

2398 30TH AVENUE

FOR SALE | 5 UNITS ON A TWO-BUILDING PARCEL | SUNSET DISTRICT

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner-users and investors an opportunity to purchase the fee simple interest in 2398 30th Avenue, San Francisco, CA 94116. This sale opportunity is a unique mixed-use opportunity in San Francisco's Sunset District, comprised of two separate buildings situated on a single, hard corner parcel.

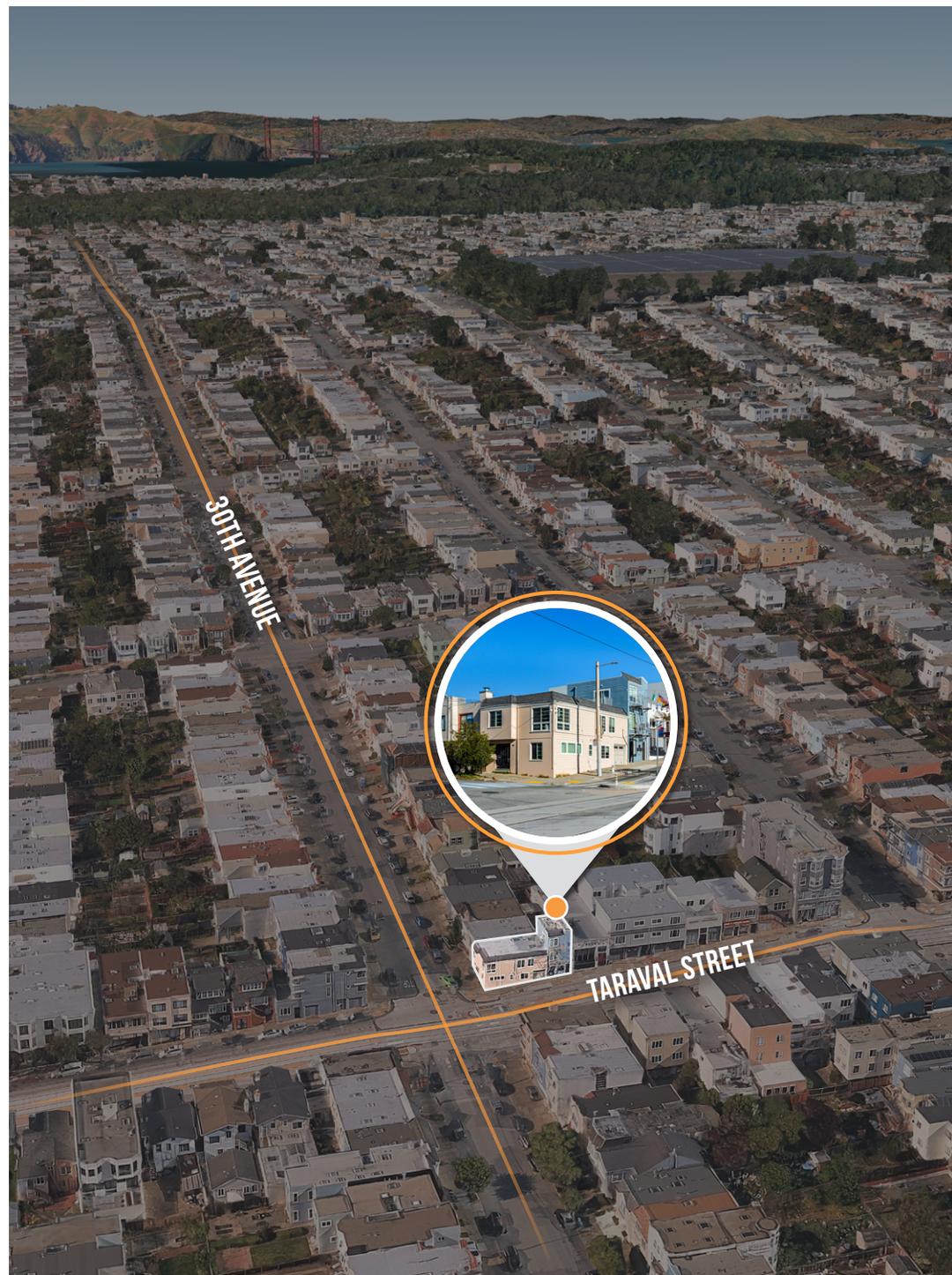
The front residential building consists of two units: a 1bd/1bd ground floor unit and a 3bd/1.5ba second floor unit. Both units can be delivered vacant at closing, providing immediate flexibility for an owner-user. The units are fully approved to be combined, creating the opportunity to convert the building into a single-family residence with parking.

