154 CAPP STREET

FOR SALE | MISSION DISTRICT MULTI-TENANT INVESTMENT OPPORTUNITY

TCP TOUCHSTONE COMMERCIAL PARTNERS

ZACH HAUPERT
415.812.1219 zhaupert@tcpre.com

MICHAEL SANBERG
C 415.697.6088 msanberg@tcpre.com

154 CAPP STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer investors an opportunity to purchase the fee simple interest in 154 Capp Street, San Francisco, California, 94110.

The approximately 31,211 square foot building sits on a parcel of land which is approximately 10,497 square feet located on on Capp Street between 16th Street and 17th Street in the heart of San Francisco's highly desirable Mission District.

The full lot coverage property features a mix of office space, medical dental office, and ground floor commercial flex space with on-site parking.

The property benefits from 100% occupancy / in-place income and stable tenancy, providing an investor with secure cash flow and long-term upside. The tenant mix of SF Community Clinic Consortium, Native American Health Care, Mission Council and Oberlin Dance have occupied the three story building for 10+ years.

ADDRESS	154 Capp Street, San Francisco, CA 94110
APN	3570/039
BUILDING SIZE	3rd Floor: +/- 11,121 square feet 2nd Floor: +/- 10,000 square feet Ground Floor: 10,000 square feet **+/- 31,211 Square Feet TOTAL**
PARCEL SIZE	+/- 10,497 Square Feet

154 CAPP STREET

INVESTMENT HIGHLIGHTS

RARE OPPORTUNITY

100% Leased Asset With a Diverse Mix of Healthcare, Nonprofit, Arts, and Community Service Tenants

VALUE-ADD POTENTIAL

Opportunity to Increase Rents Over Time Through Lease Renewals, Repositioning, and Future Capital Improvements

DEMAND

The Mission District Benefits from Current and Historically Very Strong Levels of Leasing Demand

PRIDE OF OWNERSHIP

The Fully Renovated and Leased Property Has Been Well Cared for with All Building Systems in Good Working Order and Condition

LONG TERM OCCUPANCY

Current Tenant Base Has Occupied the Proerty for 10+ Years. Native American Health Care Has Occupied the Property for 26+ Years

BUILDING FRONTAGE

100 Feet of Building Frontage Along Capp Street.

LOCATION

Prominent Location in San Francisco's Mission District with Convenient Access to Major Transit Corridors, Retail Amenities, and Downtown San Francisco.

154 CAPP STREET

BUILDING DESCRIPTION

YEAR BUILT	1922
RENOVATION DATE	2002
CONSTRUCTION TYPE	Mix of Concrete and Wood Frame
ELECTRICAL SERVICE	3-Phase, 600 AMPS
ELEVATOR	One (1) ADA Compliant Elevator
FIRE SUPPRESSION	Fully Sprinklered
BUILDING ACCESS	Two (2) Drive-In Access Points w/ Curb Cuts
HVAC	Full Heating Ventilation & Air Conditioning
SEISMIC	Fully Upgraded During 2002 Renovation
HEIGHT LIMIT	40-X
ZONING	NCT

