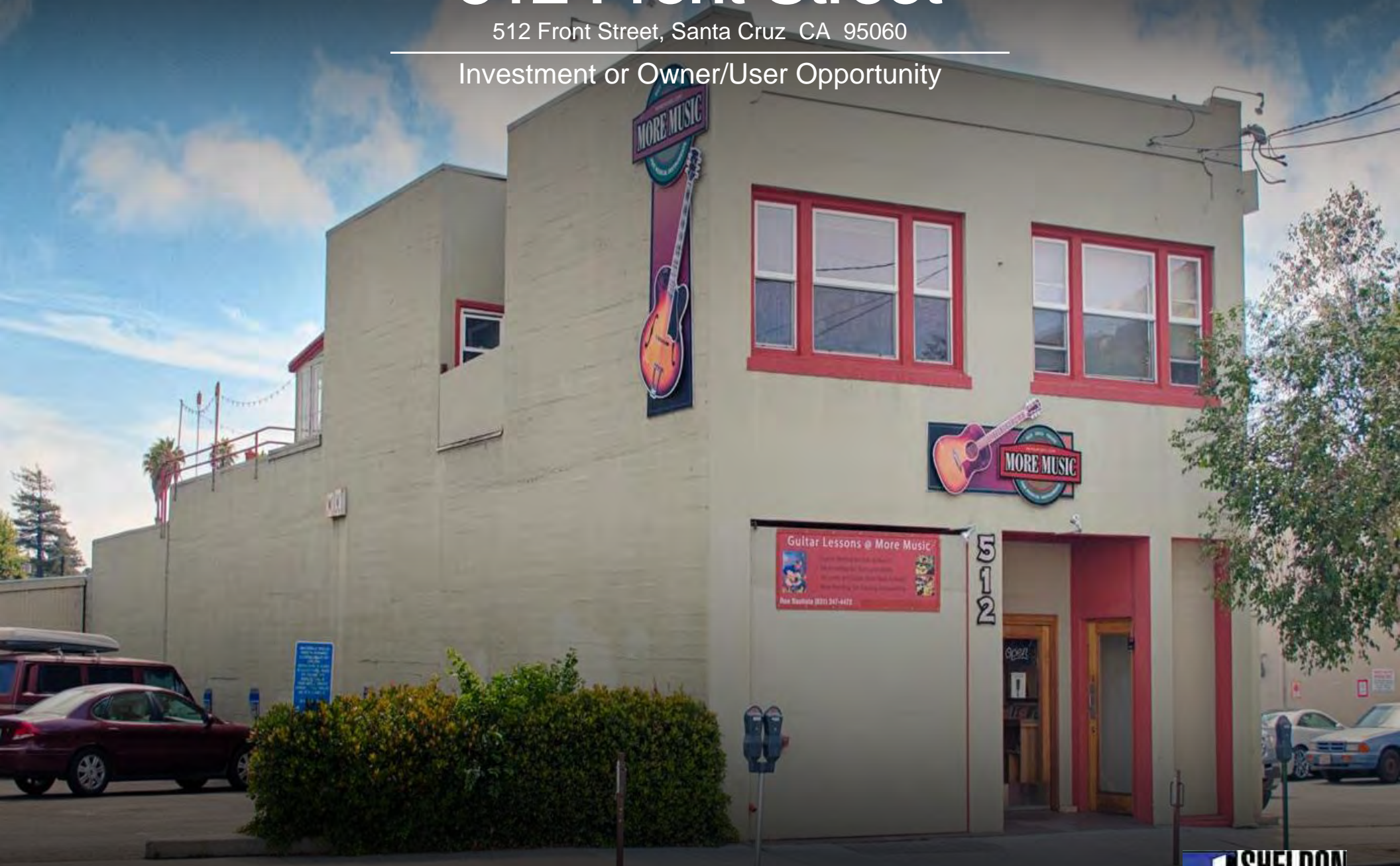


512 Front Street

512 Front Street, Santa Cruz CA 95060

Investment or Owner/User Opportunity



OFFERING MEMORANDUM

512 Front Street

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Exclusively Marketed by:



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Jim Wiseman

Principal
Lic: 01104278
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1200 Pacific Avenue, Suite 390
Santa Cruz, CA 95060



01 Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

512 FRONT STREET

OFFERING SUMMARY

ADDRESS	512 Front Street Santa Cruz CA 95060
COUNTY	Santa Cruz
MARKET	Santa Cruz
SUBMARKET	Monterey Bay
BUILDING SF	6,151
LAND SF	4,000 SF
YEAR BUILT	1931
YEAR RENOVATED	1970
APN	005-151-49
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,450,000
PRICE PSF	\$398.31
NOI (CURRENT)	\$99,209
CAP RATE (CURRENT)	4.05 %
CAP RATE (PRO FORMA)	4.82 %
GRM (CURRENT)	17.77
GRM (PRO FORMA)	15.62

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	27,635	90,984	122,463
2017 Median HH Income	\$51,962	\$70,233	\$72,211
2017 Average HH Income	\$78,785	\$104,260	\$107,590



The property consists of a two-story (plus basement) concrete mixed-use building of approximately 6,151 square feet. It offers a great mix of retail, office and residential with all the Downtown amenities that Santa Cruz has to offer, plus the added benefit of being situated next to and overlooking the San Lorenzo River.

There are seven occupied suites downstairs consisting of six offices and one retail shop, plus break room. The two occupied apartments upstairs offer tenants beautiful nature, river and Downtown views, and feature separate entrances.

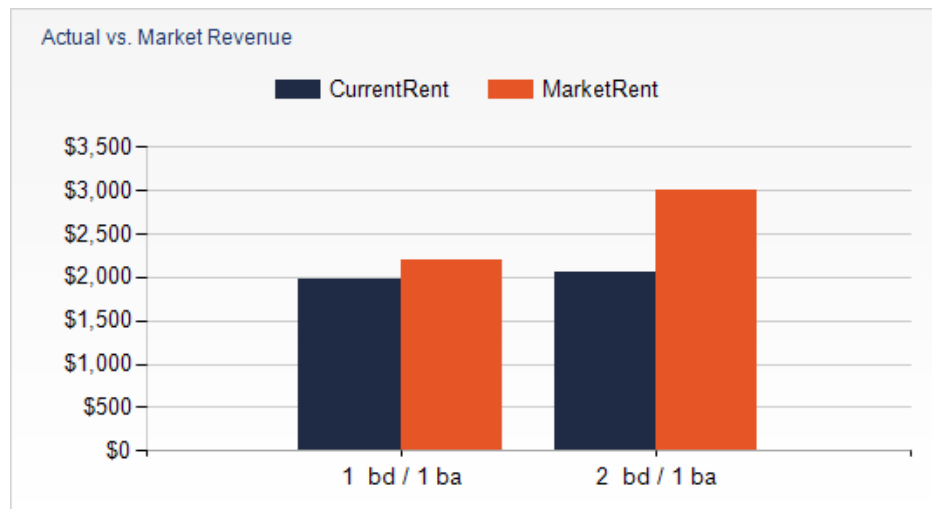
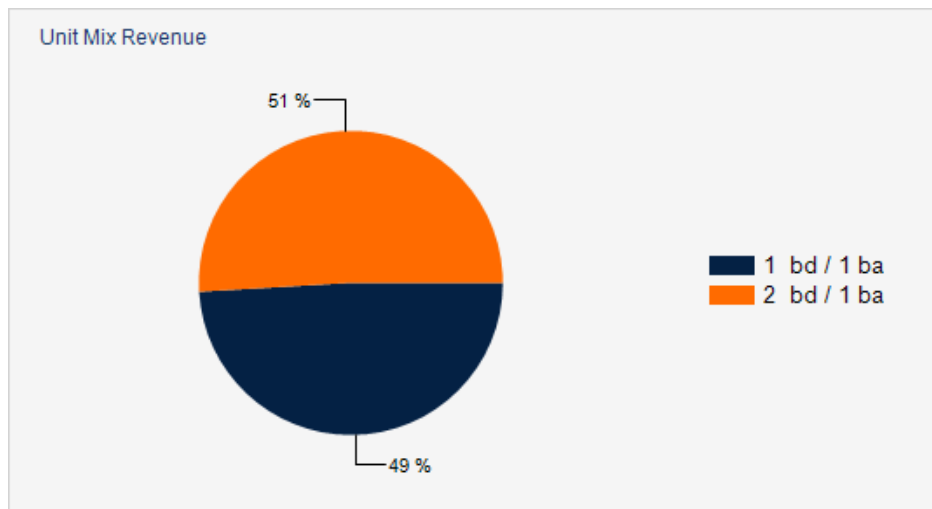
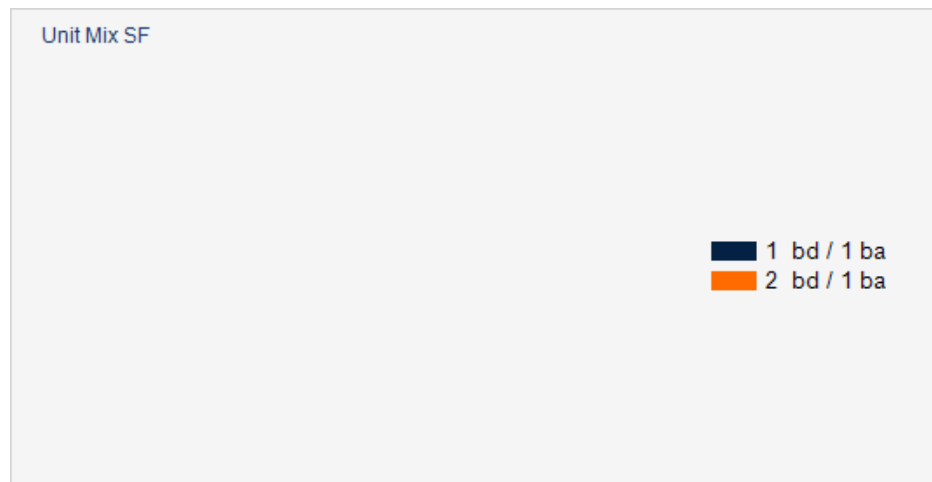
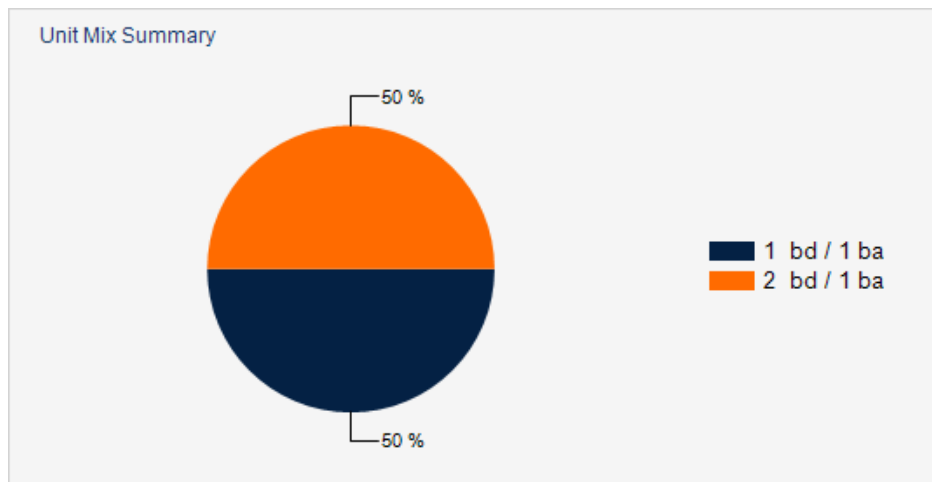
The building comes with on-site parking. There is also curbside parking out front, and a large parking garage a short walk away.

The building is outfitted with a 2.4Kv rooftop solar system, and is plumbed for gas. The rooftop also houses two 4-ton HVAC units and two 2-ton HVAC units.