The second building is a fully leased mixed-use structure featuring a ground-floor retail space with strong street presence, plus two studio units above. The residential units may also be combined to form a spacious, dual-level residential unit with ocean views, offering additional upside for an owner-user or repositioning strategy.

The property's corner location provides excellent visibility, access, and transit connectivity, making it well-suited for a variety of ownership profiles, including owner-users, investors, or those seeking a live-work configuration. This offering presents multiple paths for value creation through vacancy, unit combination, and long-term repositioning in a highly sought-after Sunset District location.

PROPERTY SUMMARY

ADDRESS	2398 30th Avenue, San Francisco, CA 94116
APN	2358/019
BUILDING SIZE	+/- 2,907 Square Feet
PARCEL SIZE	+/- 1,437 Square Feet
ZONING	NCD - Taraval Street



OFFERING SUMMARY

PRICE	\$2,200,000
CAP	4.58%
PRO FORMA CAP	5.11%
GRM	14.73
PRO FORMA GRM	13.63
\$/SQ. FT.	\$757
\$/UNIT	\$440,000

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase a Renovated, Income Generating Commercial Asset in San Francisco



CORNER LOT

Hard Corner Location at Taraval Street and 30th Avenue



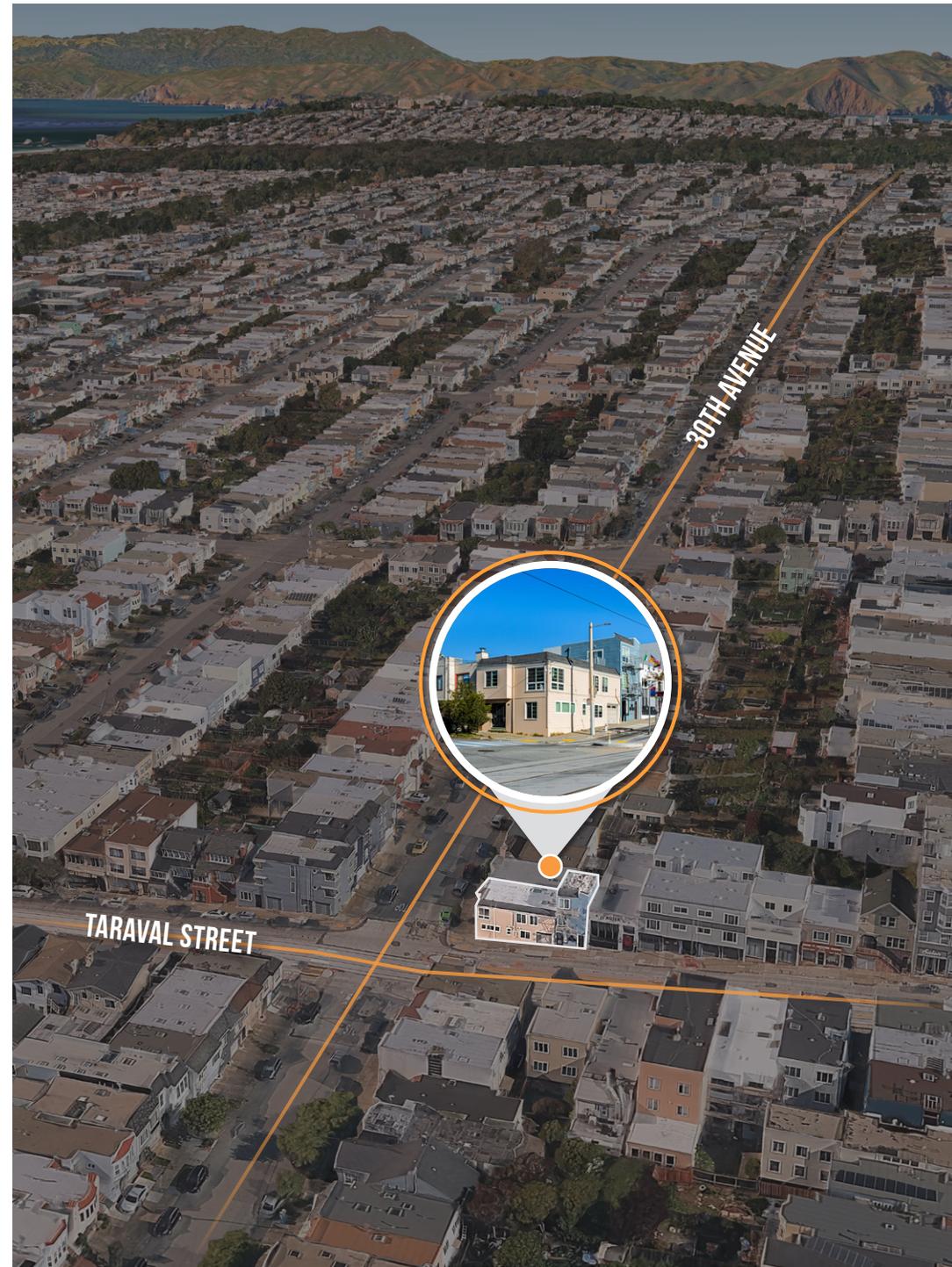
OWNER USER POTENTIAL

2398A and 2398B Can Be Delivered Vacant At Close With Supplemental Income Intact



LOCATION

Quiet Neighborhood Location on a Transit Corridor



FINANCIAL SUMMARY

PRICE	\$ 2,200,000
BUILDING SIZE	2,907
PARCEL SIZE	1,437
UNITS	5
CAP	4.58%
