



Prime San Francisco Location

2612-18 Van Ness Avenue
2620-26 Van Ness Avenue
San Francisco, CA 94109

OFFERING

2 Fourplexes
Side by Side
Separate Parcels
\$5,668,000

Contact:

Cameron D. Foster

Senior Vice President

Investment Property Consultant

Tel: 415.268.2245 Cell: 415.699.6168

cfoster@tricommercial.com

BRE: 00972394

TRI Commercial Real Estate Services

100 Pine Street, Suite 1000

San Francisco, CA 94111

Contact:

Simo Amzil

Broker / Principal

Tel: 415.315.1786 Cell: 415.845.7234

Samzil@Pinnacle-ip.com

BRE: 01195185

Pinnacle Investment Properties

One Embarcadero Center #500

San Francisco, CA 94111





Van Ness Avenue

SHOWINGS

Showing Schedule Upon Request

*Do Not Disturb Tenants

DROP BOX DOCUMENTATION, REPORTS AND DISCLOSURES PROVIDED ON REQUEST

DISCLAIMER

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt the accuracy, but we do not guarantee the accuracy or completeness. The value of this investment is dependent upon federal and state tax laws, as well as the investment income, the tax bracket and other facts which your tax advisor and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, expense and all other information contained herein. The buyer is advised to diligently read leases and review leases with their real estate attorney. TRI Commercial Real Estate Services makes no warranty on projected financial performance of the property. Buyers are to conduct their own thorough due diligence investigation. Buyers are advised to measure all residential units and/or commercial spaces prior to purchase, or as part of Buyer's due diligence and not rely on square footage provided in this offering package.



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Property Profile

Address: 2612-18 Van Ness Avenue, San Francisco, CA 94109
 2620-26 Van Ness Avenue, San Francisco, CA 94109

Major Cross Street: Union Street and Lombard

Parcel Number: 0523 014B / 0523 014D

Description: Two Fourplexes

Price Reduced: Five million, six hundred, sixty eight thousand dollars
 \$5,668,000

Unit Description: Seven - 2BR/1 BA (4 rooms)
 One - 3BR/1 BA (5 rooms)

Building Area:⁽¹⁾ ± 4,000 sq.ft. 2612-18 Van Ness Avenue
 ± 4,000 sq.ft. 2620-26 Van Ness Avenue
 ± 8,000 sq.ft.

Lot Size:⁽²⁾ ± 3,375 sq.ft. 2612-18 Van Ness Avenue
 ± 3,811 sq.ft. 2620-26 Van Ness Avenue

Year Built: 1922

Zoning: RC-3 Residential, Commercial, Medium Density

⁽¹⁾ Obtained from Metrosan Property Profile

FINANCIAL SUMMARY

Price	\$5,668,000
Gross Rent Multiplier (current)	25.9
Gross Rent Multiplier (projected)	12.0
Capitalization Rate (current)	1.8%
Capitalization Rate (projected)	6.1%
Price Per Unit	\$708,500
Price Per Sq.Ft.	\$708

PRO FORMA OPERATING SUMMARY

	<u>Combined Estimated Pro Forma Income: Current</u>	<u>Projected/Forecast</u>
Current Annualized Rent	\$218,483	\$469,200
Laundry / Estimated	\$0	\$0
Gross Scheduled Income	\$218,483	\$469,200
Vacancy (2%) Estimate	(\$4,370)	(\$9,384)
Effective Gross Income	\$214,113	\$459,816

Combined Estimated Pro Forma Expenses:

New Est. Taxes (1.17%)	\$66,315
New Insurance Est. ⁽¹⁾	\$8,500
Utilities:	
PG&E	\$5,014
Water & Sewer	\$5,632
Garbage	\$7,615
Repairs / Maintenance Pro Forma	\$7,779
Cleaning	\$1,628
Gardening	\$450
Pest Control	\$1,520
Miscellaneous/License & Fees	\$200
Property Management	\$9,000
TOTAL:	(\$113,653)