This property's great Downtown location has convenience covered too. By car, you are only minutes from neighboring towns, and the San Jose Airport and greater Bay Area are less than an hour's scenic drive.

Efficiency and character work together to create unique and comfortable spaces for both productivity and relaxation. This is a rare mixed use commercial investment, as it delivers simplicity and style in one of Santa Cruz's most vibrant neighborhoods.

Unit Mix	# Units	Square Feet	Current Rent	Actual Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd / 1 ba	1	0	\$1,975	\$0.00	\$1,975	\$2,200	\$0	\$2,200
2 bd / 1 ba	1	0	\$2,050	\$0.00	\$2,050	\$3,000	\$0	\$3,000
Totals/Averages	2	0	\$2,013	\$0.00	\$4,025	\$2,600	\$0	\$5,200



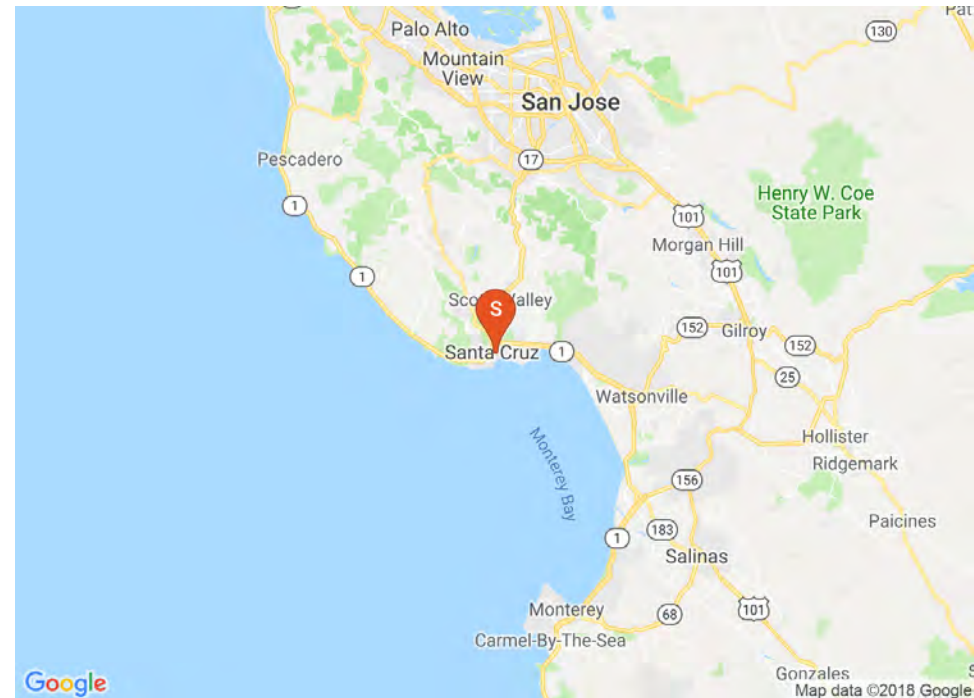
DESIRED LOCATION: Santa Cruz is centrally located in Northern Santa Cruz County, thirty-six miles southwest of San Jose and 75 miles south of San Francisco. Nestled along the Pacific Ocean, Santa Cruz is a desirable location for many corporate executives. Its proximity to the major employment and business center of the Bay Area, combined with a resort destination feel continually attract executives to this area.

SKILLED WORKFORCE: Santa Cruz is a thriving city with many large employers such as Looker, Amazon, Product Ops, and Fullpower.

CREATIVE LABOR POOL: Santa Cruz is as diverse as it is innovative. Santa Cruz County is not only a tourist destination, but also a hotbed of new inventions and ideas.

MAJOR INDUSTRY: Santa Cruz County is a diverse marketplace. Retail represents the largest portion of the marketplace with 32% of the market, and consulting and technology follow closely behind at 11% and 9.5%.

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Property Images

512 FRONT STREET

GLOBAL

NUMBER OF UNITS	10
BUILDING SF	6151
LAND SF	4000
# OF PARCELS	1
YEAR BUILT	1931
YEAR RENOVATED	1970
ZONING TYPE	CBD (Central Business District
LOCATION CLASS	B
BUILDING CLASS	B
TOPOGRAPHY	Flat
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	2

MULTI-FAMILY VITALS

NUMBER OF PARKING SPACES	3
WASHER/DRYER	Y
NUMBER OF UNITS	2
CURRENT OCCUPANCY	100
HVAC	Y
FIRE SPRINKLERS	Y
PRIVATE BALCONIES	Y

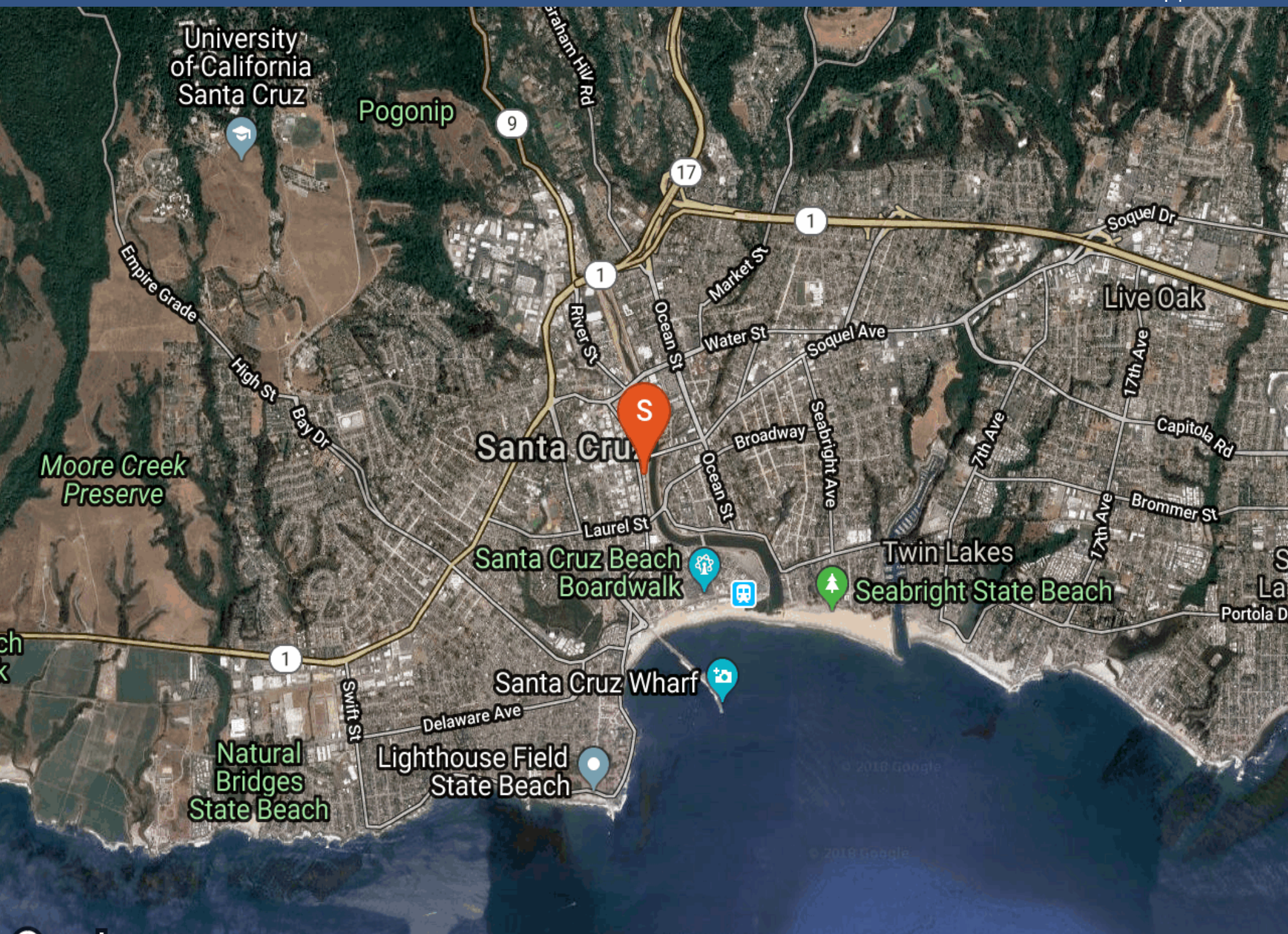
COMMERCIAL VITALS

NUMBER OF UNITS	7
CURRENT OCCUPANCY	100
HVAC	Y
FIRE SPRINKLERS	Y
LIGHTING	Fluorescent
LEASE TYPE	Gross

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Steel Reinforced Concrete
EXTERIOR	Concrete
PARKING SURFACE	Asphalt
ROOF	Flat mostly Elastometric and Tar&Gravel





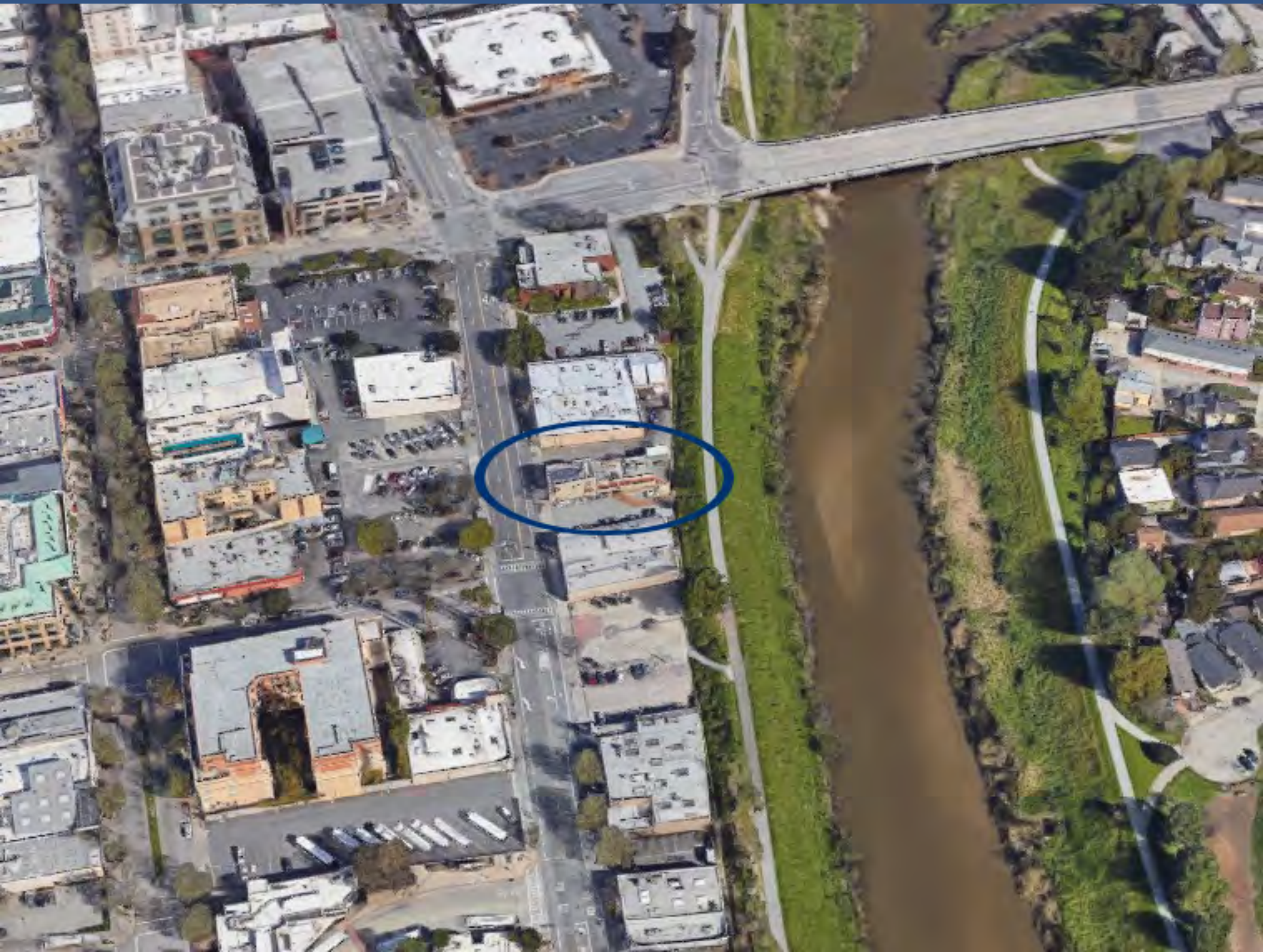
THE ASSessor's MAPS ARE GUARANTEED AS TO MEASUREMENTS AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REPRODUCTION OR ALTERATION OF THIS MAP IS PROHIBITED. THE ASSessor'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ASSessor'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