PRO FORMA CAP	5.11%
GRM	14.73
PRO FORMA GRM	13.63
\$/SQ. FT.	\$ 757
\$/UNIT	\$ 440,000

ANNUALIZED OPERATING INCOME

INCOME ANALYSIS	ACTUAL	PRO FORMA	NOTES
GROSS ANNUAL INCOME	\$ 149,400.00	\$ 161,400.00	
VACANCY RESERVE	\$ (4,482.00)	\$ (4,842.00)	3% of Gross Income
EFFECTIVE GROSS INCOME	\$ 144,918.00	\$ 156,558.00	
GROSS EXPENSES	\$ (45,424.99)	\$ (45,424.99)	
REIMBURSEMENTS	\$ 1,200.00	\$ 1,200.00	Utilities
NET OPERATING INCOME	\$ 100,693.01	\$ 112,333.01	

EXPENSES

EXPENSE ANALYSIS	ACTUAL	PRO FORMA	NOTES
NEW PROPERTY TAXES	\$ (26,019.03)	\$ (26,019.03)	1.183% of Purchase Price
INSURANCE	\$ (2,707.96)	\$ (2,707.96)	Per Owner (2025)
REPAIRS & MAINTENANCE	\$ (2,500.00)	\$ (2,500.00)	Estimated
WATER & SEWAGE	\$ (4,599.18)	\$ (4,599.18)	Per Owner (2025)
PG&E	\$ (7,511.18)	\$ (7,511.18)	Per Owner (2025)
TRASH & RECYCLING	\$ (2,087.64)	\$ (2,087.64)	Per Owner (2025)
ANNUAL GROSS EXPENSES	\$ (45,424.99)	\$ (45,424.99)	
% OF GROSS INCOME	31.35%	29.01%	

The information presented has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

RENT ROLL

UNIT	UNIT TYPE	SQUARE FEET*	ACTUAL	PRO FORMA	MOVE IN	NOTES
2398A	3bd/1.5ba	941	\$ 4,000.00	\$ 4,000.00		Can Be Delivered Vacant
2398B	1bd/1ba	624	\$ 2,700.00	\$ 3,700.00		Can Be Delivered Vacant
1984A (Salon)	Commercial	356	\$ 2,150.00	\$ 2,150.00	09/21/2024	
1984B (2nd Flr)	Studio	206	\$ 1,600.00	\$ 1,600.00	09/21/2021	
1984C (3rd Flr)	Studio	423	\$ 2,000.00	\$ 2,000.00	2025	
Garage	Parking			\$ 300.00		Can Be Delivered Vacant
			\$ 12,450.00	\$ 13,450.00		Upside
			\$ 149,400.00	\$ 161,400.00		Annual Rent