Estimated Pro Forma		
Net Operating Income (NOI):	\$100,460	\$346,163

⁽¹⁾ JSW Insurance quote /commercial policy for 8 units



RENT ROLL ANALYSIS

2612-18 Van Ness Avenue

<u>Apt +No</u>	<u>Unit Type</u>	<u>Current Monthly Rent</u>	<u>Projected Market Rent</u>	<u>Move-In Date</u>
2612	2 Br's +Liv Rm	\$2,441.24	\$4,800	3/15/2011
2614	2 Br's +Liv Rm + Din Rm	\$1,232.06	\$4,800	1/1/1993
2616	2 Br's +Liv Rm	\$2,590.41	\$4,800	4/18/2007
2618	2 Br's +Liv Rm	\$661.13	\$4,800	1/1/1972
Monthly		\$6,924.84	\$19,200	
Annual		\$83,098.08	\$230,400	

2620-26 Van Ness Avenue

<u>Apt +No</u>	<u>Unit Type</u>	<u>Current Monthly Rent</u>	<u>Projected Market Rent</u>	<u>Move-In Date</u>
2620	2 Br's +Liv Rm	\$2,187.99	\$4,800	1/1/2008
2622	3 Br's +Liv Rm	\$5,500.00 (proj.)	\$5,500	Vacant
2624	2 Br's +Liv Rm	\$2,714.43	\$4,800	6/24/2011
2626	2 Br's +Liv Rm	\$879.70	\$4,800	12/30/2004
Monthly		\$11,282.12	\$19,900	
Annual		\$135,385.44	\$238,800	

	<u>Current</u>	<u>Projected</u>
Combined Monthly	\$18,206.36	\$39,100
Combined Annual	\$218,483.52	\$469,200

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2620-2628 Van Ness Avenue
Sketch Addendum (Obtained from Appraisal)

Estimated Size* = +/- 1,016 sq.ft.

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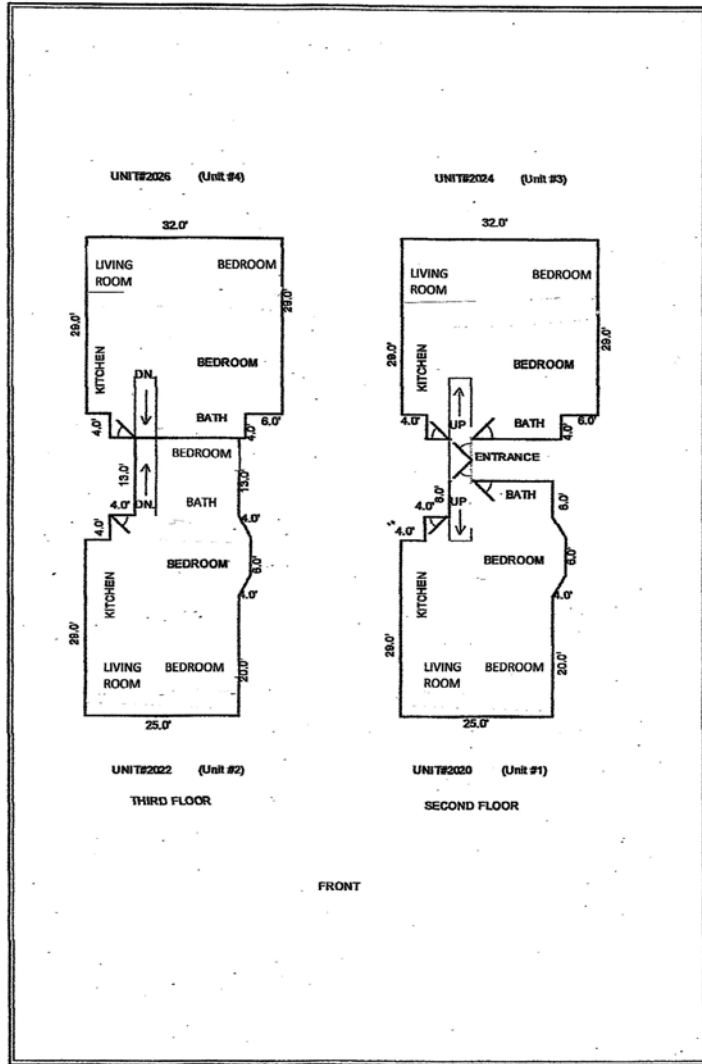
Total Garage Area +/- 1,983 sq.ft.*