1-030



APN 005-151-49 | 512 FRONT STREET

Note - Assessor's Parcel & Block
Numbers are Shown in Circles





03

Sale Comps

Sale Comparables

Sale Comparables Charts

Sale Comparables Map

512 FRONT STREET

1



1011 Cedar St

1011 Cedar Street
Santa Cruz, CA 95060

YEAR BUILT	1961
SALE PRICE	\$1,790,000
PRICE/SF	\$508.38
CLOSING DATE	2/12/2018

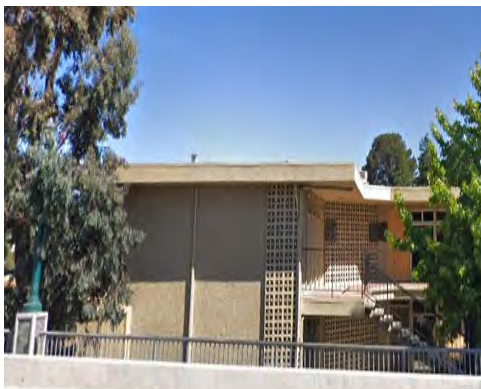
Cap Rate Range



Price/Unit Range



2



107 Dakota Ave

107 Dakota Avenue
Santa Cruz, CA 95060

YEAR BUILT	1950
SALE PRICE	\$966,000
PRICE/SF	\$290.09
CLOSING DATE	6/29/2016
DAYS ON MARKET	79

Cap Rate Range



Price/Unit Range



3



The Niac Building

333 Front Street
Santa Cruz, CA 95060

SALE PRICE	\$5,100,000
PRICE/SF	\$241.08
CLOSING DATE	12/29/2017
DAYS ON MARKET	360

Cap Rate Range



Price/Unit Range



4



418 Front St

418 Front Street
Santa Cruz, CA 95060

SALE PRICE	\$1,200,000
PRICE/SF	\$354.51
CLOSING DATE	10/3/2016

Cap Rate Range



Price/Unit Range

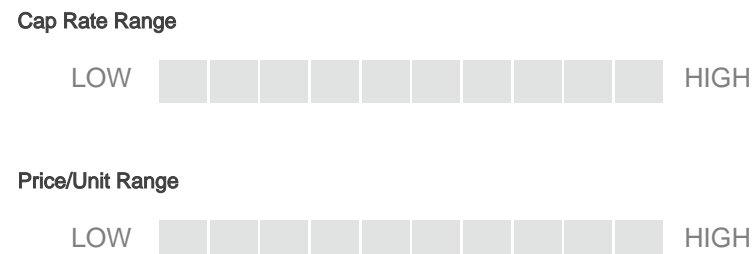


5



504 Front St
 504 Front Street
 Santa Cruz, CA 95060

YEAR BUILT	1950
SALE PRICE	\$2,700,000
PRICE/SF	\$350.47
CLOSING DATE	12/8/2016

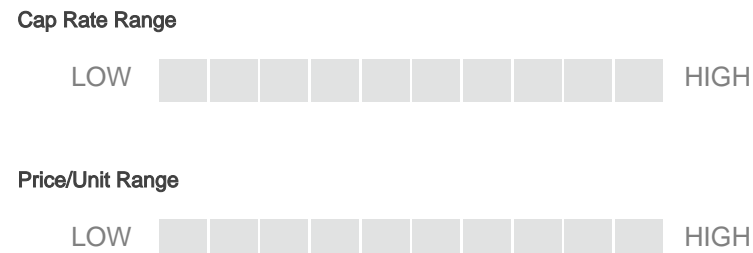


6



428 Front St
 428 Front Street
 Santa Cruz, CA 95060

YEAR BUILT	1941
SALE PRICE	\$2,350,000
PRICE/SF	\$244.79
CLOSING DATE	11/25/2015



7



113-115 Knight St

113-115 Knight Street
Santa Cruz, CA 95060

YEAR BUILT	1953
SALE PRICE	\$697,000
PRICE/SF	\$303.04
CLOSING DATE	11/12/2015
DAYS ON MARKET	52

Cap Rate Range

LOW  HIGH

Price/Unit Range

LOW  HIGH

8



111 Mission St

111 Mission Street
Santa Cruz, CA 95060

YEAR BUILT	1979
SALE PRICE	\$2,175,000
PRICE/SF	\$357.61
CLOSING DATE	1/2/2018

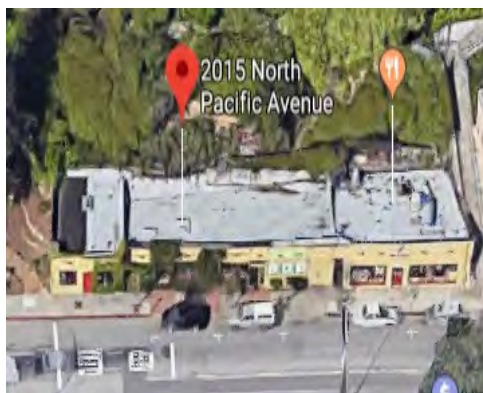
Cap Rate Range

LOW  HIGH

Price/Unit Range

LOW  HIGH

9



2015-2019 Pacific

2015-2019 Pacific Avenue
Santa Cruz, CA 95060