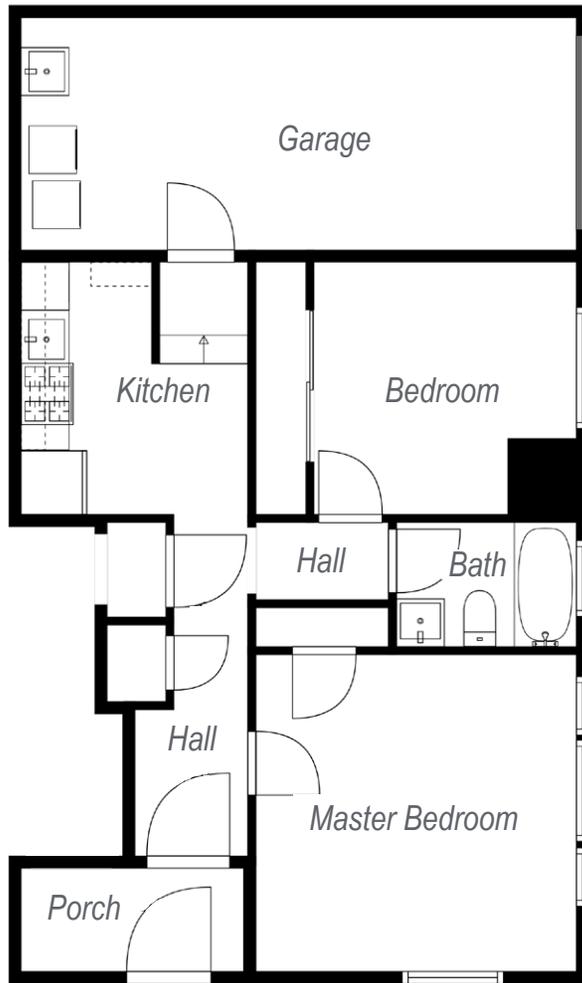
*All square footages are estimates. Buyer to verify actual square footages.

