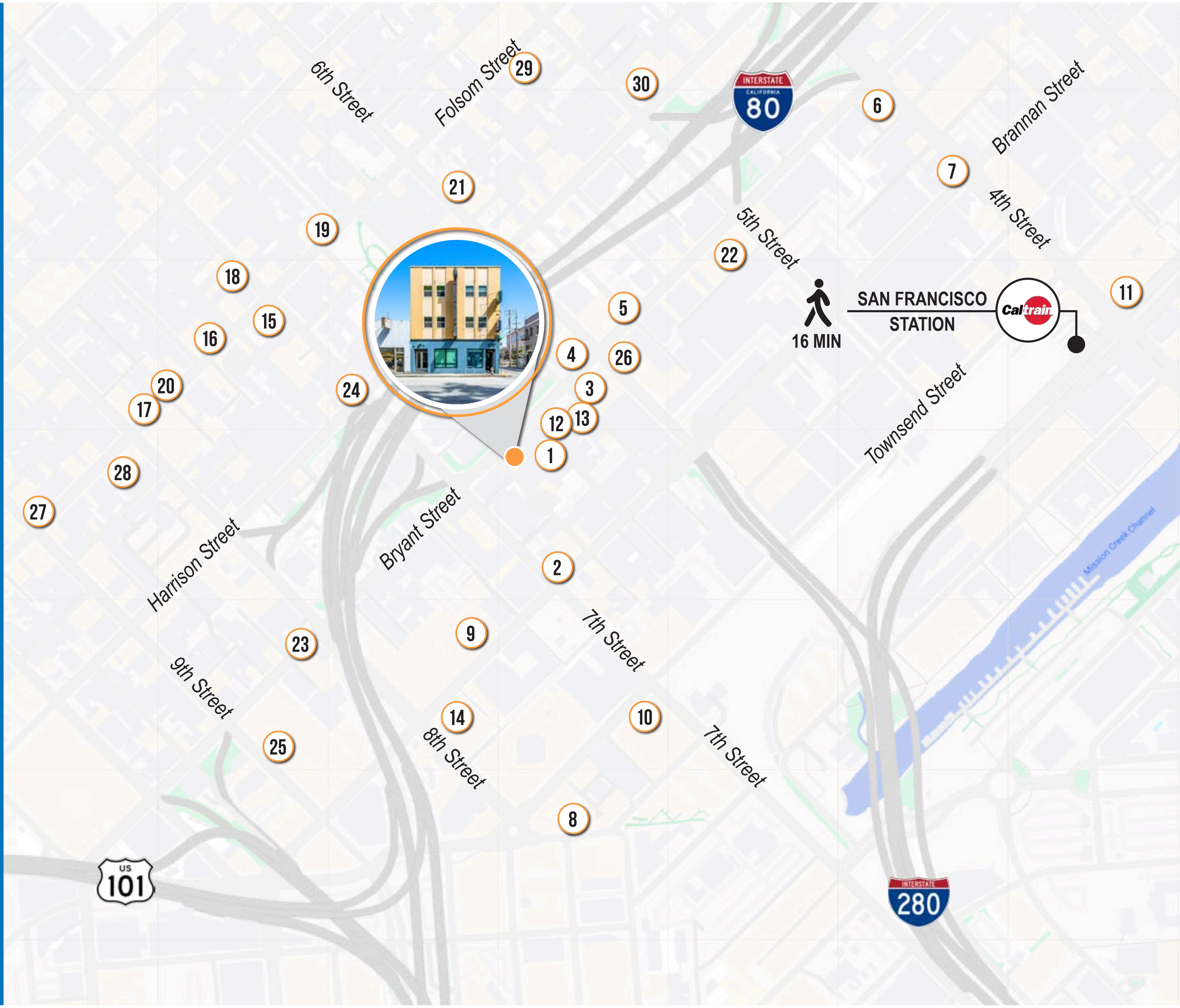
08 MIN to Mission District
09 MIN to Union Square
14 MIN to Financial District