YEAR BUILT	1920
SALE PRICE	\$1,500,000
PRICE/SF	\$359.20
CLOSING DATE	5/31/2018
DAYS ON MARKET	254

Cap Rate Range



Price/Unit Range



10



820 Pacific Ave

820 Pacific Avenue
Santa Cruz, CA 95060

YEAR BUILT	1960
SALE PRICE	\$1,408,318
PRICE/SF	\$751.50
CLOSING DATE	8/7/2017

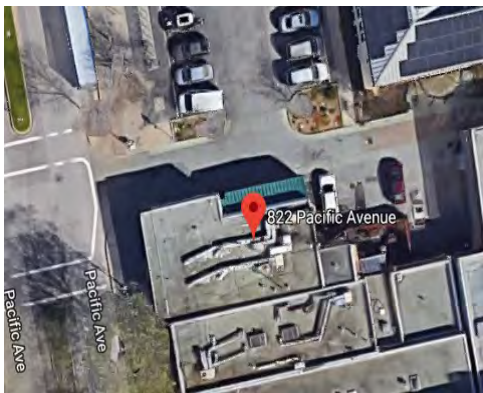
Cap Rate Range



Price/Unit Range



11



822 Pacific Ave

822 Pacific Avenue
Santa Cruz, CA 95060

YEAR BUILT	1960
SALE PRICE	\$1,122,261
PRICE/SF	\$521.74
CLOSING DATE	8/7/2017

Cap Rate Range



Price/Unit Range



12



2035 Pacific Ave

2035 Pacific Avenue
Santa Cruz, CA 95060

YEAR BUILT	1978
SALE PRICE	\$950,000
PRICE/SF	\$243.09
CLOSING DATE	7/22/2016
DAYS ON MARKET	344

Cap Rate Range



Price/Unit Range

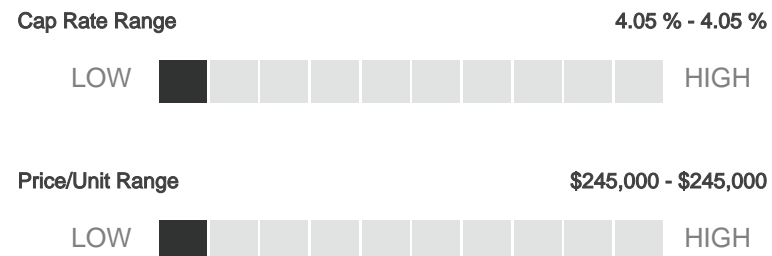


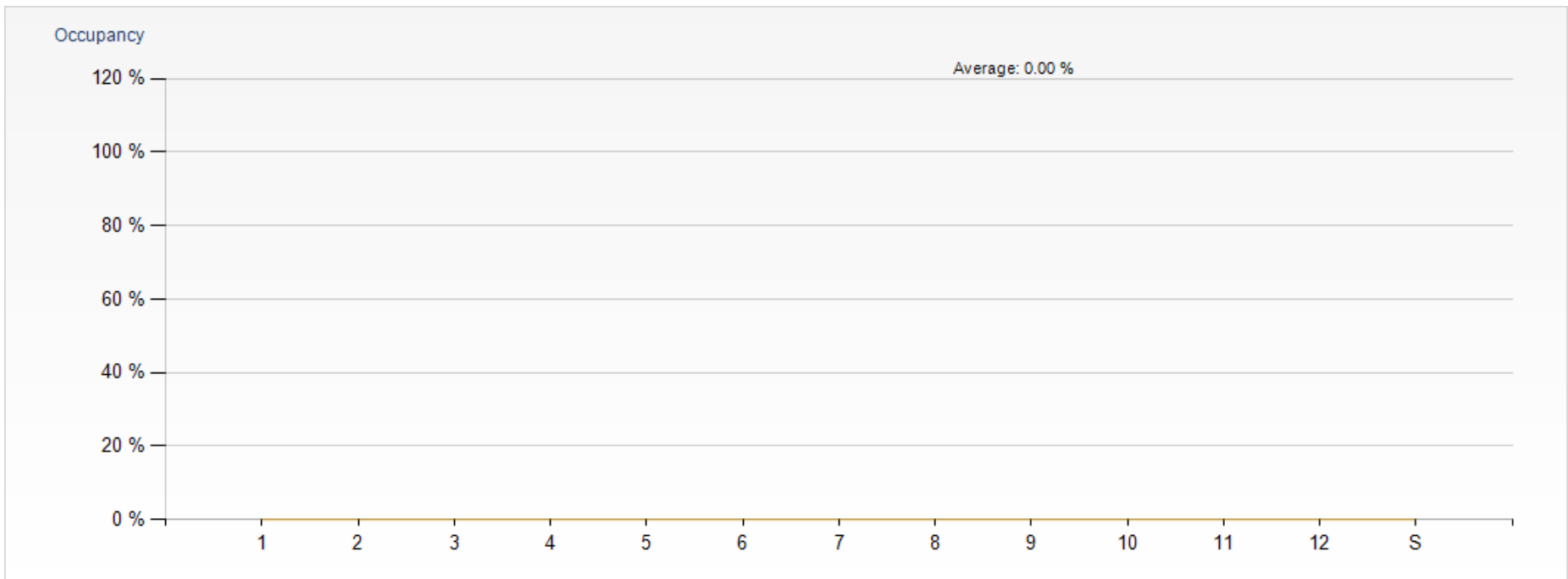
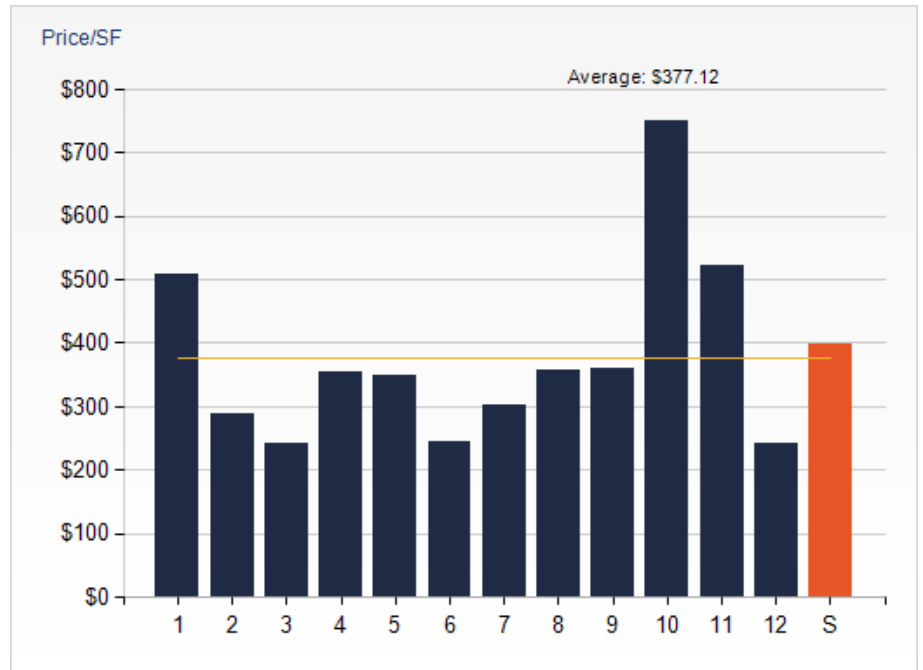
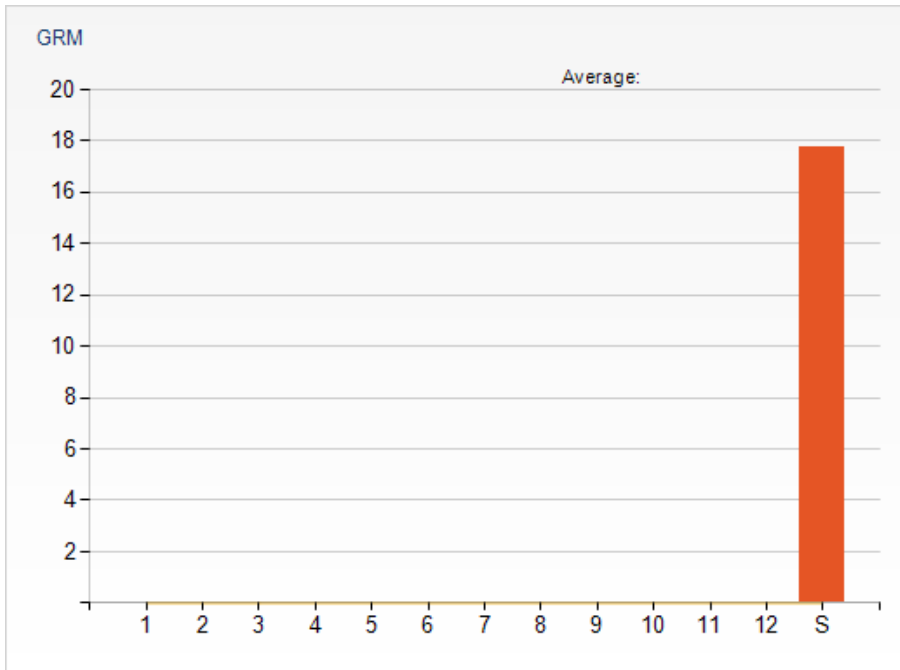
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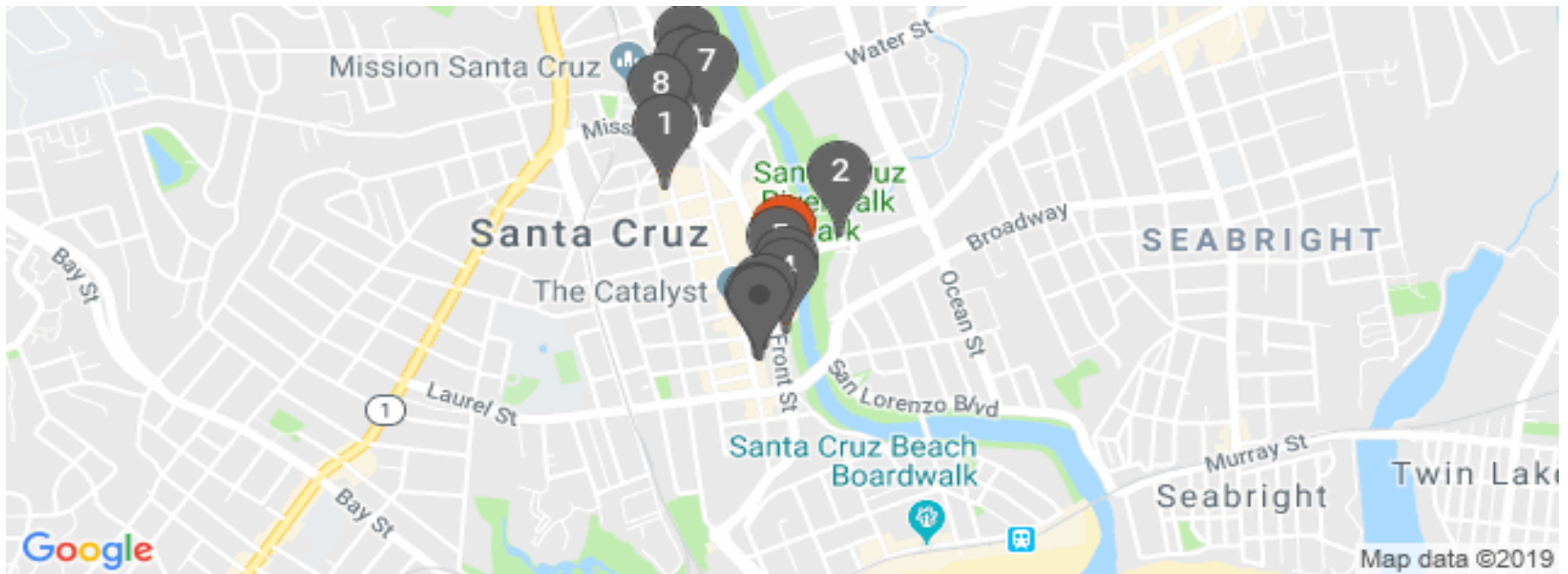


512 Front Street
 512 Front Street
 Santa Cruz, CA 95060

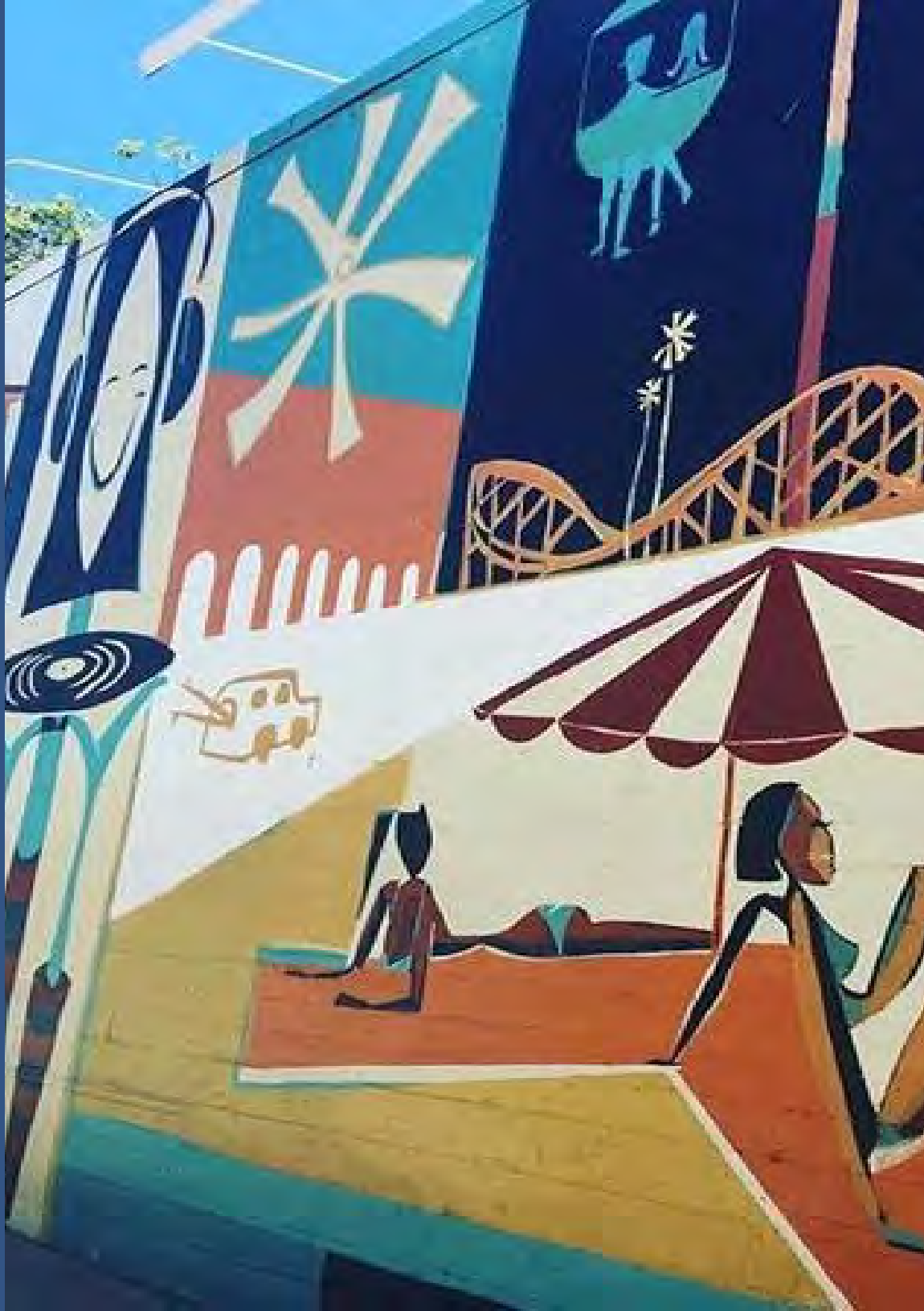
TOTAL UNITS	10
YEAR BUILT	1931
ASKING PRICE	\$2,450,000
PRICE/UNIT	\$245,000
PRICE/SF	\$398.31
CAP RATE	4.05 %
GRM	17.77







#	Property Name	Address	City
S	512 Front Street	512 Front Street	Santa Cruz
1	1011 Cedar St	1011 Cedar Street	Santa Cruz
2	107 Dakota Ave	107 Dakota Avenue	Santa Cruz
3	The Niac Building	333 Front Street	Santa Cruz
4	418 Front St	418 Front Street	Santa Cruz
5	504 Front St	504 Front Street	Santa Cruz
6	428 Front St	428 Front Street	Santa Cruz
7	113-115 Knight St	113-115 Knight Street	Santa Cruz
8	111 Mission St	111 Mission Street	Santa Cruz
9	2015-2019 Pacific	2015-2019 Pacific Avenue	Santa Cruz
10	820 Pacific Ave	820 Pacific Avenue	Santa Cruz
11	822 Pacific Ave	822 Pacific Avenue	Santa Cruz
12	2035 Pacific Ave	2035 Pacific Avenue	Santa Cruz