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2398A 30TH AVENUE



2398B 30TH AVENUE



30TH AVENUE

TARAVAL STREET



KITCHEN

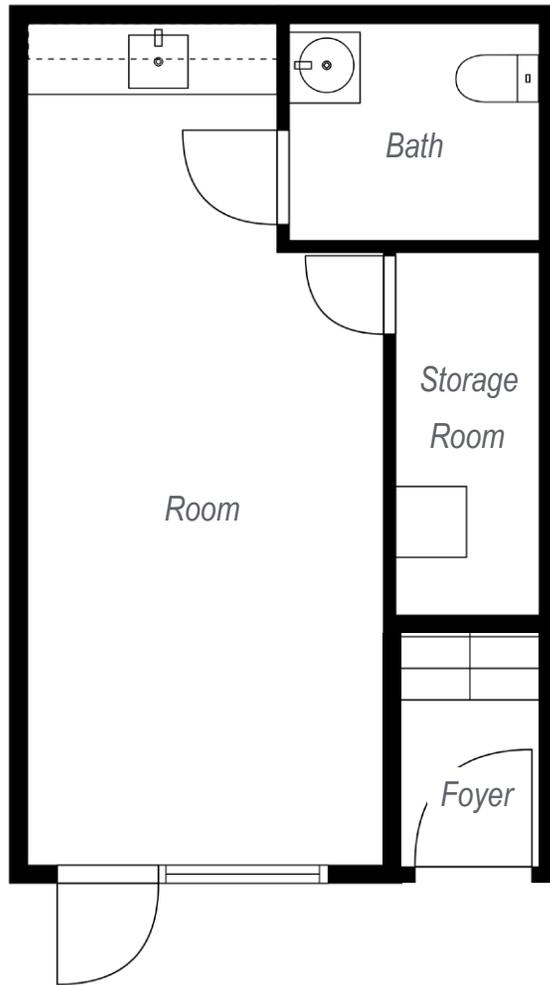


MASTER BEDROOM

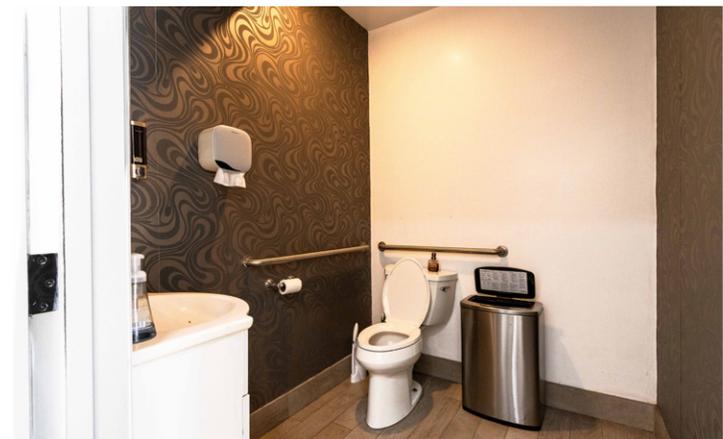


BEDROOM

