

DEVELOPMENT SITES FOR SALE

3 Parcels Total - 2 Vacant Lots plus Duplex

Opportunity Zone

1298 FITZGERALD AVENUE

BAYVIEW, SAN FRANCISCO

FOR SALE

\$3,350,000



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Executive Summary

1298 Fitzgerald contains a 2,190 sq. ft. duplex delivered with one unit vacant on a 7,500 square foot corner lot which will be subdivided into 3 parcels by the close of escrow. Vacant parcels B (2,830 sq. ft) and C (2,897 sq. ft) are zoned RM-1 which allows 4 residential units each (8 total). The third parcel, Parcel A (1,773 sq. ft), contains the duplex that could qualify for a condo conversion. Seller will also consider selling each parcel individually, inquire for pricing.

Within 2 blocks of this property are Bayview's Third Street Commercial Corridor, Bayview's incredible mural stretch dubbed Sprayview, Duc Loi (large grocery store), Laughing Monk Brewery, Seven Stills Distillery and a new commercial development underway that could contain many more food and beverage businesses. In some ways this area is reminiscent of South of Market before the internet boom.

The perks:

- ✓ CORNER PROPERTY
- ✓ LOCATED IN THE OPPORTUNITY ZONE
- ✓ SIGNIFICANT VALUE UPSIDE IN THE NEIGHBORHOOD
- ✓ ONE BLOCK FROM T-LINE LIGHT RAIL
- ✓ ONE BLOCK FROM EGBERT AVENUE'S BURGEONING NEW COMMERCIAL CORRIDOR



Property Overview



GENERAL INFORMATION

Address: 1298 Fitzgerald Ave,
San Francisco, CA 94124

Property Type: Duplex

APN: 4913/011

Submarket: Bayview

Year Built: 1906

Zoning: RM-1 -

Residential- Mixed Low density

Gross bldg Sq. Ft.: 2,190 sq. ft.

Lot size: 7,500 sq. ft.

Number of units: 2

BUILDING SYSTEMS

Structure: Wood Frame

Foundation: Concrete

Opportunity Zones

These parcels are located in the tax incentive Opportunity Zone. Opportunity Zones were added to the tax code by the Tax Cuts and Jobs Act on December 22, 2017 and designated by the Secretary of the U.S. Treasury via his delegation authority to the Internal Revenue Service on April 9th, 2018 to spur economic activity.

Opportunity Zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains until the earlier of the date on which an investment is sold or exchanged, or December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in basis equal to the fair market value of the investment on the date that the investment is sold or exchanged.

Consult your attorney and CPA for more information on Opportunity Zones.