04

Rent Roll

Rent Roll Details

Lease Expiration Summary

Tenant Profile

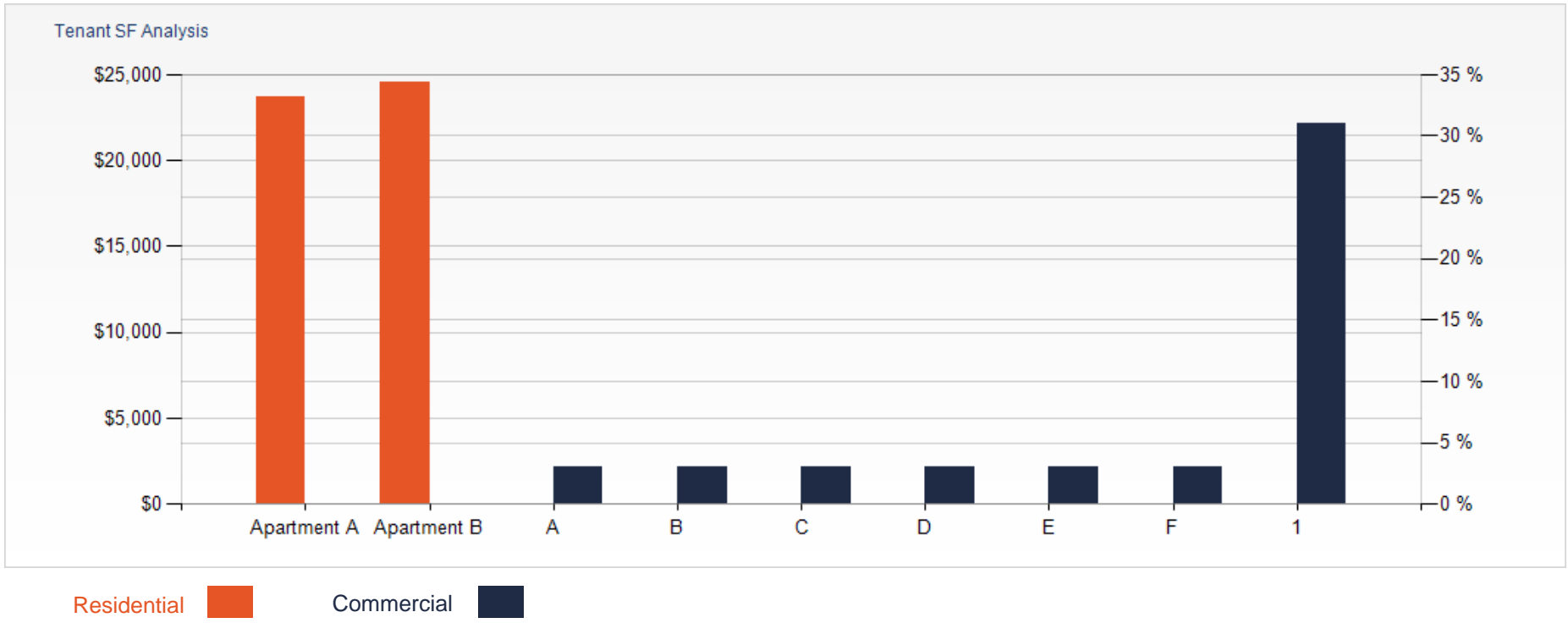
RESIDENTIAL

Unit	Unit Mix	Monthly	Rent PSF	Market Rent
Apartment A	1 bd / 1 ba	\$1,975	\$0.00	\$2,200
Apartment B	2 bd / 1 ba	\$2,050	\$0.00	\$3,000
Totals/Averages		\$4,025	\$0.00	\$5,200

COMMERCIAL

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Begin Date	Rental Rates				Lease Type	Options/Notes
				Lease Start	Lease End		Monthly Base Rent	Monthly PSF	Annual Base Rent	Annual PSF		
1	Retail	1,887	30.68%	01/01/00		CURRENT	\$5,000	\$2.65	\$60,000	\$31.80	Gross Mo. to Mo.	\$5,000 month
						01/01/2020	\$5,150	\$2.73	\$61,800	\$32.76		
A	Office A	175	2.85%	01/01/00		CURRENT	\$312	\$1.78	\$3,743	\$21.39	Gross Mo. to Mo.	\$385/Mo.
						01/01/2020	\$321	\$1.84	\$3,856	\$22.08		
B	Office B	175	2.85%	01/01/00		CURRENT	\$324	\$1.85	\$3,889	\$22.22	Gross Mo. to Mo.	400.00/Mo.
						01/01/2020	\$334	\$1.91	\$4,005	\$22.92		
C	Office C	175	2.85%	01/01/00		CURRENT	\$446	\$2.55	\$5,348	\$30.56	Gross Mo. to Mo.	550.00/Mo.
						01/01/2020	\$459	\$2.62	\$5,508	\$31.44		
D	Office D	175	2.85%	01/01/00		CURRENT	\$255	\$1.46	\$3,063	\$17.50	Gross Mo. to Mo.	315.00/Mo.
						01/01/2020	\$263	\$1.50	\$3,154	\$18.00		
E	Office E	175	2.85%	01/01/00		CURRENT	\$466	\$2.66	\$5,590	\$31.94	Gross Mo. to Mo.	575.00/Mo.
						01/01/2020	\$480	\$2.74	\$5,757	\$32.88		
F	Office F	175	2.85%	01/01/00		CURRENT	\$280	\$1.60	\$3,355	\$19.17	Gross Mo. to Mo.	345.00/Mo.
						01/01/2020	\$288	\$1.65	\$3,455	\$19.80		
Totals		2,937					\$7,082		\$84,987			







05

Financial Analysis

Income & Expense

Multiyear Cash Flow Assumptions

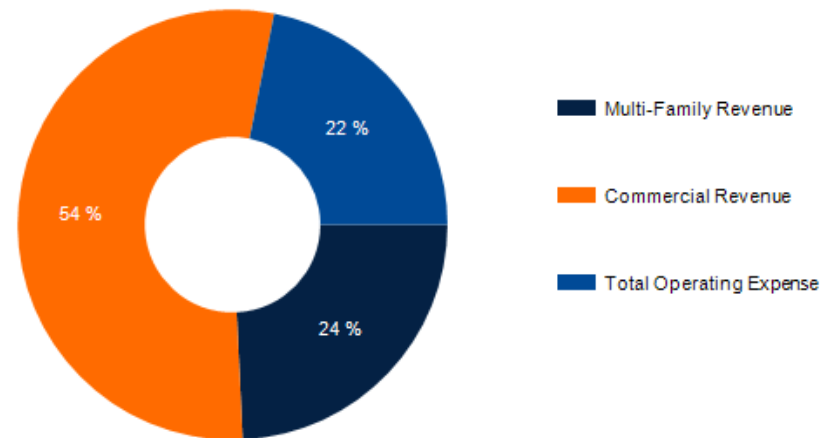
Vacant Space/2nd Gen Leasing

Multiyear Cash Flow Projections

Disposition Sensitivity Analysis

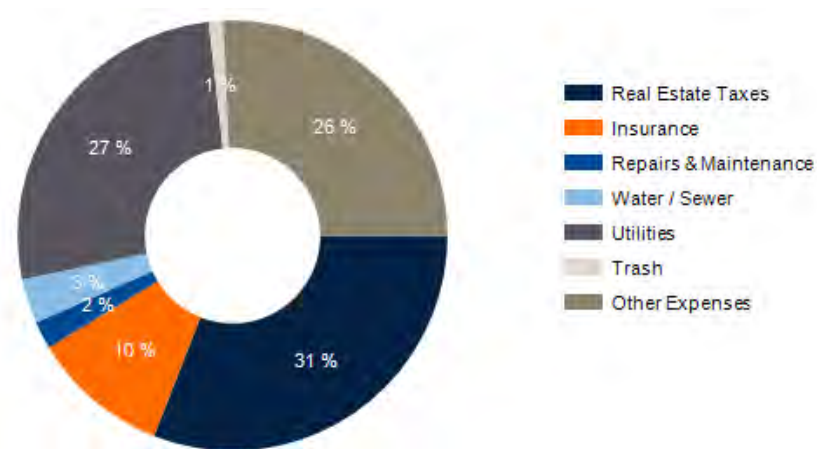
INCOME	CURRENT	PRO FORMA
Multi-Family Revenue	\$42,800	\$61,800
Commercial Revenue	\$95,040	\$95,040
Effective Gross Income	\$137,840	\$156,840
Less: Expenses	\$38,631	\$38,631
Net Operating Income	\$99,209	\$118,209

REVENUE ALLOCATION



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$11,961	\$11,961
Insurance	\$3,996	\$3,996
Repairs & Maintenance	\$800	\$800
Water / Sewer	\$1,296	\$1,296
Utilities	\$10,240	\$10,240
Trash	\$412	\$412
Other Expenses	\$9,926	\$9,926
Total Operating Expense	\$38,631	\$38,631
Expense / SF	\$6.28	\$6.28
% of EGI	28.03 %	24.63 %

DISTRIBUTION OF EXPENSES



GLOBAL

Sale Price	\$2,450,000
------------	-------------

INCOME

Multi-Family Revenue	3.00 %
----------------------	--------

EXPENSES

Real Estate Taxes	2.00 %
-------------------	--------

Insurance	2.00 %
-----------	--------

Repairs & Maintenance	2.00 %
-----------------------	--------

Water / Sewer	2.00 %
---------------	--------

Utilities	2.00 %
-----------	--------

Trash	2.00 %
-------	--------

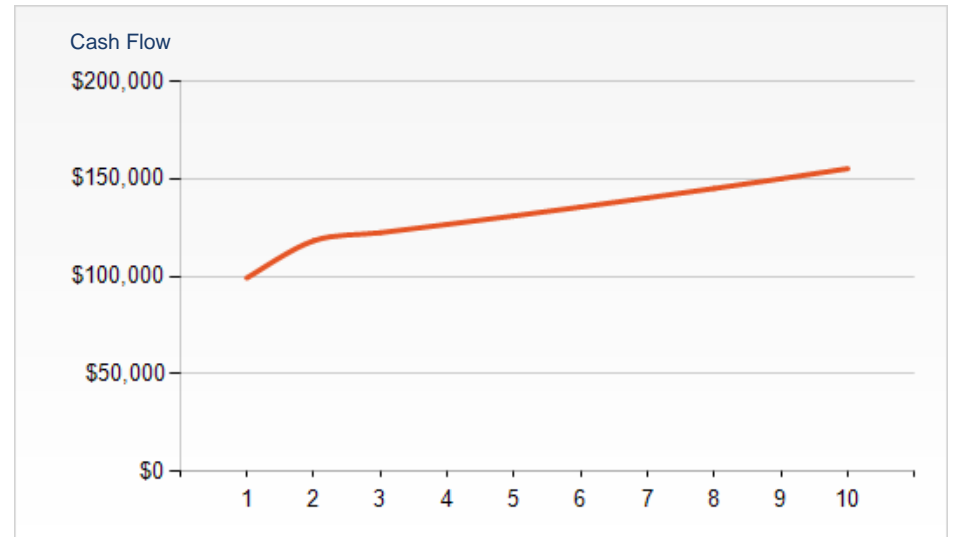
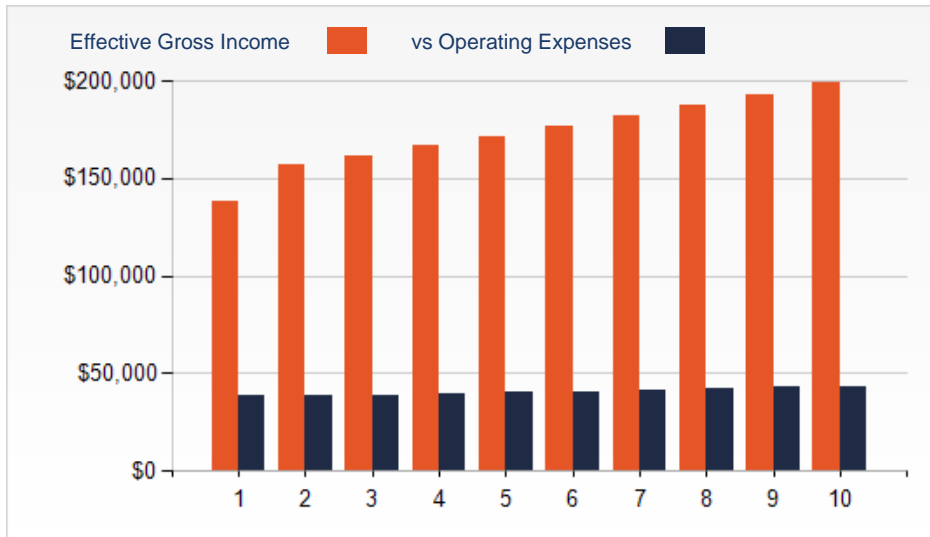