*Obtained From Appraisal - Not Guaranteed

**KT APPRAISALS
SKETCH ADDENDUM**

Borrower: TOM,SUSAN P REVOC TRUST,CHOW,JOANN C
 Property Address: 2620-2628 VAN NESS AVENUE
 City: SAN FRANCISCO County: SAN FRANCISCO State: CA Zip Code: 94109
 Lender/Client: CITIMORTGAGE, INC. Address: 1000 TECHNOLOGY DRIVE, OF FALLON, MO 63368

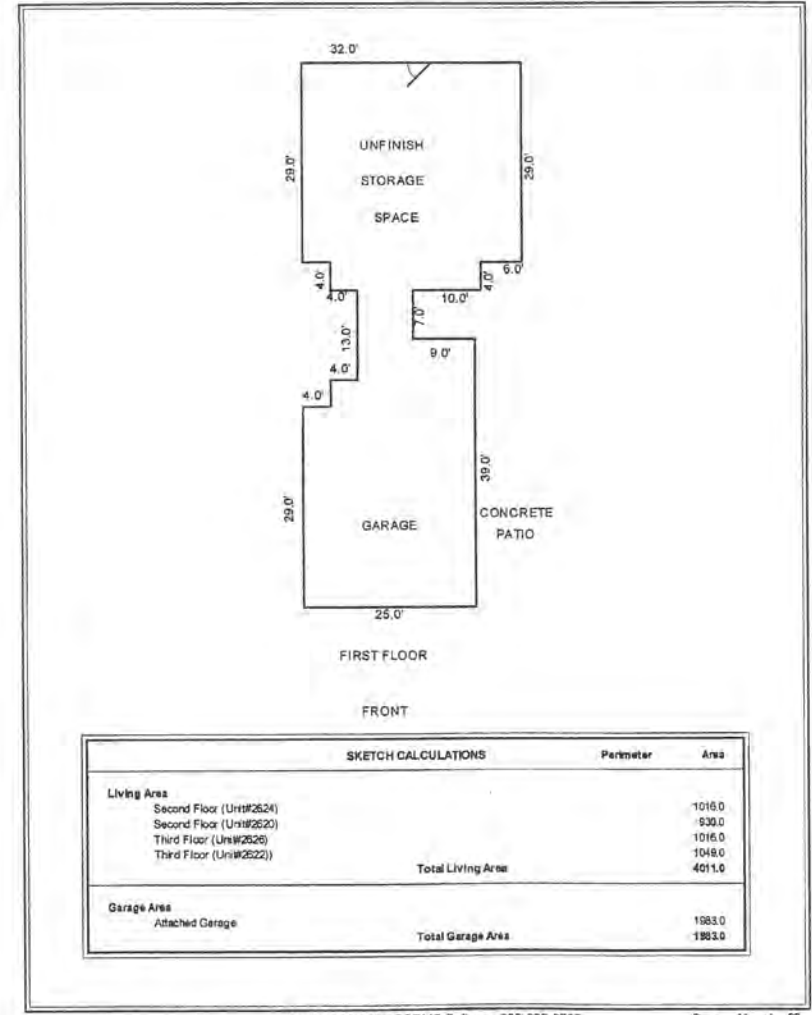
File No. PCV#1711764
Case No. 2620-26VAN NESS



**K T APPRAISALS
SKETCH ADDENDUM**

Borrower: JOANN CHOW
 Property Address: 2620-2628 VAN NESS AVENUE
 City: SAN FRANCISCO County: SAN FRANCISCO State: CA Zip Code: 94109
 Lender/Client: CITIMORTGAGE, INC. Address: 1000 TECHNOLOGY DRIVE, OF FALLON, MO 63368

File No. PCV#1711764
Case No. 2620-26VAN NESS



Estimated Size* = +/- 1,049 sq.ft.

Estimated Size* = +/- 930 sq.ft.

