



VISIT ELIOPOULOSGROUP.COM

1338-1348 LARKIN STREET

FOR SALE | 6 UNITS | NOB HILL | 100% LEASED

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

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1338-1348 LARKIN STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer investors the opportunity to purchase the fee simple interest in 1338-1348 Larkin Street.

The subject property consists of three (3) 3bd/2ba units and three (3) 2bd/2ba units. There are five parking spaces in the ground floor garage. Around the corner from Trader Joes and just steps to bars and restaurants on the Polk Street corridor, this property is well located in the heart of Nob Hill. This impeccably maintained property delivers stable in-place income and plenty of upside. Unit 1340 will be delivered vacant at close.

OFFERING SUMMARY

PRICE	\$4,400,000
CAP	4.32%
PRO FORMA CAP	5.69%
GRM	15.30
PRO FORMA GRM	12.47
\$/SQ. FT.	\$492
\$/UNIT	\$733,333



INVESTMENT HIGHLIGHTS



EXCELLENTLY MAINTAINED

Attentive Pride Of Ownership Seller



LARGE UNITS

Efficient Layouts and Spacious Rooms



RENTAL UPSIDE

Excellent In Place Rents With Upside



PARKING GARAGE

Up To Five (5) Car Parking



PREMIUM NOB HILL LOCATION

*99 Walk Score (Walker's Paradise)
95 Transit Score (Rider's Paradise)*



STABILIZED ASSET

100% Leased



1338-1348 LARKIN STREET

PROPERTY SUMMARY

ADDRESS	1338-1348 Larkin Street, San Francisco, CA 94109
APN	0250/015
YEAR BUILT	1909
BUILDING SIZE (SQ FT)	8,949
PARCEL SIZE (SQ FT)	3,541
UNITS	6
UNIT MIX	3 3bd/2ba, 3 2bd/2ba
PARKING	5 Spaces

BUILDING FEATURES

CONSTRUCTION	Wood Frame
FOUNDATION	Brick
EXTERIOR WALLS	Stucco
ELECTRICAL METERING	Separate
GAS METERS	Separate
HEAT SOURCE	Forced Air Heating
HEAT TYPE	Gas
AIR CONDITIONING	None
EARTHQUAKE RETROFIT	1980s Retrofit

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EXCLUSIVE ROOFTOP ACCESS WITH VIEWS



1338-1348 LARKIN STREET

RENT ROLL & INCOME

UNIT	UNIT TYPE	SQUARE FEET*	ACTUAL	PRO FORMA	MOVE IN	NOTES
1338	3bd/2ba	1,551	\$4,050.00	\$5,050.00	7/1/21	<i>Private Patio</i>
1340	3bd/2ba	1,551	\$4,900.00	\$4,900.00	2/15/23	<i>New paint + hardwood floor refinish in 2021</i>
1342	3bd/2ba	1,551	\$3,255.67	\$5,250.00	7/7/05	
1344	2bd/2ba	1,327	\$3,260.00	\$4,425.00	10/1/20	<i>In unit W/D</i>
1346	2bd/2ba	1,327	\$3,400.00	\$4,200.00	2/1/21	<i>In unit W/D, New paint 2021</i>
1348	2bd/2ba	1,327	\$3,700.00	\$4,100.00	10/15/21	<i>Private Patio, In unit W/D, New paint 2021</i>
Garage	Parking		\$1,025.00	\$1,100.00		<i>Units 1340, 1348, 1338, 1346</i>
Laundry			\$180.00	\$180.00		<i>Estimate</i>
Storage			\$200.00	\$200.00		<i>Delivered Vacant</i>
			\$23,970.67	\$29,405.00		<i>22.67% Upside</i>
			\$287,648.04	\$352,860.00		ANNUAL RENT

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

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FINANCIAL SUMMARY

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\$/SQ. FT.	\$492
\$/UNIT	\$733,333

ANNUALIZED OPERATING DATA

INCOME ANALYSIS	ACTUAL	PRO FORMA	NOTES
Gross Annual Income	\$ 287,648.04	\$ 352,860.00	
Vacancy Reserve	\$ (8,629.44)	\$ (10,585.80)	<i>3% of Gross Income</i>
Effective Gross Income	\$ 279,018.60	\$ 342,274.20	
Gross Expenses	\$ (88,750.87)	\$ (92,011.46)	
NET OPERATING INCOME	\$ 190,267.73	\$ 250,262.74	