SECOND GENERATION LEASING

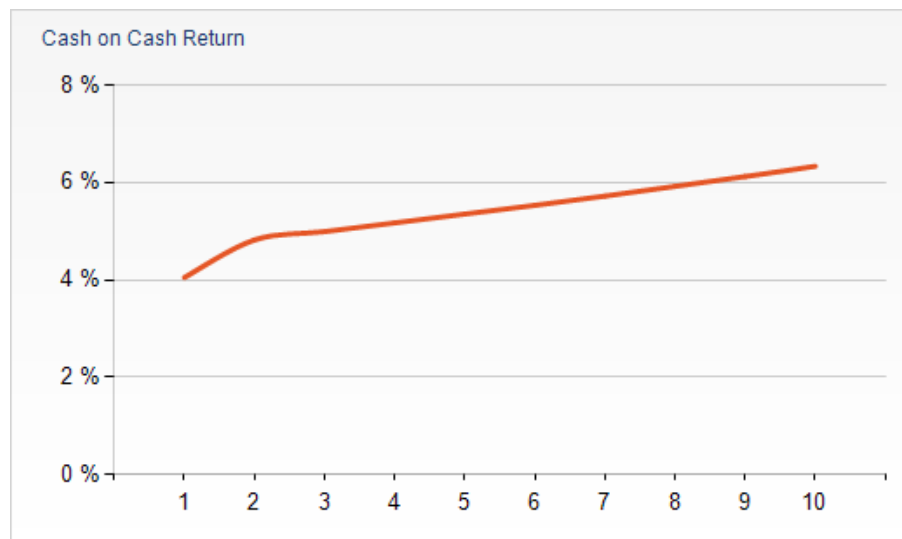
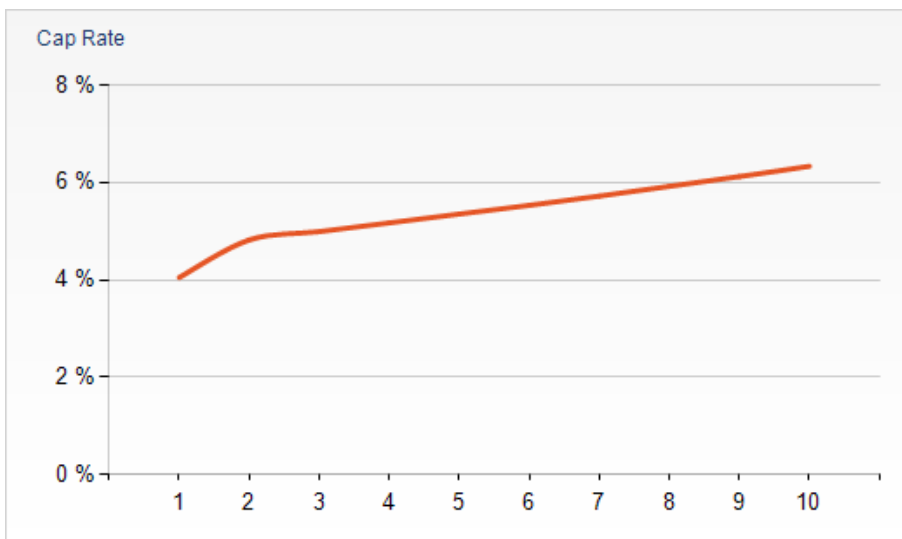
TENANT	SUITE	RSF	LEASE TERM (years)	ANNUAL RENTAL INCREASES	CURRENT RENTAL RATE PSF/ANNUAL	RETENTION RATIO	TENANT IMPROVEMENTS PSF (NEW)
Office A	A	175		3.00%	\$21.39		
Office B	B	175		3.00%	\$22.22		
Office C	C	175		3.00%	\$30.56		
Office D	D	175		3.00%	\$17.50		
Office E	E	175		3.00%	\$31.94		
Office F	F	175		3.00%	\$19.17		

CASH FLOW

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Potential Revenue										
Multi-Family Revenue	\$42,800	\$61,800	\$63,654	\$65,564	\$67,531	\$69,556	\$71,643	\$73,792	\$76,006	\$78,286
Commercial Revenue	\$95,040	\$95,040	\$97,891	\$100,828	\$103,853	\$106,968	\$110,177	\$113,483	\$116,887	\$120,394
Gross Potential Income	\$137,840	\$156,840	\$161,545	\$166,392	\$171,383	\$176,525	\$181,821	\$187,275	\$192,893	\$198,680
Effective Gross Income	\$137,840	\$156,840	\$161,545	\$166,392	\$171,383	\$176,525	\$181,821	\$187,275	\$192,893	\$198,680
Operating Expenses										
Real Estate Taxes	\$11,961	\$11,961	\$12,200	\$12,444	\$12,693	\$12,947	\$13,206	\$13,470	\$13,739	\$14,014
Insurance	\$3,996	\$3,996	\$4,076	\$4,157	\$4,241	\$4,325	\$4,412	\$4,500	\$4,590	\$4,682
Repairs & Maintenance	\$800	\$800	\$816	\$832	\$849	\$866	\$883	\$901	\$919	\$937
Water / Sewer	\$1,296	\$1,296	\$1,322	\$1,348	\$1,375	\$1,403	\$1,431	\$1,460	\$1,489	\$1,518
Utilities	\$10,240	\$10,240	\$10,445	\$10,654	\$10,867	\$11,084	\$11,306	\$11,532	\$11,763	\$11,998
Trash	\$412	\$412	\$420	\$429	\$437	\$446	\$455	\$464	\$473	\$483
Other Expenses	\$9,926	\$9,926	\$9,926	\$9,926	\$9,926	\$9,926	\$9,926	\$9,926	\$9,926	\$9,926
Total Operating Expense	\$38,631	\$38,631	\$39,205	\$39,791	\$40,388	\$40,997	\$41,619	\$42,252	\$42,899	\$43,558
Net Operating Income	\$99,209	\$118,209	\$122,340	\$126,601	\$130,995	\$135,528	\$140,202	\$145,023	\$149,994	\$155,122



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Financial Metrics										
Cash on Cash Return b/t	4.05 %	4.82 %	4.99 %	5.17 %	5.35 %	5.53 %	5.72 %	5.92 %	6.12 %	6.33 %
CAP Rate	4.05 %	4.82 %	4.99 %	5.17 %	5.35 %	5.53 %	5.72 %	5.92 %	6.12 %	6.33 %
Operating Expense Ratio	28.02 %	24.63 %	24.26 %	23.91 %	23.56 %	23.22 %	22.88 %	22.56 %	22.23 %	21.92 %
Gross Multiplier (GRM)	17.77	15.62	15.17	14.72	14.30	13.88	13.47	13.08	12.70	12.33
Breakeven Ratio	28.03 %	24.63 %	24.27 %	23.91 %	23.57 %	23.22 %	22.89 %	22.56 %	22.24 %	21.92 %
Price / SF	\$398.31	\$398.31	\$398.31	\$398.31	\$398.31	\$398.31	\$398.31	\$398.31	\$398.31	\$398.31
Expense / SF	\$6.28	\$6.28	\$6.37	\$6.46	\$6.56	\$6.66	\$6.76	\$6.86	\$6.97	\$7.08
Income / SF	\$22.40	\$25.49	\$26.26	\$27.05	\$27.86	\$28.69	\$29.55	\$30.44	\$31.35	\$32.30



5 YEAR SENSITIVITY ANALYSIS				
EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$52,398,131	\$5,239,813	\$52,398,131	86.42%
0.50%	\$26,199,065	\$2,619,907	\$26,199,065	62.86%
0.75%	\$17,466,044	\$1,746,604	\$17,466,044	50.60%
1.00%	\$13,099,533	\$1,309,953	\$13,099,533	42.53%
1.25%	\$10,479,626	\$1,047,963	\$10,479,626	36.61%
1.50%	\$8,733,022	\$873,302	\$8,733,022	32.00%
1.75%	\$7,485,447	\$748,545	\$7,485,447	28.24%
2.00%	\$6,549,766	\$654,977	\$6,549,766	25.09%
2.25%	\$5,822,015	\$582,201	\$5,822,015	22.40%

10 YEAR SENSITIVITY ANALYSIS				
EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$62,048,695	\$6,204,869	\$62,048,695	39.89%
0.50%	\$31,024,347	\$3,102,435	\$31,024,347	30.99%
0.75%	\$20,682,898	\$2,068,290	\$20,682,898	26.14%
1.00%	\$15,512,174	\$1,551,217	\$15,512,174	22.86%
1.25%	\$12,409,739	\$1,240,974	\$12,409,739	20.42%
1.50%	\$10,341,449	\$1,034,145	\$10,341,449	18.48%
1.75%	\$8,864,099	\$886,410	\$8,864,099	16.88%
2.00%	\$7,756,087	\$775,609	\$7,756,087	15.53%
2.25%	\$6,894,299	\$689,430	\$6,894,299	14.37%



06

Demographics

Demographic Details

Demographic Charts

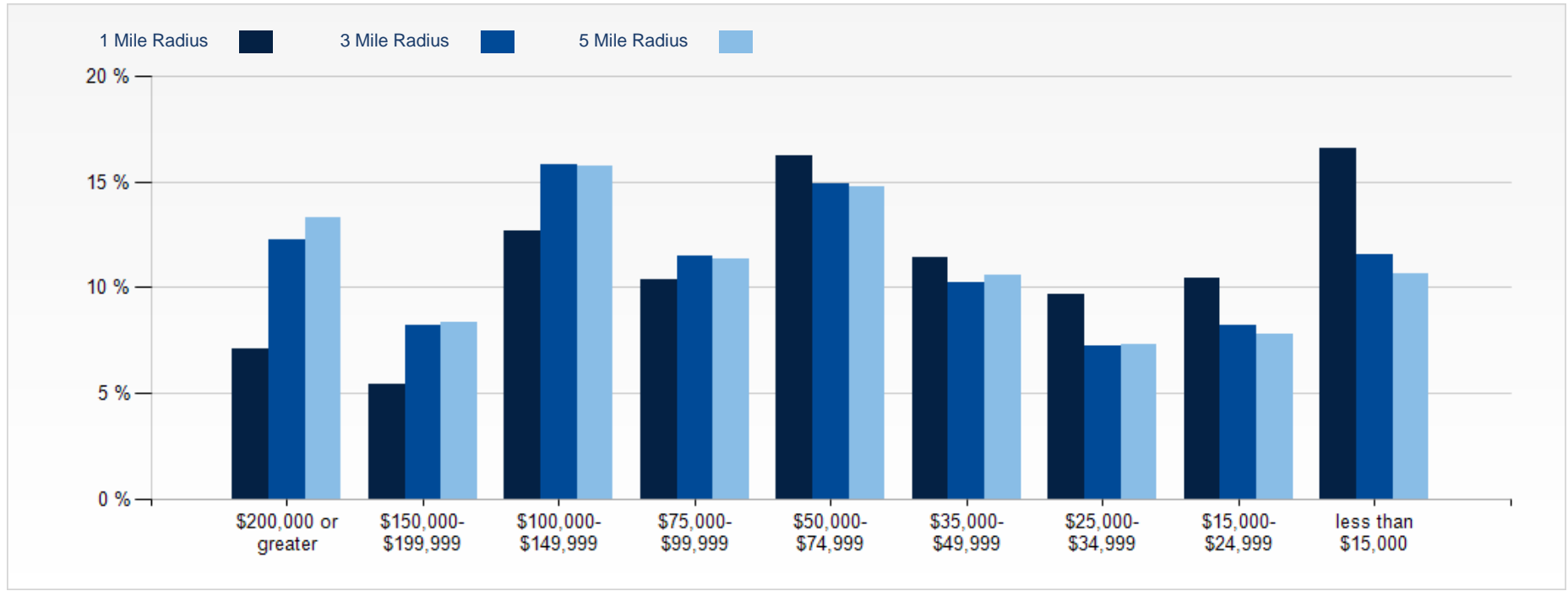
512 FRONT STREET

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,507	80,097	110,355
2010 Population	25,739	84,808	114,949
2017 Population	27,635	90,984	122,463
2022 Population	28,578	93,549	125,774
2017 African American	622	1,666	2,005
2017 American Indian	265	781	990
2017 Asian	1,588	6,334	7,741
2017 Hispanic	7,649	21,288	27,010
2017 White	19,178	65,884	91,390
2017 Other Race	4,183	10,485	12,773
2017 Multiracial	1,744	5,640	7,320
2017-2022: Population: Growth Rate	3.35 %	2.80 %	2.65 %