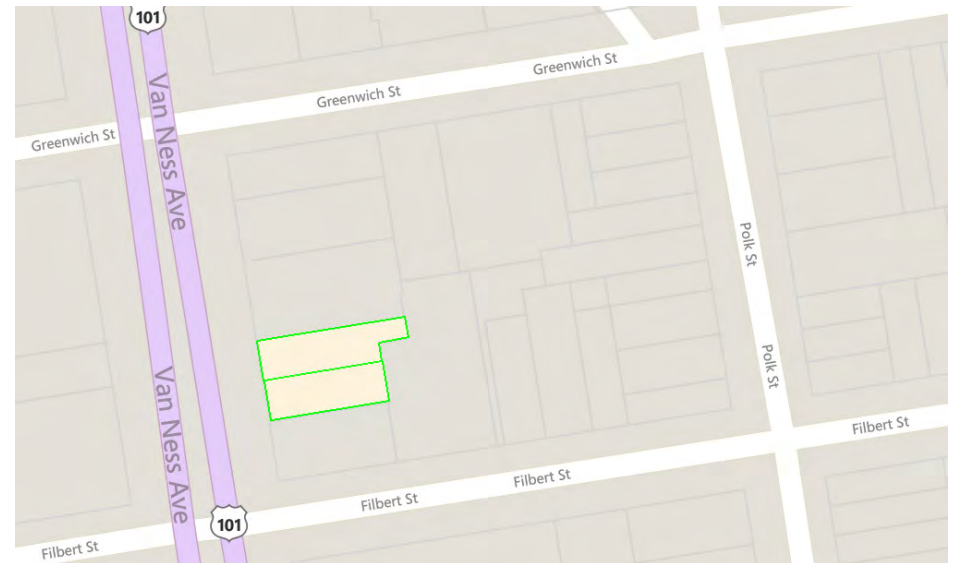
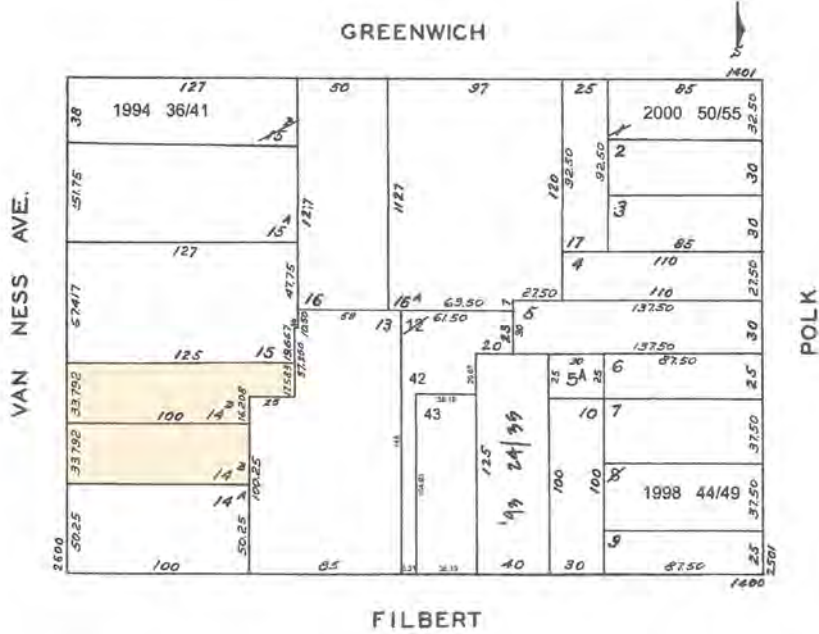
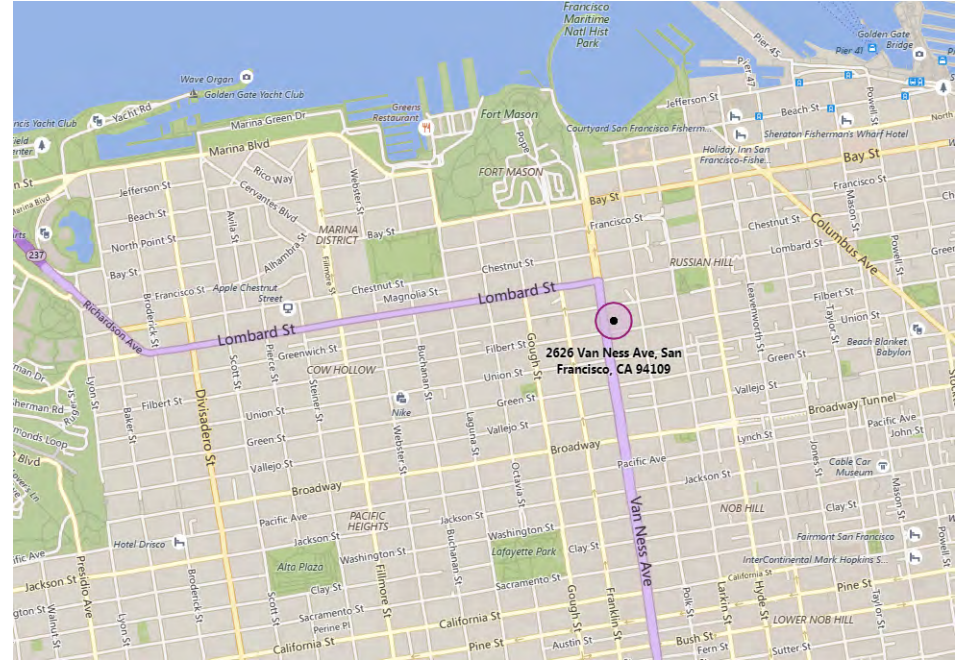
2612-2618 Van Ness Avenue - (Mirror Image of Floor Plan Shown Above)