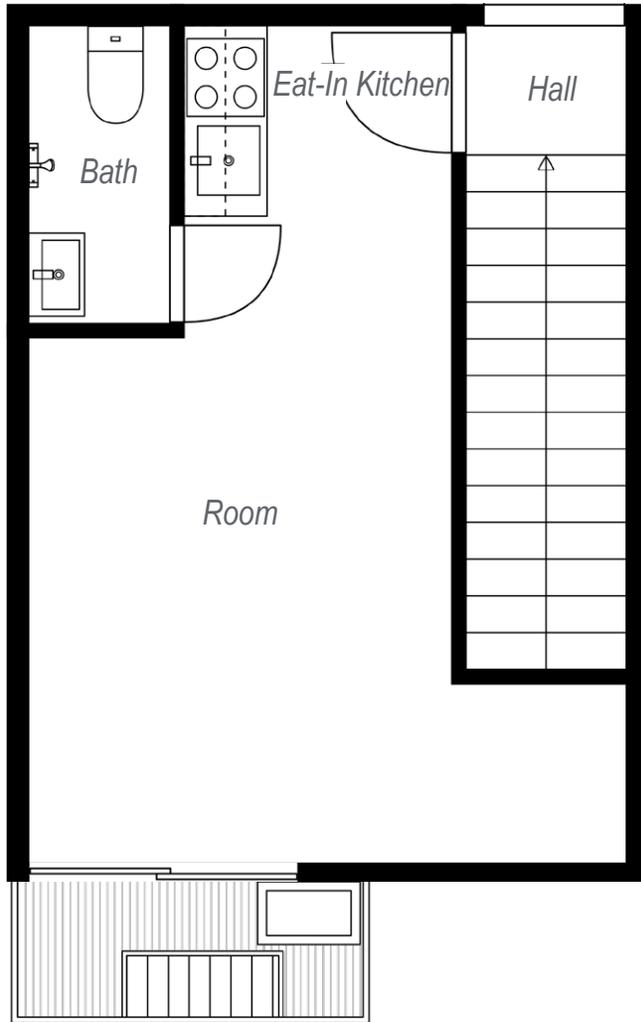
1984A TARAVAL STREET



TARAVAL STREET



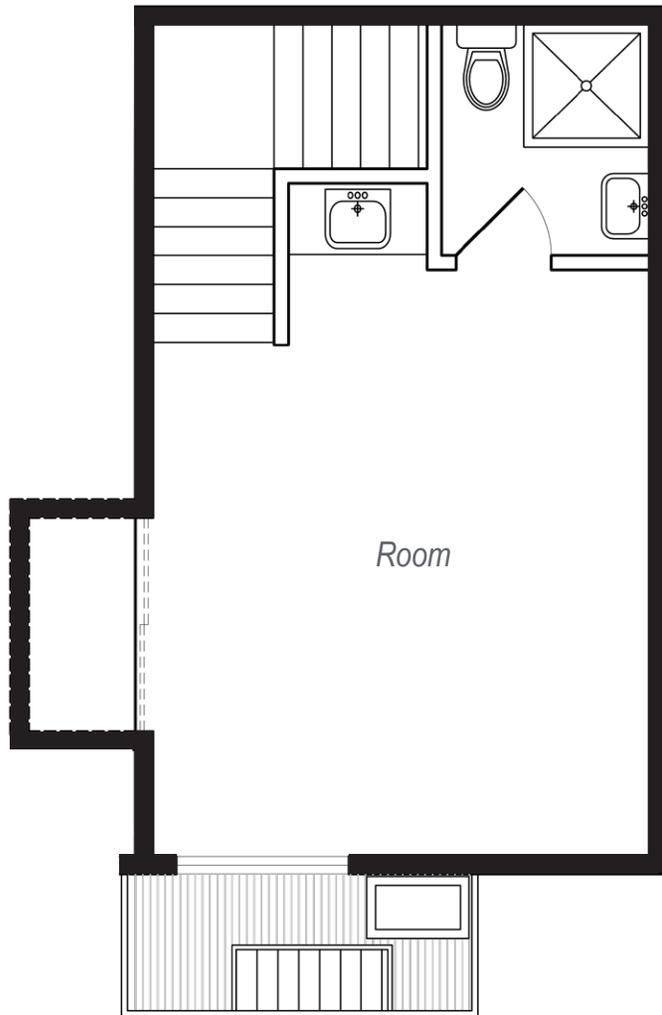
1984B TARAVAL STREET



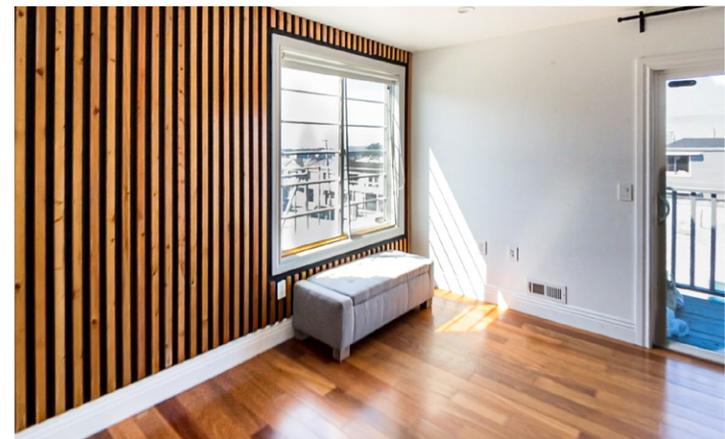
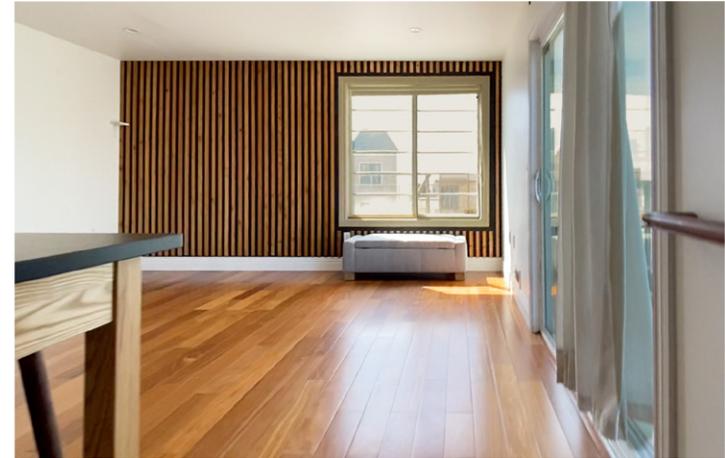
TARAVAL STREET