EXPENSES

EXPENSE ANALYSIS	ACTUAL	PRO FORMA	NOTES
New Property Taxes	\$ (51,908.46)	\$ (51,908.46)	<i>1.1797% of Purchase Price</i>
Special Assessments	\$ (1,119.18)	\$ (1,119.18)	<i>Per City Records</i>
Insurance	\$ (7,464.00)	\$ (7,464.00)	<i>Per Owner</i>
Repairs & Maintenance	\$ (4,250.00)	\$ (4,250.00)	<i>Estimated</i>
Water & Sewage	\$ (8,656.82)	\$ (8,656.82)	<i>No Water Reimbursement</i>
PG&E	\$ (750.00)	\$ (750.00)	<i>Per Owner</i>
Trash & Recycling	\$ -	\$ -	<i>Paid By Tenants</i>
Janitorial	\$ (220.00)	\$ (220.00)	<i>Per Owner</i>
Management	\$ (14,382.40)	\$ (17,643.00)	<i>5% of Effective Gross Income</i>
ANNUAL GROSS EXPENSES	\$ (88,750.87)	\$ (92,011.46)	
% of Gross Income	31.81%	26.88%	

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UNIT 1340



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UNIT 1342



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UNIT 1344



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UNIT 1346

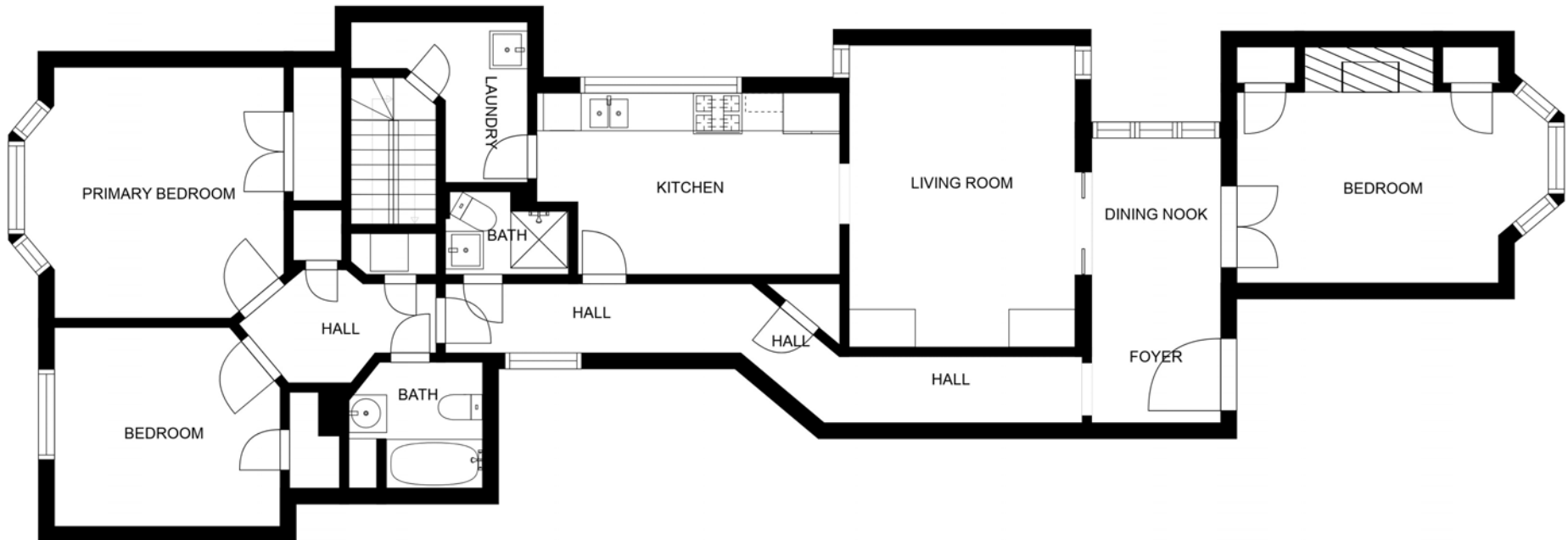


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FLOOR PLAN

3 Bedroom Layout

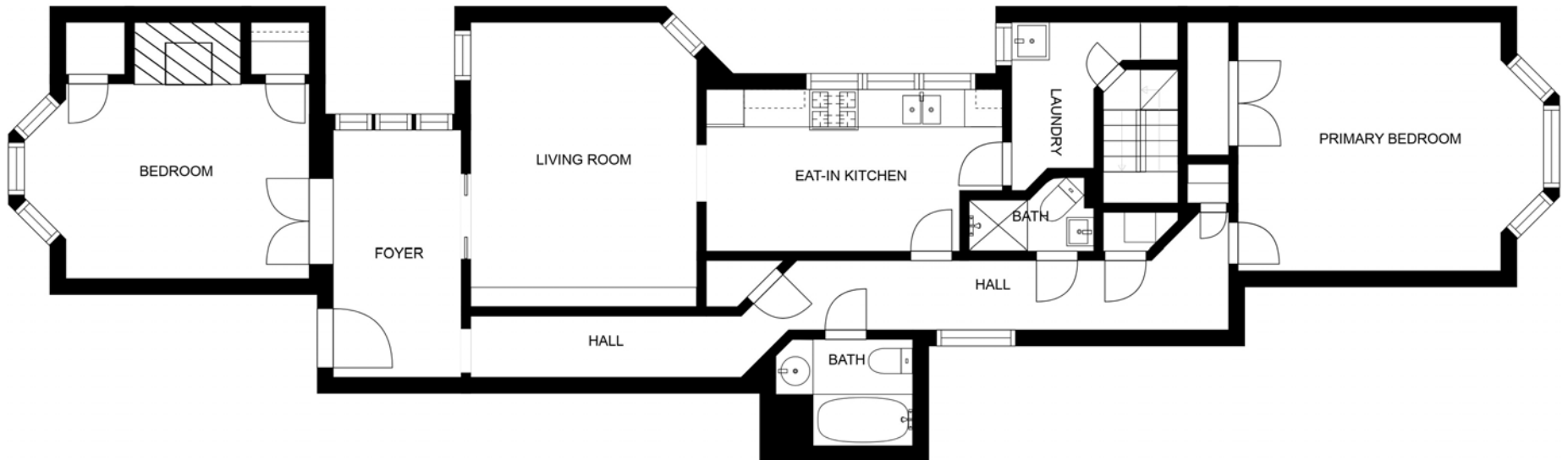


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FLOOR PLAN

2 Bedroom Layout



1338-1348 LARKIN STREET

LOCATION OVERVIEW

Desirable Nob Hill location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



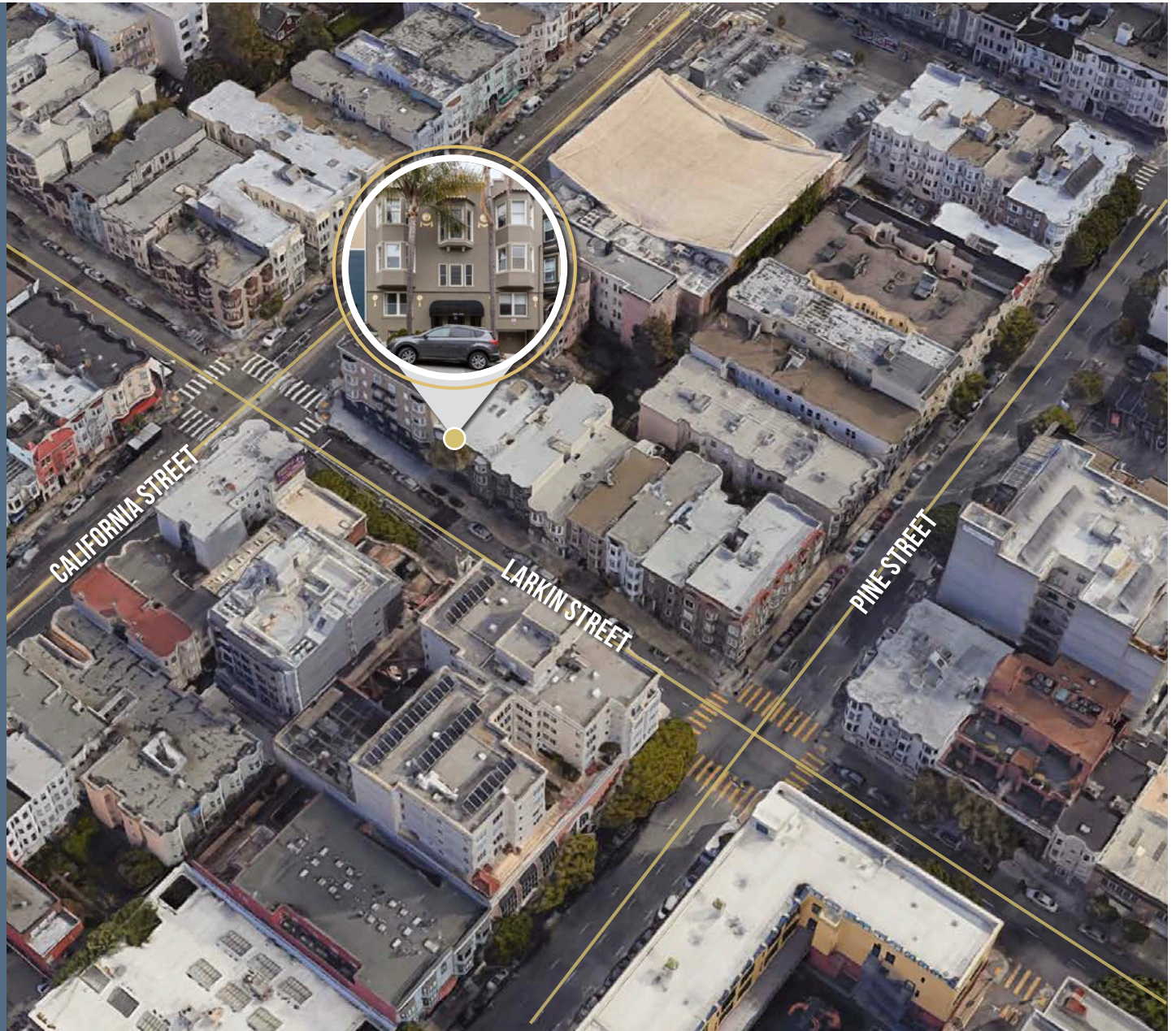
06 MIN to Bush St Muni
18 MIN to Civic Center Bart