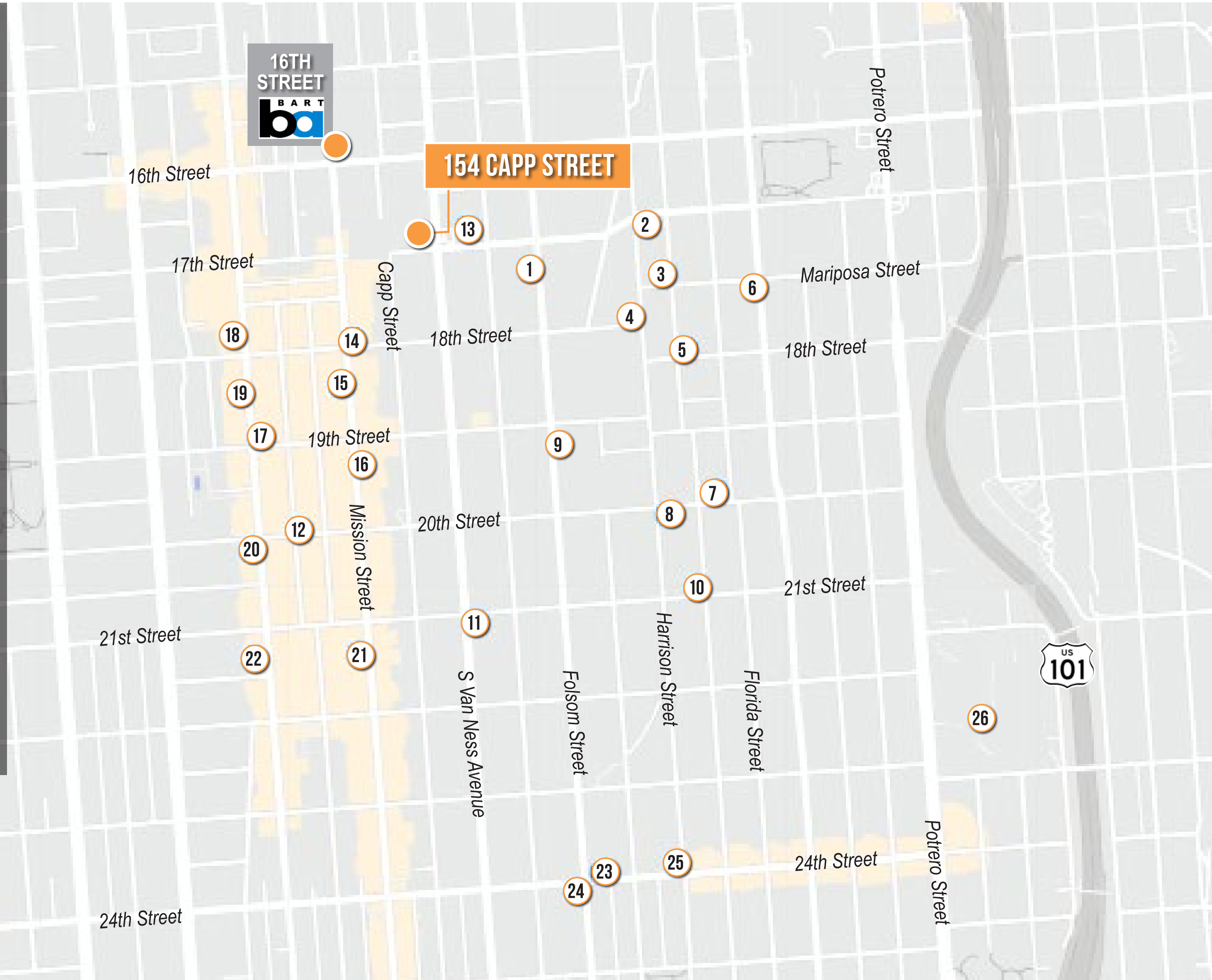
INCOME ANALYSIS

ADDRESS	TENANT	SQUARE FT.	LEASE EXPIRATION DATE	OPTION(S)	ANNUAL INCOME	$/PSF/YEAR
3rd Floor, Suite A	SFCCC	9,202	November 30, 2028	N/A	$331,272.00	$36.00
3rd Floor, Suite B	NAHC	2,009	Month to Month	N/A	$78,000.00	$38.83
2nd Floor	NAHC	10,000	Month to Month	N/A	$412,368.00	$41.24
Ground Floor, Suite A	Mission Council	6,500	April 30, 2032	1 - 5 Year Option @ FMV	$146,892.00	$22.60
Ground Floor, Suite B	Oberlin Dance Co.	3,500	Month to Month	N/A	$84,000.00	$24.00
TOTAL GROSS INCOME		**31,211**			**$1,052,532.00**	**$33.72**
OPERATING EXPENSES						
Property Taxes + Special Assesments (Pro Forma Based on Purchase Price)		1.200%			$126,000.00	$4.04
Property Insurance					$35,000.00	$1.12
Maintenance Reserve					$46,816.50	$1.50
Property Management		3.00%			$31,575.96	$1.01
TOTAL OPERATING EXPENSES					**$239,392.46**	**$7.67**
EXPENSE / CAM RECOVERY					$66,777.33	$2.14
NET OPERATING INCOME					$879,916.87	$28.19
PURCHASE PRICE					$10,500,000	$336.42
CAP RATE					8.380%	

154 CAPP STREET

NEARBY AMENITIES

1. Stable Cafe
2. Gus's Community Market
3. The Archery
4. Evergreen Garden
5. Tartine Manufactory
6. Starbucks
7. Trick Dog
8. Flour + Water
9. The Homestead
10. Bon, Nene
11. Limon Rotisserie
12. Garden Creamery
13. Mission Bowling Club
14. Grand Mission Donuts
15. Mission Chinese Food
16. Cha Cha Cha
17. Etcetera Wine Bar
18. Hawker Fare
19. Dandelion Chocolate
20. Smitten Ice Cream
21. Foreign Cinema
22. Ritual Coffee Roasters
23. Haus Coffee
24. Philz Coffee
25. Humphry Slocombe
26. Zuckerberg SF General



154 CAPP STREET

LEASED SPACE

RENTABLE SF
+/- 31,211 Square Feet

CURRENT ANNUAL RENT
Mission Council: $22.60 / SF / Year, I.G.
Oberlin Dance: $24.00 / SF / Year, I.G.
SFCCC: $36.00 / SF / Year, I.G.
NAHVC: $38.83 & $41.24 / SF / Year, I.G.

USE
Medical Office and Dance Studio

NATIVE AMERICAN HEALTH CENTER
Serving the community since 1972
a california health+ center

odc

MISSION COUNCIL
CONCILIO DE LA MISION

SFCCC
Community Clinic Consortium

154 CAPP STREET

OFFERING TERMS

154 Capp Street is being offered for sale with an asking price of $10,500,000 / $336 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
TOUCHSTONE
COMMERCIAL PARTNERS

ZACH HAUPERT DRE # 01822907
(415) 812-1219 zhaupert@tcpre.com

MICHAEL SANBERG DRE # 01930041
(415) 697-6088 msanberg@tcpre.com

CONFIDENTIAL OFFERING MEMORANDUM