

668 GUERRERO STREET

FOR SALE | ENTITLED RESIDENTIAL DEVELOPMENT OPPORTUNITY

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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668 GUERRERO STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer investors an opportunity to purchase the fee simple interest in 668 Guerrero Street, San Francisco, CA 94110.

668 Guerrero Street is a partially entitled residential development opportunity. The partially entitled building includes twelve (12) residential units, with ten (10) parking spaces and is located in the vibrant Mission District.

ADDRESS	668 Guerrero Street, San Francisco, CA 94110
APN	3587/011
PROPOSED BUILDING SIZE	Unit 602 +/- 1,314 Square Feet Unit 601 +/- 1,557 Square Feet Unit 502 +/- 1,314 Square Feet Unit 501 +/- 1,108 Square Feet Unit 402 +/- 1,314 Square Feet Unit 401 +/- 1,108 Square Feet Unit 303 +/- 648 Square Feet Unit 302 +/- 923 Square Feet Unit 301 +/- 813 Square Feet Unit 203 +/- 648 Square Feet Unit 202 +/- 923 Square Feet Unit 201 +/- 813 Square Feet TOTAL +/- 12,483 Square Feet
CURRENT BUILDING SIZE	+/- 7,500 Square Feet
PARCEL SIZE	+/- 4,050 Square Feet
POWER	200 Amps // 3 Phase
MONTHLY INCOME	\$9,394 / Month, Industrial Gross



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INVESTMENT HIGHLIGHTS



TWELVE (12) RESIDENTIAL UNITS READY TO BUILD

Ten (10) Car Independent Parking, Two (2) Affordable Units



ENTITLEMENTS QUALIFY FOR STATE DENSITY BONUS

*State Density Bonus Laws may Permit Developers to Exceed Maximum Density and Avoid Neighborhood Notice Requirements**



COVERED LAND OPPORTUNITY

Current M-T-M Income on Warehouse Offers Developers Cash Flow and Flexibility w/ Go-Vertical Plans