06 MIN to Pacific heights
10 MIN to SOMA
13 MIN to Mission District



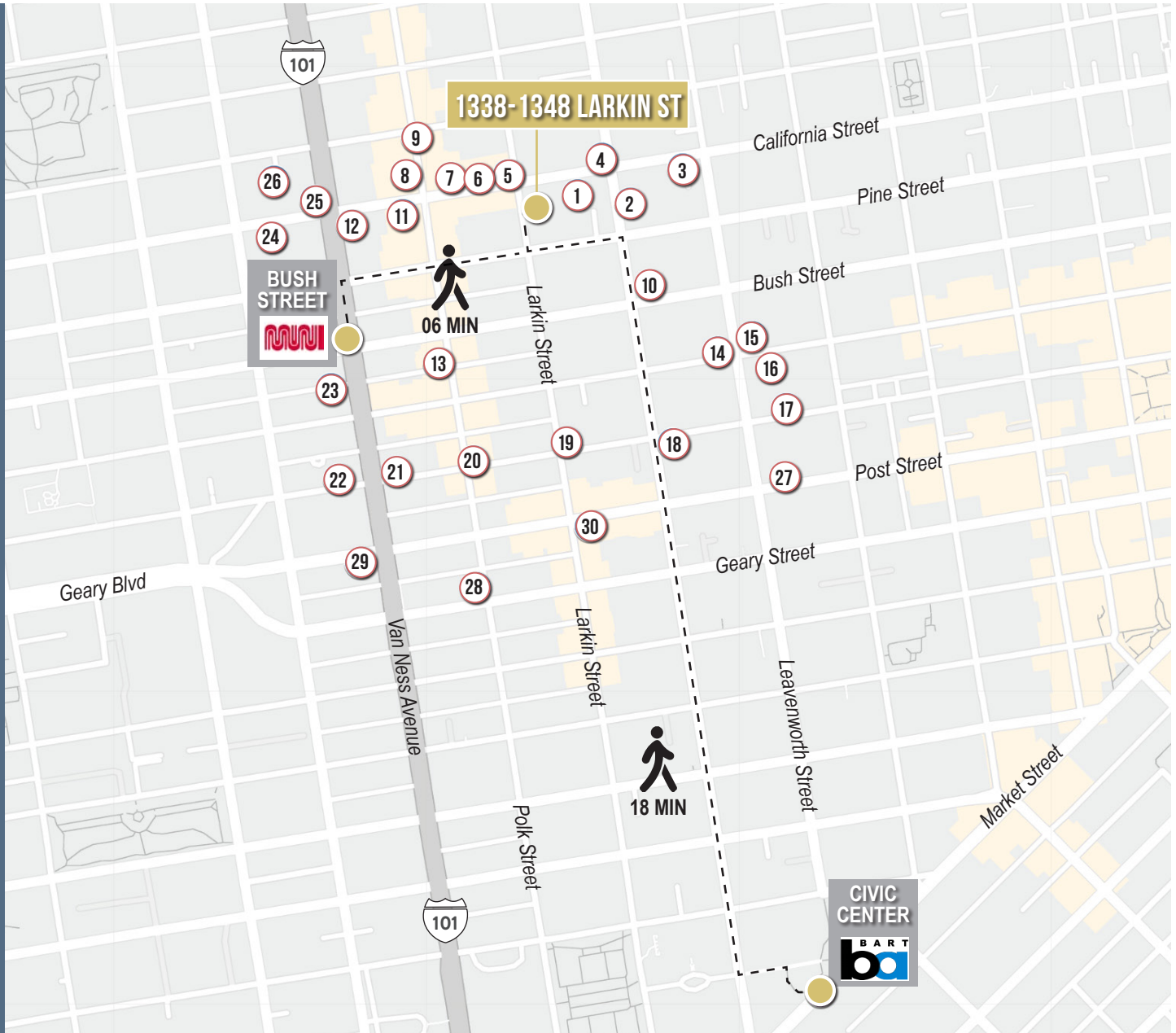
02 MIN to 101 On-Ramp
08 MIN to 80 On-Ramp
11 MIN to 280 On-Ramp