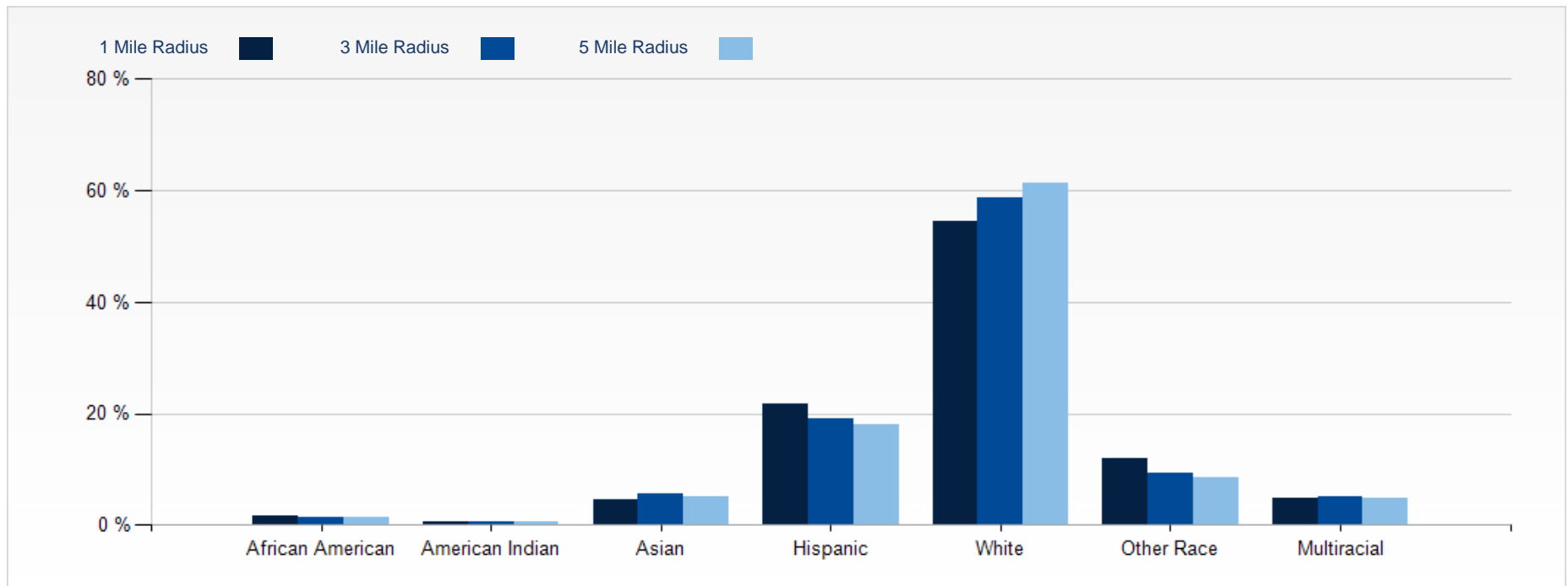
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,840	3,846	4,942
\$15,000-\$24,999	1,160	2,733	3,615
\$25,000-\$34,999	1,077	2,398	3,391
\$35,000-\$49,999	1,265	3,400	4,880
\$50,000-\$74,999	1,797	4,946	6,842
\$75,000-\$99,999	1,150	3,824	5,255
\$100,000-\$149,999	1,405	5,266	7,271
\$150,000-\$199,999	602	2,724	3,865
\$200,000 or greater	790	4,083	6,148
Median HH Income	\$51,962	\$70,233	\$72,211
Average HH Income	\$78,785	\$104,260	\$107,590

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,349	32,445	46,237
2010 Total Households	10,520	31,809	44,461
2017 Total Households	11,086	33,221	46,211
2022 Total Households	11,460	34,150	47,389
2017 Average Household Size	2.32	2.42	2.40
2000 Owner Occupied Housing	3,045	14,916	22,661
2000 Renter Occupied Housing	6,766	15,559	20,505
2017 Owner Occupied Housing	3,023	15,116	22,938
2017 Renter Occupied Housing	8,063	18,105	23,272
2017 Vacant Housing	818	2,793	4,197
2017 Total Housing	11,904	36,014	50,408
2022 Owner Occupied Housing	3,376	16,436	24,804
2022 Renter Occupied Housing	8,085	17,714	22,585
2022 Vacant Housing	815	2,818	4,176
2022 Total Housing	12,275	36,968	51,565
2017-2022: Households: Growth Rate	3.35 %	2.75 %	2.50 %

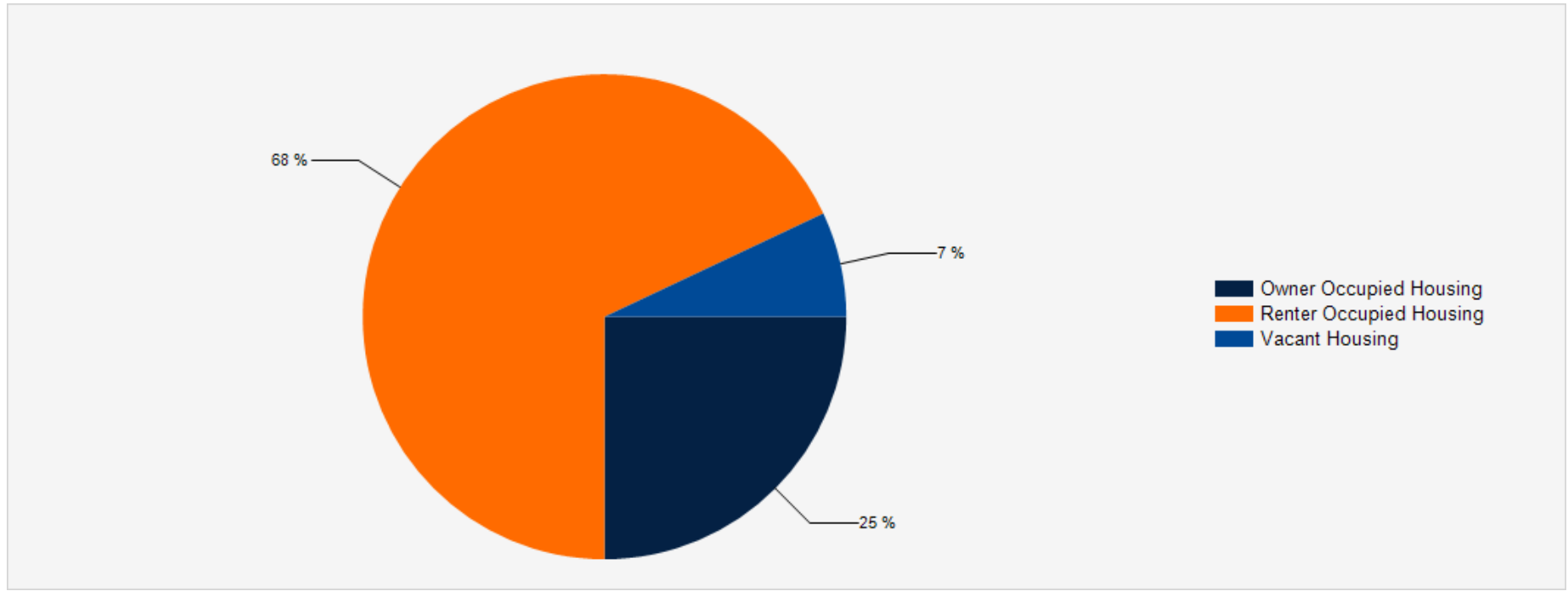
2017 Household Income



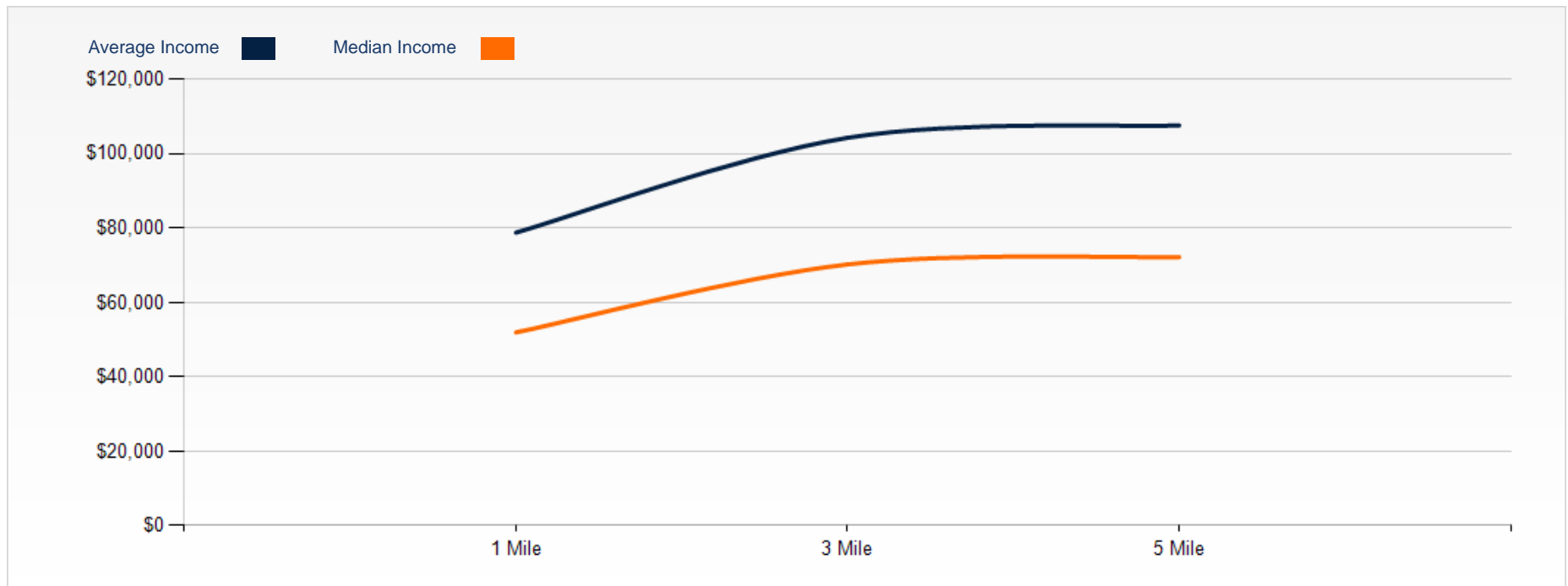
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median