Proposed Parcel Map



LEGEND

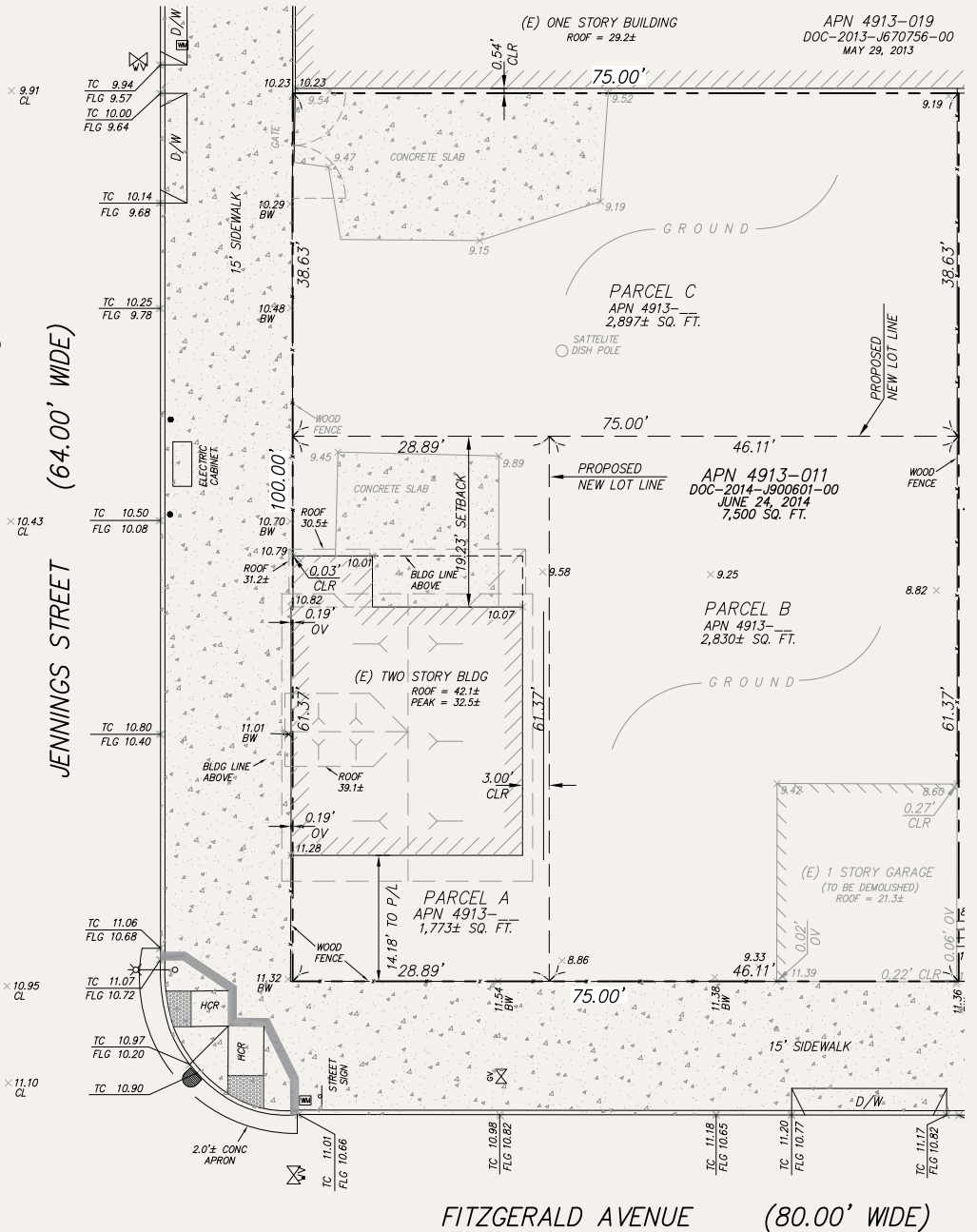
	PROPERTY LINE
	PROPERTY LINE (OTHERS)
	RIGHT OF WAY LINE
	PROPOSED NEW LOT LINE
	MONUMENT LINE
	BUILDING LINE
	FENCE LINE
	SEWER LINE
	FOUND CITY MONUMENT
	CLEANOUT
	GAS VALVE
	WATER METER
	STREET SIGN
	SEWER MANHOLE
	CATCH BASIN
	WATER VALVE
	ELECTROLIER
	BOLLARD

ABBREVIATIONS

AB	ASSESSOR'S BLOCK
BW	BACK OF SIDEWALK
BLDG	BUILDING
CLR	CLEAR
CL	CENTERLINE
CONC	CONCRETE
D/W	DRIVEWAY
ELEV	ELEVATION
FLG	FLOW LINE GUTTER
HCR	HANDICAP RAMP
LS	LAND SURVEYOR
MEAS	MEASURED
OV	OVER
P/L	PROPERTY LINE
SQ. FT.	SQUARE FEET
TC	TOP OF CURB
(E)	EXISTING
(PR)	PROPOSED
(UO)	UNKNOWN ORIGIN
()	RECORD DATA