1338-1348 LARKIN STREET

AMENITIES

- 1..... Trader Joe's
- 2..... Nourish Cafe
- 3..... Zeki's Bar
- 4..... Thai Thai Gourmet
- 5..... Mymy
- 6..... Nobhill Pizza & Shawarma
- 7..... Cordon Bleu Vietnamese
- 8..... Swan Oyster Depot
- 9..... Ora Wine bar
- 10..... Saint Francis Hospital
- 11..... Crustacean Restaurant
- 12..... Starbucks
- 13..... Mayes Oyster House
- 14..... Bite
- 15..... Cup A Joe Coffeehouse
- 16..... Liholiho Yacht Club
- 17..... Farm : Table
- 18..... Milkbean
- 19..... Members Only
- 20..... Jackalope
- 21..... 24 Hour Fitness
- 22..... FedEx Print & Ship Center
- 23..... BevMo!
- 24..... Whole Foods Market
- 25..... Ruth's Chris Steak House
- 26..... Guitar Center
- 27..... Mensho Tokyo SF
- 28..... Ike's Sandwiches
- 29..... Tommy's Joynt
- 30..... Moulin Rouge



1338-1348 LARKIN STREET



MEMBERS ONLY



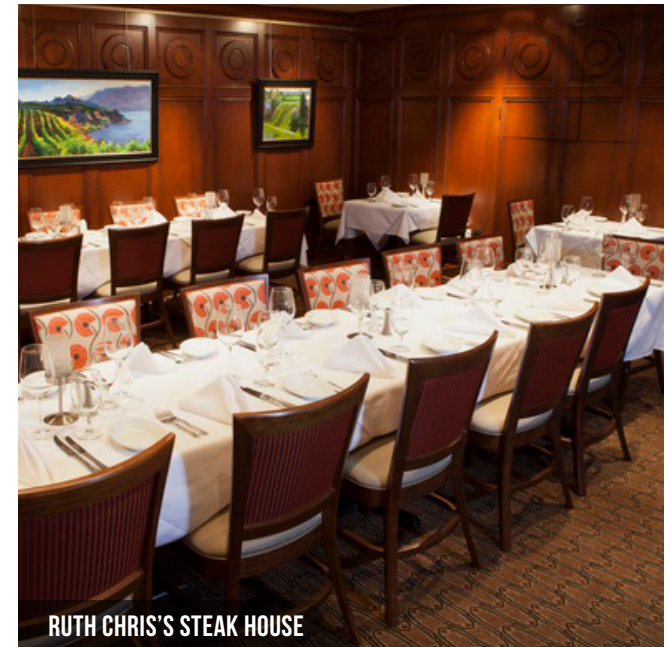
LIHOLIHO YATCH CLUB



TRADER JOES



SWAN OYSTER DEPOT



RUTH CHRIS'S STEAK HOUSE



OFFERING TERMS

1338-1348 Larkin Street in San Francisco, CA is being offered for sale. 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.

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 1338-1348 Larkin Street, San Francisco, CA 94109 (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.