07 Additional Information

512 Front Kitchen

512 Front Retail

512 Front Offices

512 Front Plans All

512 Front Office Conversion Plans

512 Front Apartment Plans

512 Front Basement Plans

512 FRONT STREET



512 FRONT STREET APARTMENTS

KITCHEN AND DINING AREA



512 FRONT STREET RETAIL SPACE





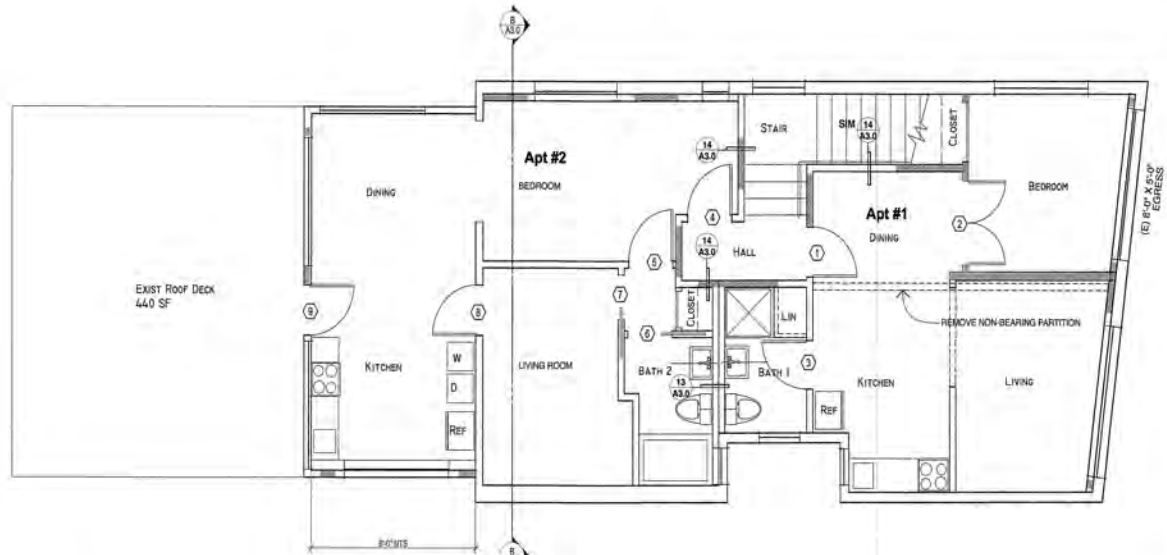
512 FRONT STREET OFFICE SPACE



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SHEET NOTES

- EMERGENCY ESCAPE AND RESCUE, FROM BASEMENTS IN DWELLING UNITS AND EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY, YARD, OR COURTYARD THAT OPENS TO A PUBLIC WAY [CIRC R310]. PROVIDE MINIMUM NET CLEAR OPENING AREA OF 5.7 SF.
 - 24-IN MINIMUM NET CLEAR OPENING HEIGHT.
 - 20-IN MINIMUM NET CLEAR OPENING WIDTH, AND,
 - BOTTOM NET CLEAR OPENING NOT GREATER THAN 44-IN ABOVE THE FLOOR.
- SAFETY GLAZING REQUIRED FOR ALL GLAZING LOCATED IN HAZARDOUS LOCATIONS SUCH AS [CIRC R308]:
 - INGRESS AND EGRESS DOORS (EXCEPT JALOUSIES): FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES; IN SWINGING DOORS & STORM DOORS.
 - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS; GLAZING IN WALLS ENCLOSING THESE COMPARTMENTS WHERE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 66-IN ABOVE A STANDING SURFACE AND DRAIN INLET.
 - FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-IN ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION, AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 66-IN ABOVE THE WALKING SURFACE.
 - IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING: A) EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SF B) EXPOSED BOTTOM EDGE IS LESS THAN 18-IN ABOVE FLOOR, C) EXPOSED TOP EDGE IS GREATER THAN 36-IN ABOVE FLOOR, AND D) ONE OR MORE WALKING SURFACES ARE WITHIN 36-IN HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5-FT OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60IN ABOVE A WALKING SURFACE.
- SHOWERS SHALL BE FINISHED WITH A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR [CIRC R308.4.5].
- FIREBLOCKING REQUIRED FOR COMBUSTIBLE CONSTRUCTION IN THE FOLLOWING CONCEALED SPACES OF STUD WALLS AND PARTITIONS SPACES, INCLUDING FURRED SPACES AS FOLLOWS: [CIRC R308.1.1]
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10-FT.
 - INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALLS AND CONCEALED HORIZONTAL SPACES CREATED BY FLOOR SYSTEMS, SOFFITS, DROP CEILING, COVE CEILING, AND SIMILAR LOCATIONS.
 - AROUND VENT OPENINGS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS THAT AFFORD PASSAGE FOR FIRE.
- NEW AND REPLACEMENT FENESTRATIONS (I.E. WINDOWS, SKYLIGHTS, AND EXTERIOR DOORS WITH A GLAZED AREA MORE THAN ONE HALF OF THE DOOR AREA) SHALL HAVE A U-FACTOR OF 0.32 OR LESS (REES SECTION 150.103A, 150.218B AND TABLE 150.1A.
- CLEAN, SEAL, AND/OR REPLACE EXISTING MECK DUCTWORK. CONDUCT AND PASS HERS DUCT BLOWER TEST.



A SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
N

WALL LEGEND

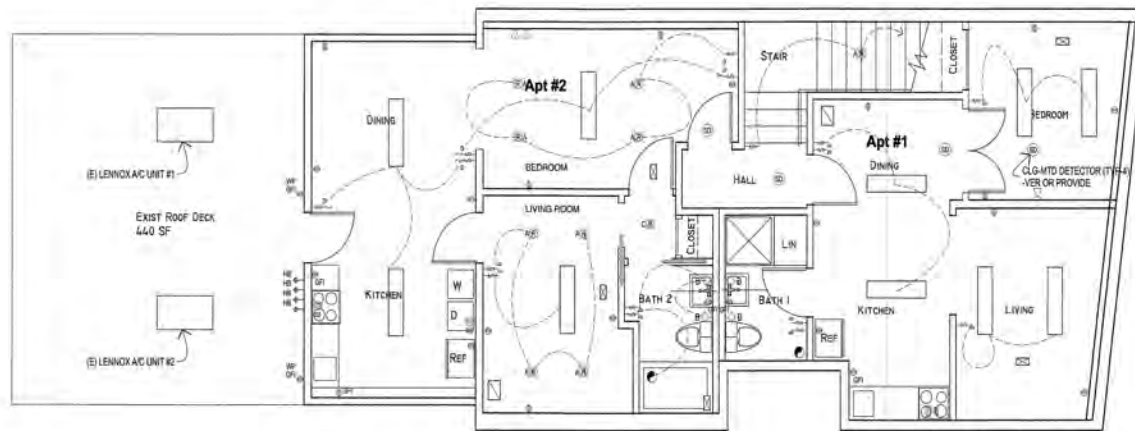
- (E) FRAMED WALLS & PARTITIONS
- (N) FRAMED PARTITIONS
- (C) CONCRETE WALL
- NON-BEARING PARTITION TO BE REMOVED

ELEC/MECH SYMBOL KEY

	120V DUPLEX OUTLET		JUNCTION BOX
	120V DUPLEX OUTLET		A/V-AUDIO VIDEO
	220V DUPLEX OUTLET		DATA
	DUPLEX OUTLET GROUND FAULT CIRCUIT INTERRUPTER		WP-WEATHERPROOF
	DUPLEX OUTLET ARC FAULT CIRCUIT INTERRUPTER		TELEPHONE OUTLET
	GFI WEATHER PROOF RECEPTACLE		CABLE TV/RADIO OUTLET
	GFI WEATHER PROOF OUTLET		DATA OUTLET
	GFI WEATHER PROOF OUTLET		FLOOR MOUNTED DUPLEX OUTLET
	AFCI WEATHER PROOF OUTLET		FLOOR MOUNTED WEATHERPROOF OUTLET
	10 SWITCHED RECEPTACLE		FLOOR MOUNTED TEL OUTLET
	CEILING MOUNT LIGHT FIXTURE		FLOOR MOUNTED DATA OUTLET
	WALL MOUNT LIGHT FIXTURE		FLOOR MOUNTED J-BOX
	EXTERIOR WALL-MNT W/ MOTION SENSOR & PHOTO-CONTROL		SWITCH-DIMMER, 05-0CC, SENSOR
	RECESSED LIGHT FIXTURE		3-WAY SW, 05-0CC, SENSOR
	WATERPROOF LIGHT FIXTURE		4-WAY SW, 05-0CC, SENSOR
	CLO MOUNT FIXTURE, FULL CHAIN		EDH FAN W/ LIGHT
	FLUORESCENT TROFFER, SURFACE		EXHAUST FAN
	FLUORESCENT TROFFER, RECESS		COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR
	CEILING FAN		THERMOSTAT
			SPEAKER
			GAS VALVE

Light Fixture Schedule

MK	Type	MK	Type
A	INCANDESCENT	D	COMPACT FLUORESCENT
B	LED	E	HALOGEN
C	FLUORESCENT		



B SECOND FLOOR REFLECTED PLAN
SCALE: 1/4" = 1'-0"
PROPOSED

REVISIONS	DATE	BY	APP'D

1/29/16 12:45 PM

SEAL ARCHITECT
DANIEL SILVERNAIL ARCHITECT, INC.
512 FRONT STREET
SAN FRANCISCO, CA 94102
(415) 462-9138

PREPARED FOR:
DAVID HANDLOFF, OWNER
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SAN FRANCISCO, CA 94102
(415) 462-9138

Daniel Silvernail Architect, Inc.
501 Mission St, Suite 207, San Francisco, CA 94105
415.462.9138
daniel@silvernailarchitect.com

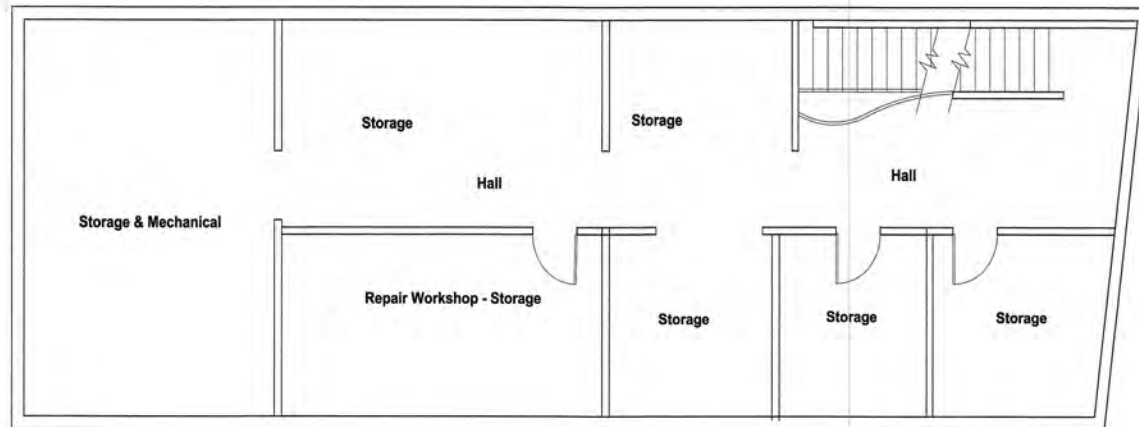
PROPOSED FLOOR & REFLECTED PLANS
OFFICE CONVERSION
HANDLOFF BUILDING
512 FRONT STREET, SANTA CRUZ, CA 95060
APRIL 0015148

DATE: 1/29/16
APP'D: 15.033
SCALE: DSAI
SHEET: A-2.0

PROPOSED

REVIEW ONLY - NOT FOR CONSTRUCTION

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A BASEMENT PLAN

REVISION	DATE

1/29/16 12:45 PM



PREPARED FOR:
 DAVID HANDLOFF, OWNER
 512 FRONT STREET
 SANTA CRUZ, CA 95060
 (831) 846-9899

Daniel Silvernail Architect, Inc.
 501 Mission St. Suite #27, Santa Cruz, CA 95060 - 831-462-9138

APN: 00515149

EXISTING CONDITIONS
OFFICE CONVERSION
HANDLOFF BUILDING
 512 FRONT STREET SANTA CRUZ CA 95060

DATE	1/29/16
JOB	15.033
DESIGNER	DSAI
SHEET	EX-2
OF	9 SHEETS

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