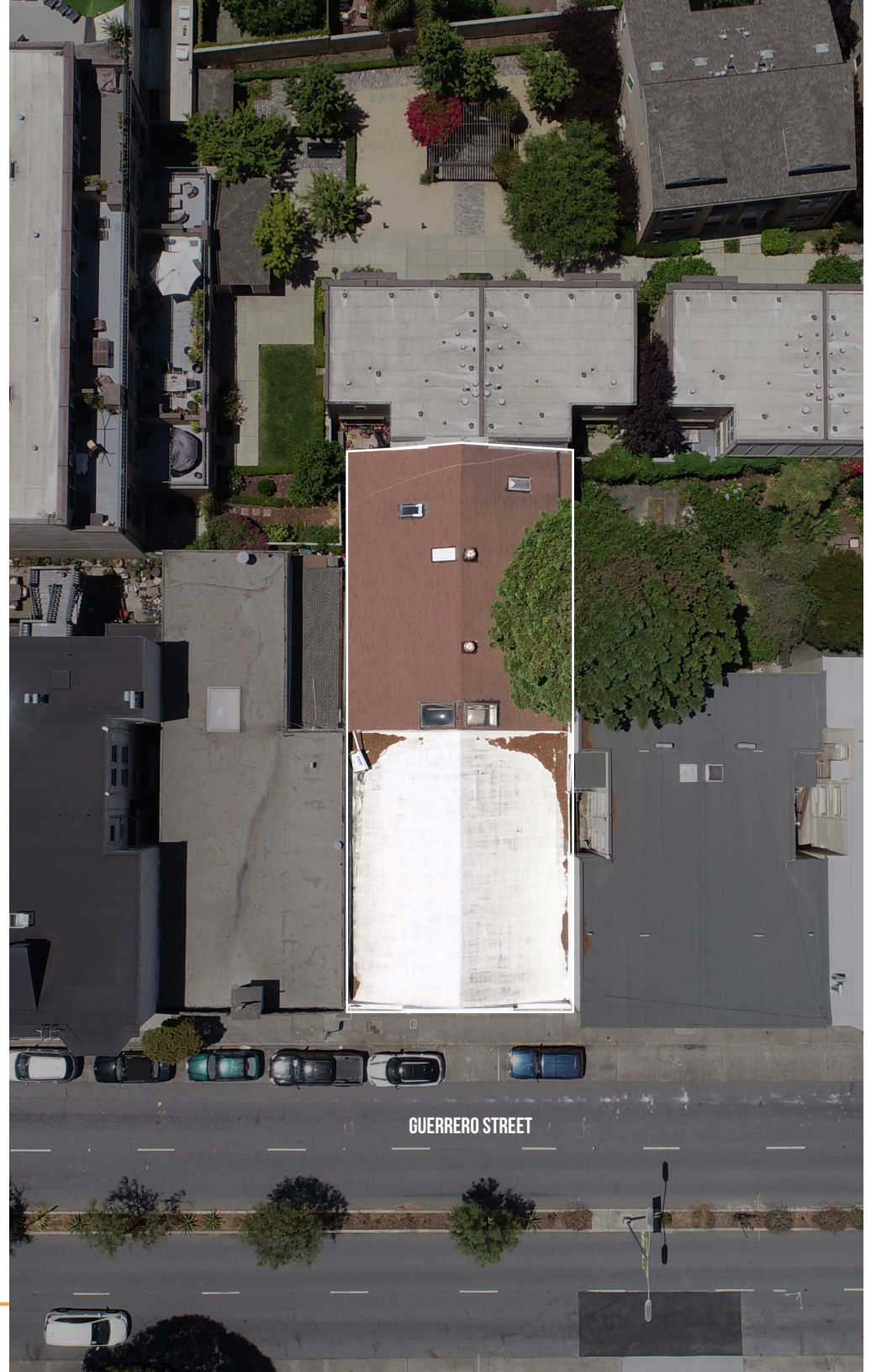
INCREASED RESIDENTIAL DEMAND

San Francisco Residential Rents are up 12% YoY as City Continues to Fill- in w/ Tech Talent and a Bustling Jobs Market



CENTRAL MISSION LOCATION

Central Mission Location Walkable to Many Mission District Amenities Including World Famous Dolores Park



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PROPOSED RENDERING



668 GUERRERO STREET

LOCATION OVERVIEW

Desirable Mission District location, walkable to Mission St. and Valencia St. amenities and to Dolores Park.



03 MIN to Dolores Park
10 MIN to 16th St. BART
17 MIN to 24th St. BART



09 MIN to SOMA
15 MIN to Union Square
18 MIN to Financial District



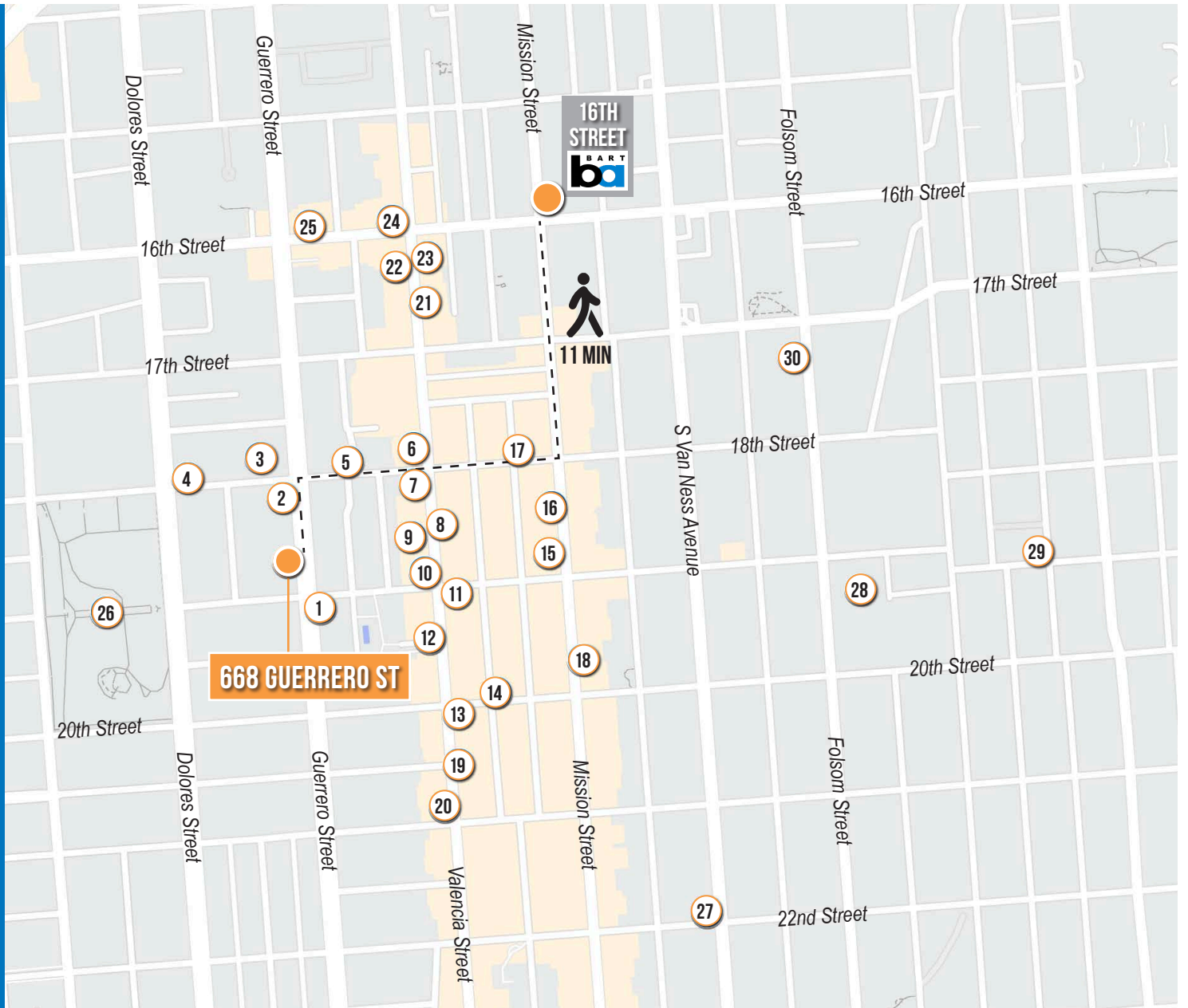
05 MIN to 101 On-Ramp
07 MIN to 80 On-Ramp
12 MIN to 280 On-Ramp



