

# 1102-1104 YORK STREET

FOR SALE | MIXED-USE BUILDING IN THE MISSION

**SIGNIFICANT PRICE  
REDUCTION**



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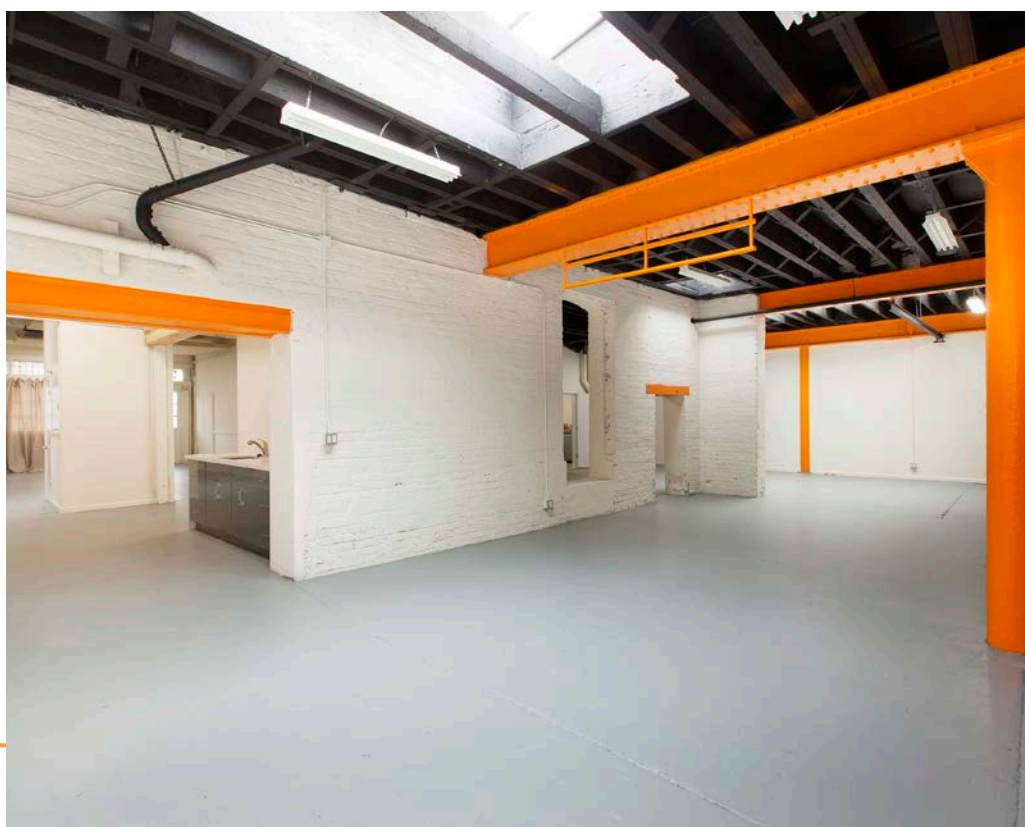
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## EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer investors the opportunity to purchase the fee simple interest in 1102-1104 York Street, San Francisco, CA 94110. This mixed-use building consists of three (3) two-bedroom and one (1) four-bedroom apartments as well as three (3) ground floor commercial spaces.

The subject property is located on the hard corner of York Street and 23rd Street in the trendy Mission District. The building is in immediate proximity to San Francisco General Hospital and the immensely popular 24th Street Corridor and within walking distance of Valencia Street, Mission Street, the 24th Street BART station and numerous bus lines. This is a tremendous opportunity for an investor to purchase a mixed-use asset with income upside in a quickly evolving neighborhood.

<b>ADDRESS</b>	1102-1104 York Street, San Francisco, CA 94110
<b>APN</b>	4209/038
<b>BUILDING SIZE</b>	+/- 14,950 Square Feet
<b>PARCEL SIZE</b>	+/- 10,400 Square Feet
<b>PROPERTY TYPE</b>	Mixed-Use: Residential and Commercial
<b>ZONING</b>	RM-1
<b>SALE PRICE</b>	\$4,150,000 // \$277 PSF



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## INVESTMENT HIGHLIGHTS

### UNIQUE SAN FRANCISCO OPPORTUNITY

*Four (4) Units of Residential Income Producing Units Above Ground Floor Commercial Space*

### RARE OPPORTUNITY

*To Purchase a Hard Corner Mixed-Use Building, Located in the Mission District*

### VALUE-ADD POTENTIAL

*Attractive Acquisition Price with Development Potential and Upside in Rents*

### LOCATION

*Located in Close Proximity to a Myriad of Amenities and Abundant Public Transportation Options*

