

3 Level Commercial Building

1214 SUTTER STREET

POLK GULCH, SAN FRANCISCO

FOR SALE
\$2,995,000



Contents

1. EXECUTIVE SUMMARY

2. PROPERTY OVERVIEW

3. FINANCIAL SUMMARY

6. AREA OVERVIEW

CONNOR CHAVARRIA

Office: 415.863.1775

Direct: 818.634.0028

Email: connor@urbangroupsfs.com

BRE: 02039122 / BRE 01885834

The information contained in this document has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. It is your responsibility to independently confirm its accuracy and completeness. You and your tax and legal advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Executive Summary

As exclusive agents, Urban Group Real Estate is pleased to present 1214 Sutter Street, San Francisco, CA for purchase.

Rare investment opportunity for an owner user or investor to purchase a completely vacant mixed-use property near the Van ness Corridor and Polk Gulch neighborhood. On the market for the first time in over 40 years, 1214 Sutter Street is a well maintained 2-unit commercial property. The commercial is comprised of 1,400sf on the ground floor with an additional 900sf of mezzanine zoned NCD and suited for retail and business' open to the general public.

Upper floor is 1,100sf, previously 2bed/1ba and is exempt from rent control mandate. Freshly painted interior and exterior with new roof. Easy walk to Polk Street shopping, restaurants and public transportation, next to newly constructed \$1B CPMC Van Ness Campus.

The perks:

- ✓ GREAT LOCATION NEAR POLK GULCH AND THE VAN NESS CORRIDOR
- ✓ DELIVERED VACANT
- ✓ IDEAL OPPORTUNITY FOR OWNER-USER
- ✓ FIRST TIME ON THE MARKET IN OVER 40 YEARS



Property Overview



GENERAL INFORMATION

Address	1214 Sutter Street
APN	0670-008
Submarket	Polk Gulch District
Zoning	NCD Polk Street Neighborhood Commercial
Units	2
Building Sq Ft	3,700 sq ft
Parcel Area	1,400 sq ft
Year Built	1913
Foundation	Masonry/Concrete
Construction Type	Wood Frame
Floors	3

Number of units: 2
Construction: Wood Frame
Roof: Torch Down
Exterior: Stucco
Electric Service: 300 Amps
Electric Meters: 2

Financial Summary

PRICE	\$2,995,000
Gross Building Square Footage	3,700
Price/Square Foot	\$809.46

Cap Rate	1.87%
GRM	29.36

ANNUAL GROSS INCOME	
Gross Income	\$102,000
Vacancy (3%)	(\$3,060)
Less Expenses	(\$43,017)
Net Operating Income	\$55,923

ANNUAL OPERATING EXPENSES	
New Property Taxes (Est. @ 1.1792%)	\$35,317
Building Insurance (estimate)	\$3,500
Gas and Electric (paid by tenants)	\$0
Water (paid by tenants)	\$1,200
Garbage Removal (paid by tenants)	\$600
Repairs	\$2,400
Total Expenses	\$43,017

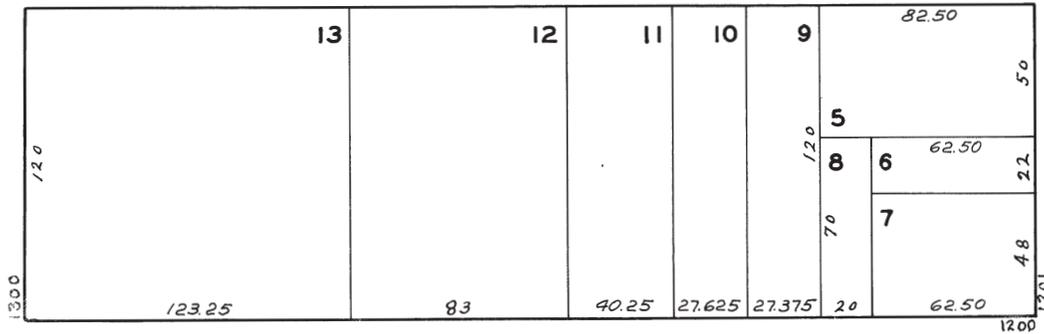
TENANT INFORMATION				(PROJECTED)	
Unit	Type	Sq. Ft.	Description	Monthly Rent	Comments
3rd Level	Residential	1,100	2 Bed/1 Ba	\$3,000	Vacant
Ground	Commercial (w/ Mezz)	1,400	Ground, Mezz, Lower	\$5,500	Vacant
Basement	(Part of Commercial Space)	1,200			Vacant
TOTAL		3,700		\$8,500	

DISCLOSURE: Square footages are only estimates and not warranted. Buyer to conduct their own measurements of the Property.