1984C TARAVAL STREET



TARAVAL STREET



LOCATION OVERVIEW

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



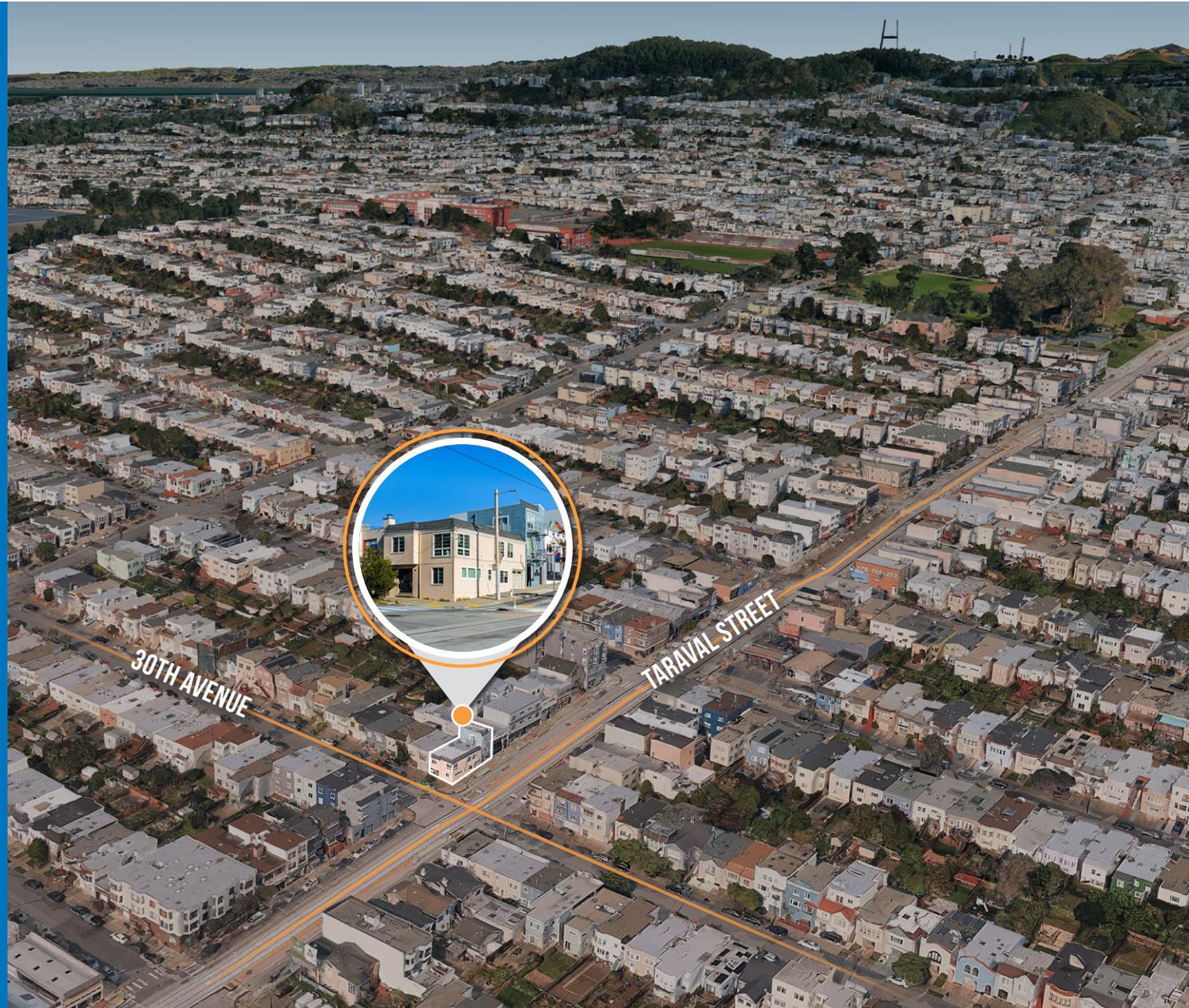
- 01 MIN to Muni L- Line
- 02 MIN to Muni 66 Bus Stop
- 12 MIN to Parkside Square Park



- 07 MIN to Golden Gate Park
- 08 MIN to Stonestown Galleria
- 09 MIN to San Francisco Zoo