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



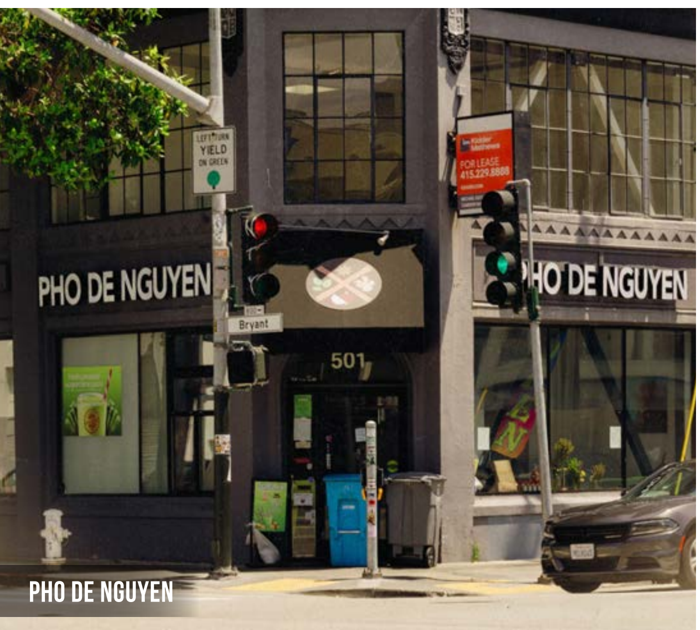
NEARBY AMENITIES

1 Dinosaurs Sandwiches
2 Mars Bar & Restaurant
3 El Norteño Taco Truck
4 Social Cafe
5 E&E Asian Kitchen
6 Thriller Social Club
7 Marlowe
8 Saap Ver Damn Good! Thai
9 Hall Of Justice
10 Adobe - San Francisco
11 Safeway
12 Kiss My Seoul
13 Question Mark Bar & Restaurant
14 Peet's Coffee
15 The Stud
16 HK Lounge Bistro
17 Cat Club
18 Sightglass Coffee
19 Deli Board
20 Bay of Burma
21 Telescope Coffee
22 Jane's Roses & Flowers
23 Henry's Hunan Restaurant
24 Yossie's Cantina
25 Trader Joe's
26 Pho de Nguyen
27 Azúcar Lounge
28 Driftwood
29 The Roll
30 All Stars Donuts

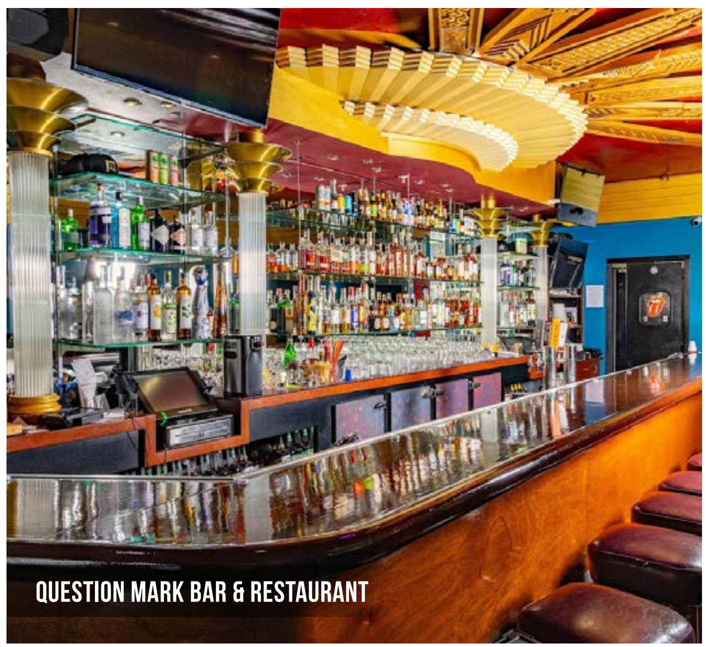


DELI BOARD

MARLOWE



PHO DE NGUYEN


QUESTION MARK BAR & RESTAURANT


SIGHTGLASS COFFEE

877-879 BRYANT STREET

OFFERING TERMS

877-879 Bryant is being offered for sale with an asking price of $ 2,500,000 / $269 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.

TCP
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CONFIDENTIAL OFFERING MEMORANDUM