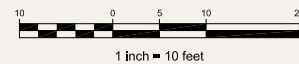
REFERENCES

- (1) MONUMENT MAP 302
- (2) ASSESSOR'S BLOCK 4913
HISTORIC BLOCK DIAGRAM



SITE DETAIL

GRAPHIC SCALE



Property Photos

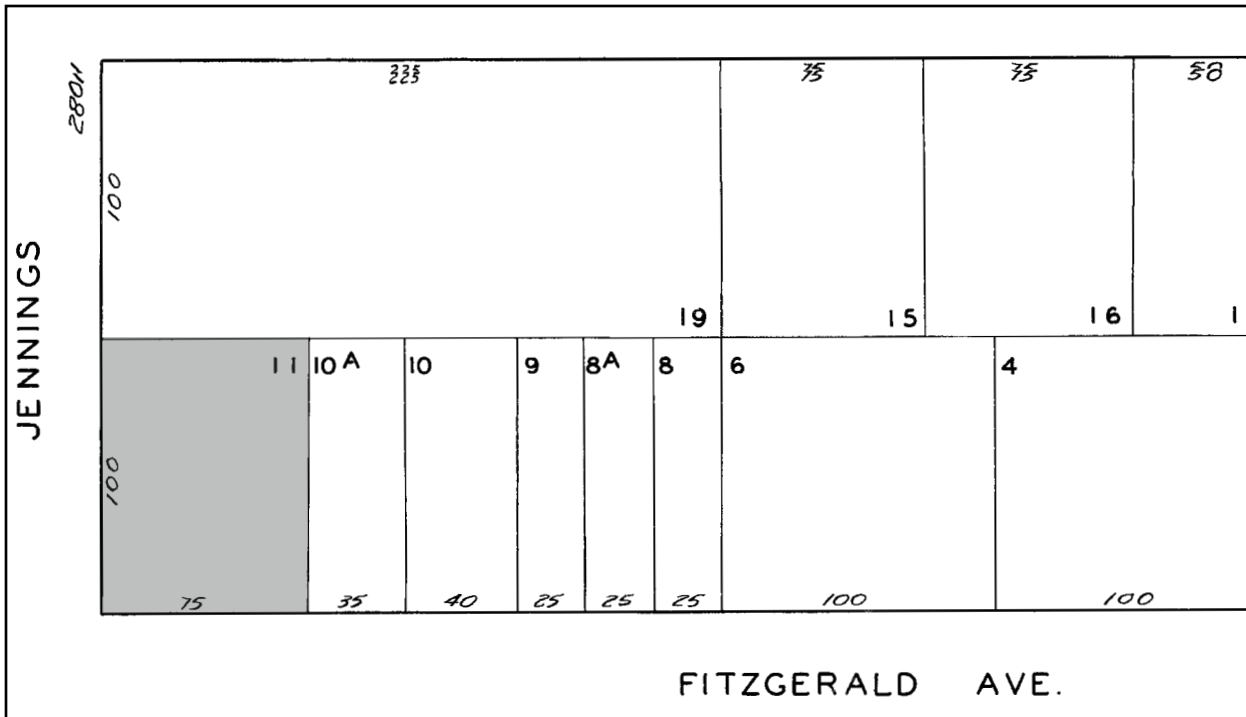


Property Photos

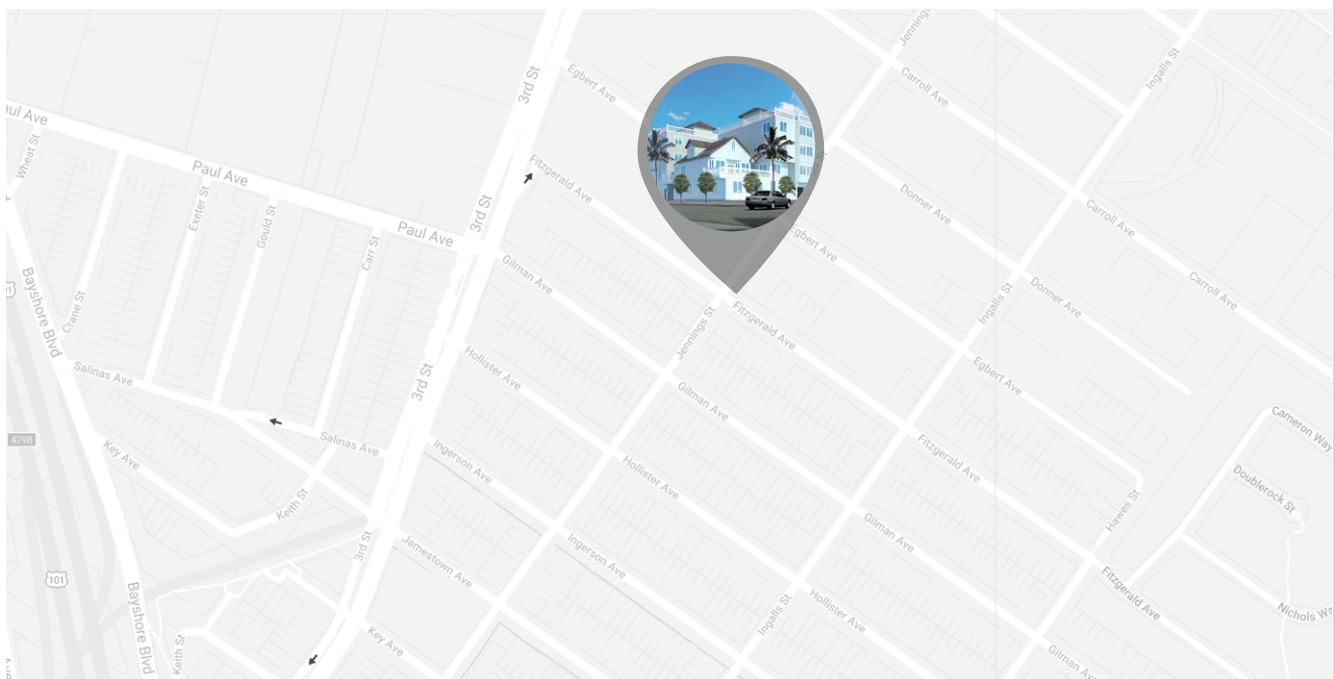


The Area

PARCEL MAP



AREA MAP



San Francisco Overview

San Francisco is often recognized as the financial and cultural center of the West. The city's Financial District contains one of the highest concentrations of financial activity, investment business, and venture capital in the world, and is often referred to as the "Wall Street of the West". Nearby Silicon Valley makes San Francisco a dominant hub for technology development.

The city boasts a gross regional product excess of \$426.9 billion and is considered the 8th most important financial hub in the world, according to the 2016 Global Financial Centers Index. San Francisco real estate is the most valuable and fastest appreciating of all large U.S. cities, and the advantage will go to owners of well-located office, multi-family and retail properties.

At a glance

DYNAMIC & DIVERSIFIED INCOME BASE

San Francisco is a hotbed of innovation and productivity. The city is the leader in the growth of high-tech, bio-tech, clean energy, domestic security, and defense technology.

Workers in SF have increased output by 45% per employee, in the last few years — as output per hour increases, revenue generated per employee increases, and the ability for tenants to pay higher rent, in turn, increases

WEALTHY POPULATION

San Francisco is one of the wealthiest regional markets in the world. Average per capita income is \$13K higher than national figures. It is third in U.S. for number of ultra-high-net-worth individuals worth \$30MM+; 10% of the wealthiest Americans live in San Francisco.

URBAN RENAISSANCE

12+ major, new, development projects, including the Salesforce Tower, Goodwill Project and Honda Project, to name a few, are well underway and will aid in the further growth of San Francisco as a global leader.



Neighborhood Overview



Bayview is impressive.

It's home to 35,000 hard-working, determined residents that like to help each other.

Real community exist here and the word

neighbor has true significance.

It's the only neighborhood in San Francisco where strangers on the street regularly greet and introduce themselves to each other. There's passion, pride and

soul visible amongst the creativity and craftsmanship of it's homes, businesses, murals, food and community events. It's geographic location makes it the warmest micro-climate in the City. The future is bright here

Confidentiality Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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