Parking/Each Building: 1 single garage and 1 tandem garage - total 3 spaces each building

**The sizes are estimated from a property appraisal and not guaranteed. Buyer to independently measure.*



Van Ness Avenue



2612-18 Van Ness Avenue & 2620-26 Van Ness Avenue, San Francisco, CA 94109



Van Ness Avenue

Interior Photos - Unit 2612
4 Rooms



FEATURES:

Abundant Closets

- Walk-in/bedrooms
- Walk-in/hall
- Pantry/hall, kitchen

Large Kitchen

- Gas stove, dishwasher, disposal
- Granite countertops
- Back door to breezeway lightwell

Floors

- Hardwood

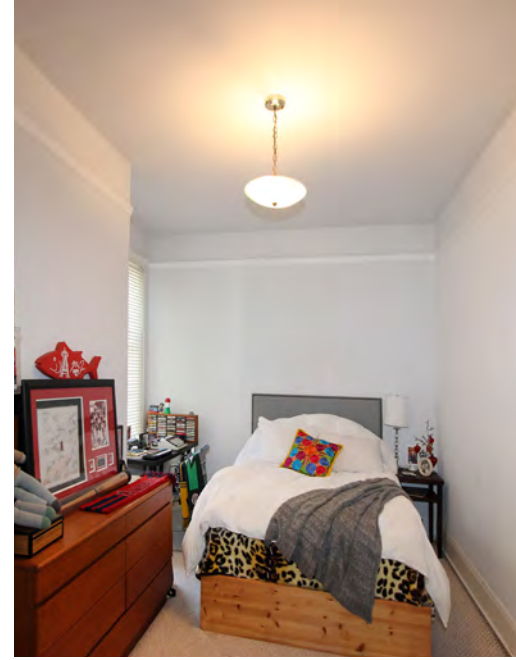
Heating

- Electric



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2612-18 Van Ness Avenue & 2620-26 Van Ness Avenue, San Francisco, CA 94109



FEATURES:

Abundant Closets

- Walk-in/bedrooms
- Walk-in/hall
- Pantry/hall, new kitchen

Large Kitchen

- Gas stove, dishwasher, disposal
- Back door to breezeway lightwell

Floors

- Wood/laminate

Heating

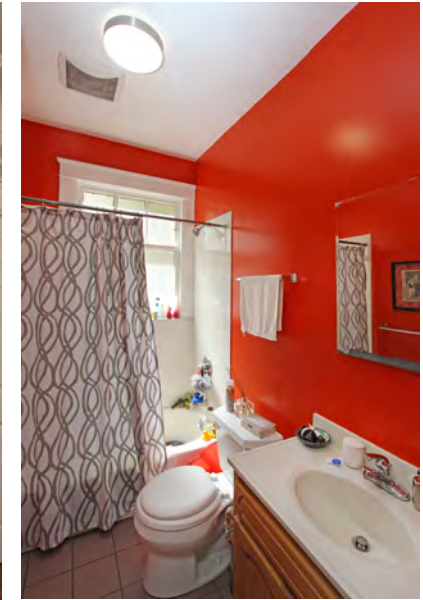
- Electric

Yard

- Has a private patio/yard



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FEATURES:

Abundant Closets

- Walk-in/bedrooms
- Walk-in/hall
- Pantry/hall, new kitchen

Large Kitchen

- Gas stove, disposal
- Granite counters
- Back door to breezeway lightwell

Floors

- Hardwood

Heating

- Electric

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2612-18 Van Ness Avenue & 2620-26 Van Ness Avenue, San Francisco, CA 94109



Interior Photos - Unit 2622
5 Rooms



FEATURES:

Abundant Closets

- Walk-in/bedrooms
- Walk-in/hall

Large Kitchen

- Gas stove, dishwasher, disposal
- Granite counters
- Back door to breezeway lightwell

Floors

- Hardwood and carpet

Heating

- Electric

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2612-18 Van Ness Avenue & 2620-26 Van Ness Avenue, San Francisco, CA 94109



Van Ness Avenue

Interior Photos - Unit 2624
4 Rooms



FEATURES:

Abundant Closets

- Walk-in/bedrooms
- Walk-in/hall
- Pantry/hall, new kitchen

Large Kitchen

- Gas stove, disposal
- Back door to breezeway lightwell

Floors

- Hardwood

Heating

- Electric

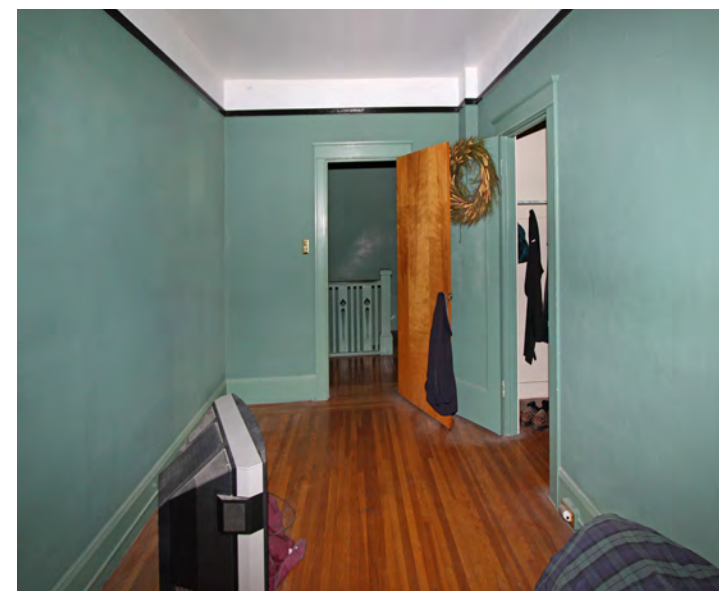
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2612-18 Van Ness Avenue & 2620-26 Van Ness Avenue, San Francisco, CA 94109



Van Ness Avenue

Interior Photos - Unit 2626
4 Rooms



FEATURES:

Abundant Closets

- Walk-in/bedrooms
- Walk-in/hall

Large Kitchen

- Gas stove
- Back door to breezeway lightwell

Floors

- Hardwood

Heating

- Electric

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Storage & Garage & Utilities
Bldg. 2612-2618 Van Ness
Mirror Image for Other Bldg.



FEATURES:

- Gas meters
- Electric meters
- Water heaters
- Huge unfinished storage rooms and bathroom, each building, with exit /entrance from car garages, rear yard & courtyard
- Parking/Each Building: 1 single garage and 1 tandem garage ~ total 3 spaces each building.