### HEAVY POWER

*Former Elevator Manufacturing Facility*

### LOADING AREA

*Three (3) Drive-In Loading Roll-up Doors*



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## INCOME ANALYSIS

ADDRESS	TENANT NAME	SQUARE FOOTAGE	LEASE COMMENCEMENT	LEASE EXPIRATION	MONTHLY INCOME	ANNUAL INCOME	PSF
1102 York St (Commercial)	Mission Neighborhood Centers	3,400	7/1/23	6/30/26	\$5,500	\$66,000	\$19.41
1104 York St (Commercial)	Norori	3,800	3/1/2023	M/M	\$5,500	\$66,000	\$17.37
2815 23rd St (Commercial)	Peruana	3,200	10/1/2023	9/30/2026	\$5,000	\$66,000	\$18.75
2801 23rd St (4 Bed   2 Bath)	Residential Unit 1	1,450	11/1/14	M/M	\$4,285	\$51,420	\$35.46
2807 23rd St (2 Bed   1 Bath)	Residential Unit 2	1,000	3/1/90	M/M	\$1,112	\$13,344	\$13.34
2819 23rd St (2 Bed   1 Bath)	Residential Unit 3	1,000	1/1/21	M/M	\$3,395	\$40,740	\$40.74
2821 23rd St (2 Bed   1 Bath)	Residential Unit 4	1,100	11/1/98	M/M	\$1,306	\$15,672	\$14.25
<b>TOTAL GROSS INCOME</b>		<b>14,950</b>			<b>\$26,098</b>	<b>\$313,176</b>	<b>\$20.95</b>

EXPENSES	ANNUAL OP/EX
Management	3.00% \$11,404 \$0.76
Taxes	1.18% \$48,970 \$3.28
Utilities	\$3,000 \$0.20
Insurance	\$5,000 \$0.33
Maintenance	\$10,000 \$0.67
<b>TOTAL OP/EX</b>	<b>\$78,374</b>
Vacancy	2.00% \$6,264

<b>NET OPERATING INCOME</b>	<b>\$228,538</b>
<b>PURCHASE PRICE</b>	<b>\$4,150,000 \$277.59</b>
<b>CAP RATE</b>	<b>5.51%</b>

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## BUILDING DESCRIPTION

### BUILDING SYSTEMS

Foundation	Concrete
Structure	Wood Frame w/ Steel Reinforcement
Electrical Service	Separately metered
Gas Service	Separately metered
Fire Protection System	None
Heat Source	Central
Plumbing	Copper and Galvanized
Door Entry System	Lock and Key

### BUILDING COMPOSITION

#### KITCHEN

Appliances	Stove & Refrigerators
Cabinets	Wood
Counter tops	Granite and Tile
Disposals/Dishwashers	Some Units
Gas/Electric Oven	Gas
Refrigerators	Yes

#### BATHROOMS

Counters	Tile
Flooring	Tile and Linoleum
Vanities/Pedestal	Both
Shower	Stall and Over Tub

#### LIVING ROOM

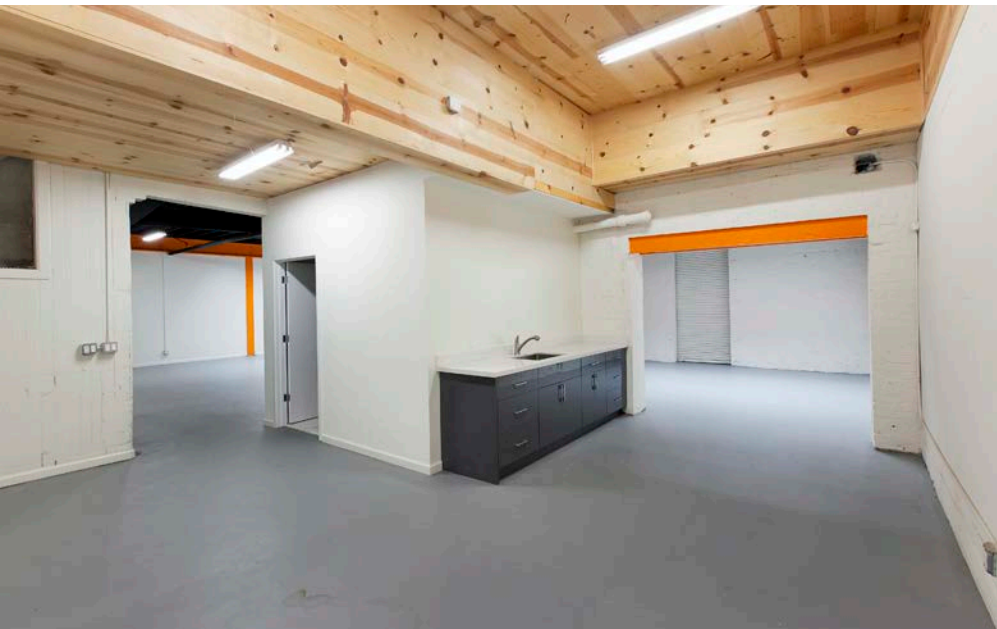
Floors	Carpet and Softwood
Fireplaces	No

#### NOTES

Seismic Retrofit Required	No
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## LOCATION OVERVIEW

Desirable Mission District location, walkable to nearby amenities and to surrounding neighborhoods.