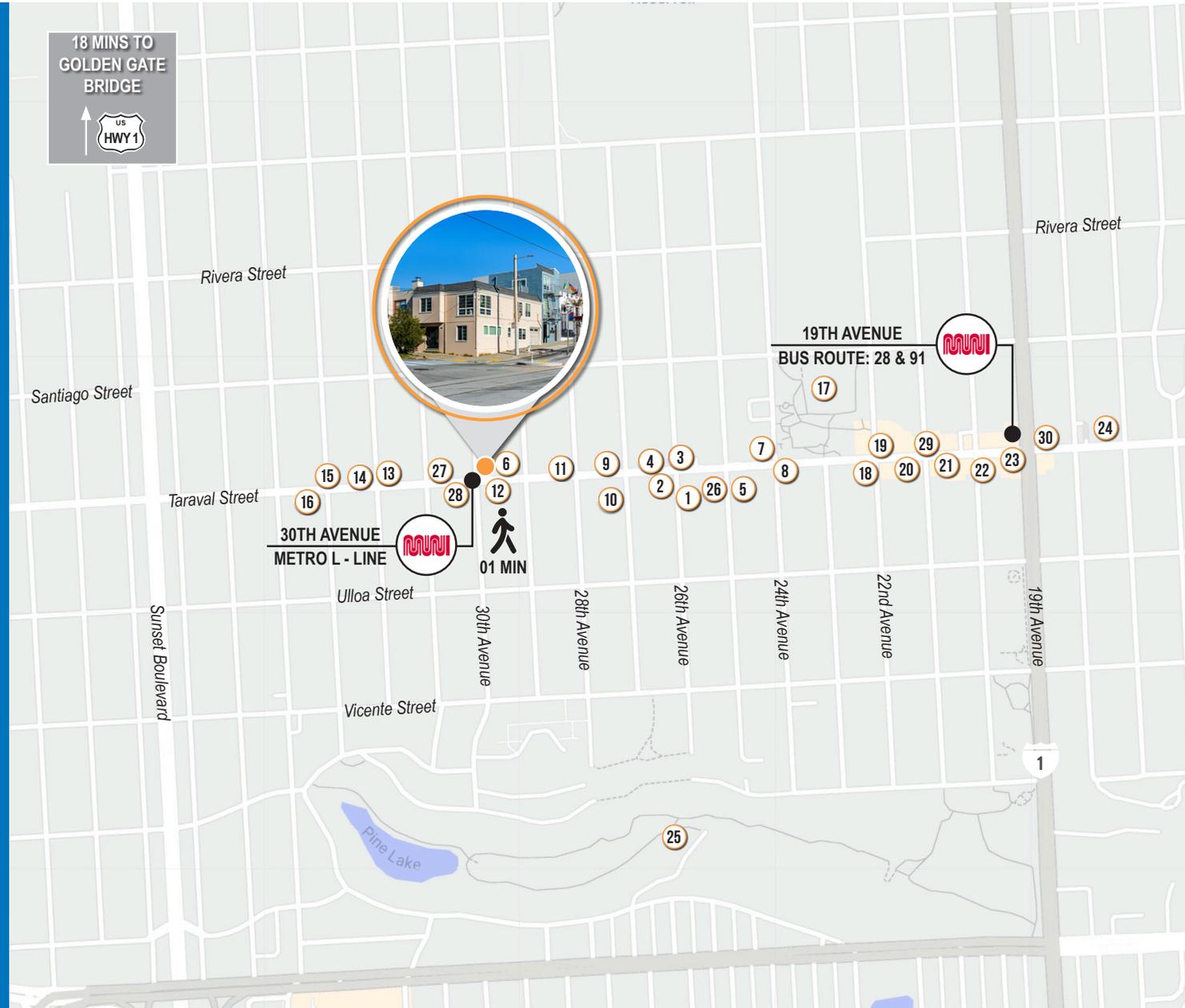


- 07 MIN to Hwy 1
- 08 MIN to Golden Gate Bridge
- 11 MIN to 280 On-Ramp



NEARBY AMENITIES

- 1 King of Thai Noodle Cafe
- 2 El Burrito Express
- 3 Lou's Cafe
- 4 Fiery Hot Pot Buffet
- 5 Lost and Found Cocktail Bar
- 6 Obrien's Irish Pub
- 7 Grubbin'
- 8 STIX
- 9 Versus Games
- 10 Kingdom Of Dumpling
- 11 US Postal Service
- 12 Dumpling Kitchen
- 13 O'Reilly Auto Parts
- 14 7-Eleven
- 15 Chalos
- 16 The Four Deuces
- 17 McCoppin Square Park
- 18 Walgreens
- 19 KFC
- 20 Dumpling Specialist
- 21 Sushi Zen
- 22 House of Pancakes
- 23 Shannon Arms Irish Pub
- 24 Safeway
- 25 Stern Grove Dog Park
- 26 Bibbiti
- 27 Kingdom of Dumpling
- 28 Shin Toe Bul Yi
- 29 New Taraval Cafe
- 30 Mr Szechuan





GALINETTE



ANDYTOWN COFFEE ROASTERS



DUMPLING KITCHEN



O'BRIEN'S IRISH PUB



KING OF THAI NOODLE

2398^{30TH} AVENUE



OFFERING TERMS

2398 30th Avenue is being offered for sale with an asking price of \$2,200,000. 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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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 2398 30th Avenue, San Francisco, CA 94116 (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 Jaron Eliopoulos at (415) 608-6336 or Cameron Tu (510) 919-8193.