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Cameron Foster

Senior Vice President / Investment Consultant



100 Pine St. Ste 1000
San Francisco, CA 94111

T 415.268.2245
C 415.699.6168
cfoster@tricommercial.com
BRE LIC #00972394

Specialization

Cameron specializes in the evaluation, sale, purchase and tax-deferred exchange of apartment and commercial buildings in the Bay Area, with focus on San Mateo, Santa Clara and San Francisco Counties.

Cameron takes great pride in his community involvement, exemplified by his eight-year role on the Board of Directors for the Human Investment Project, Inc. (HIP Housing) a private, non-profit agency. Cameron has also consulted HIP on the acquisition of apartment buildings for the purpose of providing temporary shelter for the disadvantaged.

Cameron understands the intricacies and variables in commercial real estate investment because of his extensive experience as a successful agent and as an owner of several multi-family, retail, mixed-use, commercial and office properties.

In his role as owner/investor, Cameron serves as managing partner and asset manager on behalf of the partnerships. This first-hand experience markedly strengthens his value-added consultation and advisory services for buyers and sellers, including property selection and financial analysis, acquisition, financing and asset management.

Professional Background

Cameron has consistently achieved Top Producer status over the past 25 years at TRI Commercial and previously at Coldwell Banker Commercial where he earned "Rookie of the Year" in his first year. Much of his success in commercial real estate comes from the strong, long-term relationships he strives to build with both clients and colleagues.

Significant Transactions

Cameron has completed transactions valued at more than \$350 million in Multi-family, Office, General Commercial, Light Industrial (User and Investment), NNN Retail in California and out of state, Mixed-Use properties and Land.

Education

Bachelor of Arts, University of California, Berkeley
Real Estate Brokers License 1991, # 0097 2394
Real Estate Sale License 1987

Real Estate and Marketing Memberships

California Association of Realtors
National Association of Realtors
San Francisco Association of Realtors
Bay Area Apartment Brokers Forum
San Mateo County Apartment/Investment Group
San Francisco Income Property Marketing Group (IPMG)
San Mateo County Multiple Listing Service
San Francisco County Multiple Listing Service



THE BROKER



SIMO AMZIL
Broker / Principal

Pinnacle Investment Properties, Inc.

One Embarcadero Center # 500
San Francisco, CA 94111
Tel: (415) 315-1786

Samzil@Pinnacle-ip.com
www.SimoAmzil.com

BRE: 01195185

Specialization: Investment Properties

Professional Background

Simo Amzil is the Broker and Principal at Pinnacle Investment Properties. Previously Simo was the Senior Vice President, leading the multi-family Division at TRI Commercial between 2001 to 2012. Prior to his tenure with TRI he was a successful investment consultant with Prudential Real Estate. He has a diverse background in commercial real estate, with over 15 years of experience in apartment/investment sales. On the strength of his performance, Simo has earned multiple TRI Top Producer awards, including several among the Top Five company-wide. Over the years, Simo has built many successful client relationships fueled by his persistent, result-oriented professionalism. His abilities as an investment specialist often attract new clients, and his solid commitment to professional accountability helps him retain them. Simo comes to the table with a value-added perspective. As an investment property owner himself, he integrates first-hand knowledge of operating expenses and other elements of ownership to further strengthen his investment advisory service. In addition to thorough research and analysis, Simo also utilizes exceptional communication and negotiation skills to fine tune the transaction process and provide clients with a smooth and satisfying experience. Bringing all these elements together, Simo addresses client requirements strategically. He views client's needs in the context of more than 15 years of local and regional market experience, providing long-range analysis that tracks market trends beyond the narrow window of current conditions to include a broader historical context.

Professional Development

In addition to serving clients on individual investment transactions, Simo also devotes time to continuing his professional education. He is currently undertaking course work to earn the industry's premier professional designation for investment advisors, CCIM (Certified Commercial Investment Member).

Significant Transactions

Over the past few years Simo has sold multi-family and commercial property investments ranging in size from four units to over one hundred units and valued at more than \$250 million.

Education

College Degree
Certificate in Hotel Management California Brokers'

Ongoing Courses

CCIM (Certified Commercial Investment Member)

Professional Affiliations/Accreditations

National Association of Realtors
California Association of Realtors
San Francisco Board of Realtors
San Francisco Apartment Association
California Apartment Association





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