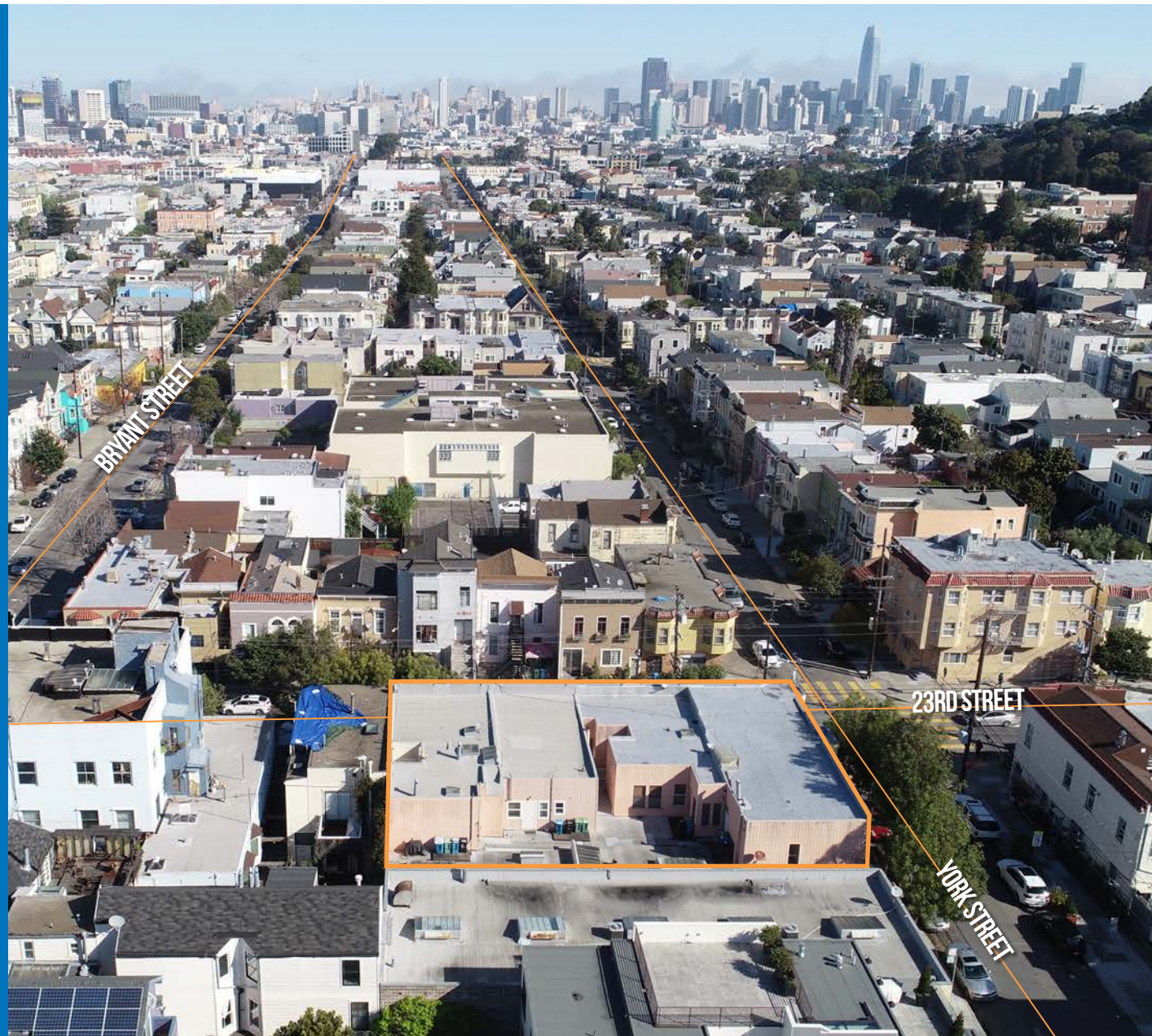
**02 MIN** to 24th & Potrero Muni  
**14 MIN** to 24th St Bart