The Area

PARCEL MAP

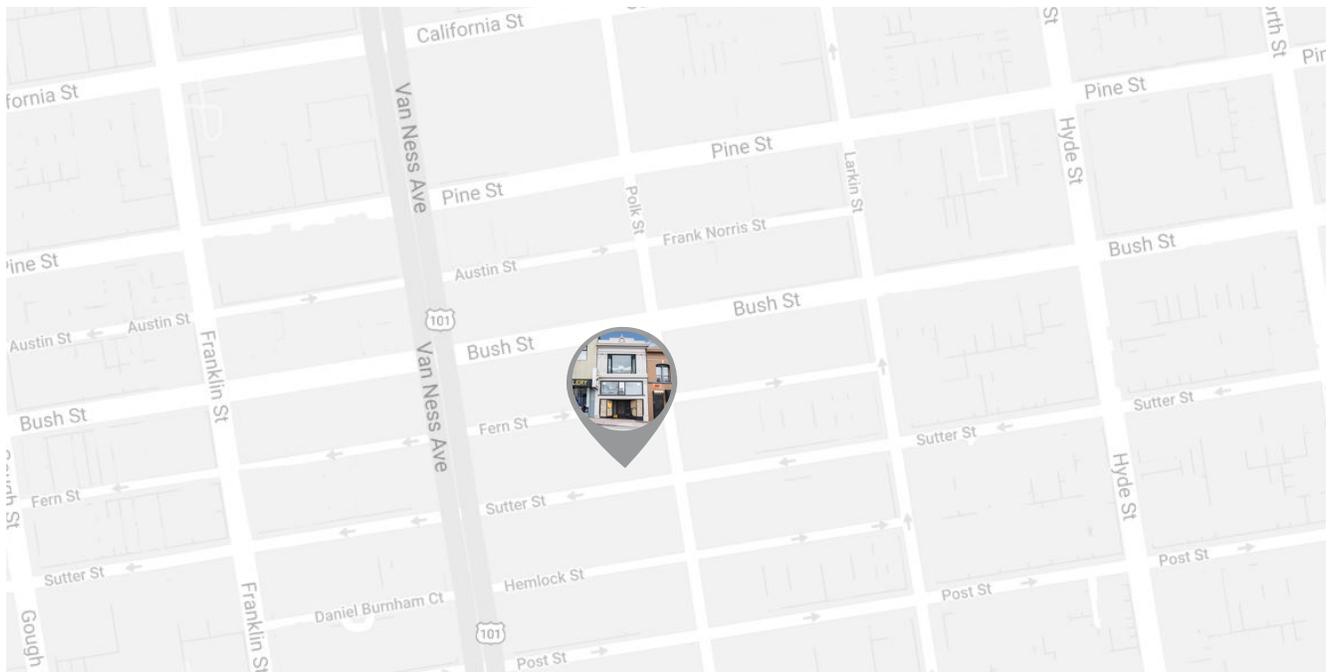
VAN NESS AVE.



POLK

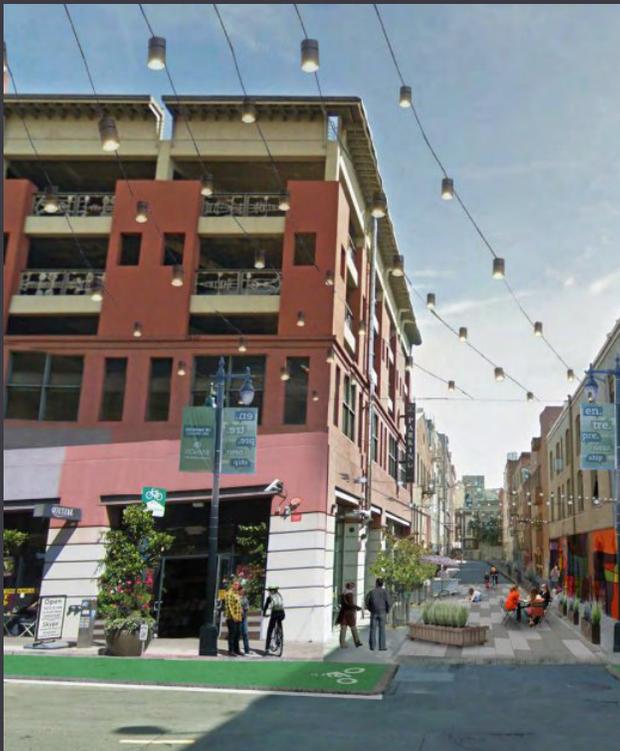
SUTTER

AREA MAP



Neighborhood Overview - Polk Gulch

The Polk Gulch area is a booming commercial district north of Market Street. Polk Gulch is frequently visited by tourist and locals and offers easy access to the Marina and Downtown neighborhoods. Within the Polk Gulch area, you will find many up-scale fine dining restaurants that serve a variety of ethnic cuisines and hip bars that cater to the happy hour crowd. Entertainment and nightlife are a highlight of this neighborhood and new businesses continue to emerge providing steady growth in the area.



“
*Entertainment
and nightlife are
a highlight of this
neighborhood and
new businesses
continue to emerge
providing steady
growth in the area.*

”

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.



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:

URBAN GROUP REAL ESTATE INC.

2601 Mission Street. Ste. 502

San Francisco, CA 94110

Phone: 415.863.1775

Fax: 415.863.4713

BRE 01885834