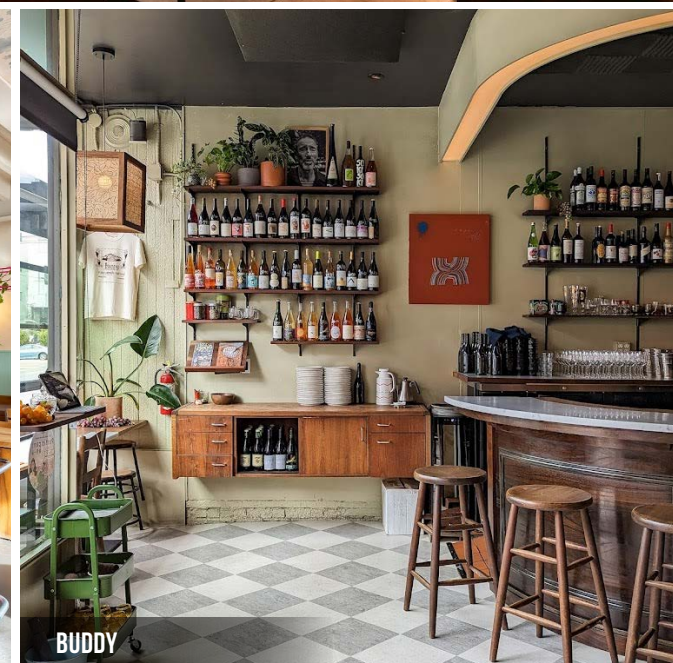
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NEARBY AMENITIES

- 1.....Java Supreme
- 2.....Tartine Bakery
- 3.....Fayes
- 4.....Bi-Rite Creamery
- 5.....Good Good Culture Club
- 6.....Dumpling Story
- 7.....Yellow Moto Pizzeria
- 8.....Tacolicious
- 9.....Souvla
- 10.....Outset Coffee - Valencia
- 11.....Boba Guys Mission
- 12.....The Beehive
- 13.....Mixt
- 14.....Garden Creamery
- 15.....Mission Street Oyster Bar
- 16.....Mission Chinese Food
- 17.....Brew Cha
- 18.....Dragon City Bakery & Cafe
- 19.....Hila Gelato Caffè
- 20.....Señor Sisig
- 21.....Stonemill Matcha
- 22.....Limón
- 23.....La Cumbre Taqueria SF
- 24.....CREAM
- 25.....Pakwan Restaurant
- 26.....Mission Dolores Park
- 27.....Buddy
- 28.....Flour + Water
- 29.....Tartine Manufactory
- 30.....Stable Cafe



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OFFERING TERMS

668 Guerrero Street is being offered for sale with an asking price of \$2,695,000 / \$359 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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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 668 Guerrero 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 sand 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 t 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 Haupert at (415) 539-1121 or Michael Sanberg (415) 539-1103.