**05 MIN** to Potrero Hill  
**09 MIN** to SOMA  
**19 MIN** to Financial District



**02 MIN** to 101 On-Ramp  
**06 MIN** to 280 On-Ramp  
**09 MIN** to 80 On-Ramp

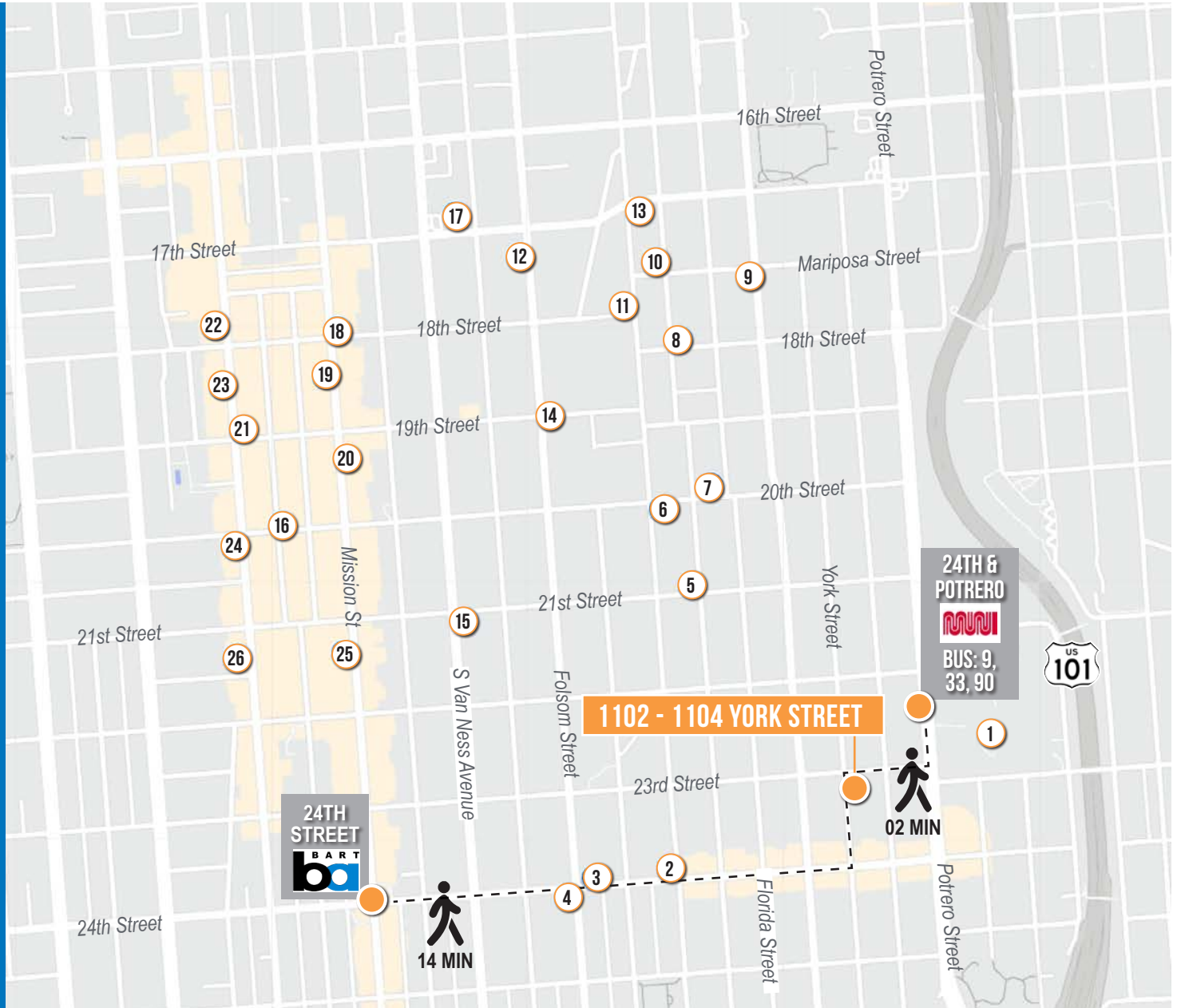




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## NEARBY AMENITIES

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



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# CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum ("Memorandum") has been prepared and presented to the recipient (the "Recipient") by Touchstone Commercial Partners (TCP) as part of TCP's efforts to market for sale the property located at 1102-1104 York Street, San Francisco, CA 94110 (the "Property"). TCP is the exclusive agent and broker for the owner(s) of the property (the "Owner"). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP's, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/ or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Zach Hauptert at (415) 539-1121 or Michael Sanberg (415) 539-1103.

## OFFERING TERMS

1102-1104 York Street is being offered for sale with an asking price of \$4,150,000 // \$277 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.

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