

FOR SALE

Medical Office Investment

345 WEST PORTAL AVENUE

San Francisco, CA 94127

PRESENTED BY:

LYNSEY KAYSER

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CalDRE # #01990180

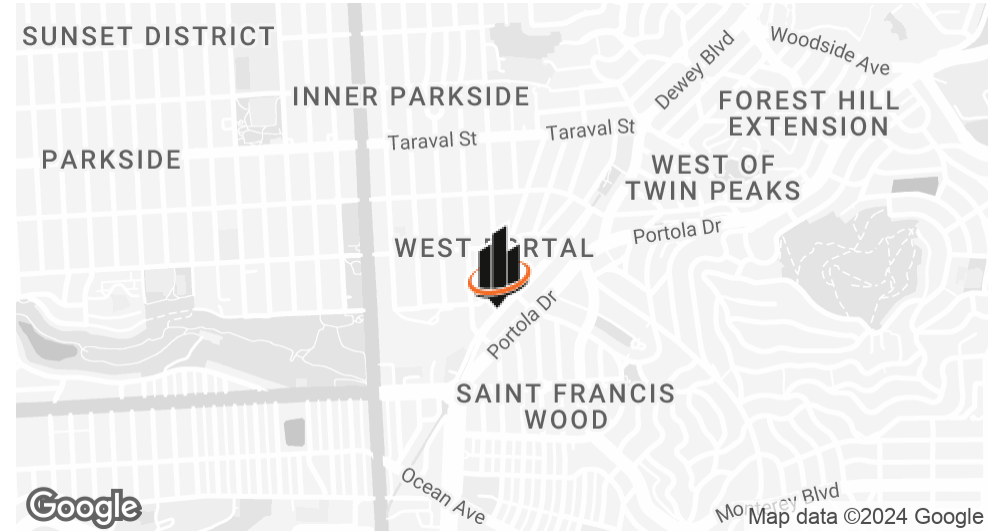
**CATHERINE HOUSE, CRE,
CCIM, FRICS**

catherineh@svn.com

CalDRE #01327824



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,988,000
LOT SIZE:	9,583 SF
BUILDING SIZE:	±10,180 SF
PRICE \$/PSF:	\$785 PSF
LOT SIZE:	±9,583 SF
PROFORMA CAP. RATE:	7.18%
IN-PLACE CAP. RATE:	4.67%

PROPERTY DESCRIPTION

This is an outstanding opportunity to purchase an attractive, multi-tenanted medical office building in one of the most affluent commercial corridors in San Francisco. This is a well maintained, pride of ownership building. West Portal serves as the principal shopping district in southwestern San Francisco.

PROPERTY HIGHLIGHTS

- Attractive, light-filled, multi-tenanted medical office building
- 7.18% Proforma Cap. Rate
- 77.65% occupancy, with 4th floor available for lease
- 17 surface parking spaces at the rear of building
- Elevator served
- Great transportation links to San Francisco & Peninsula, muni stops nearby

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ADDITIONAL PHOTOS



Front of Building



Rear of Building



Rear Entrance from Parking Area

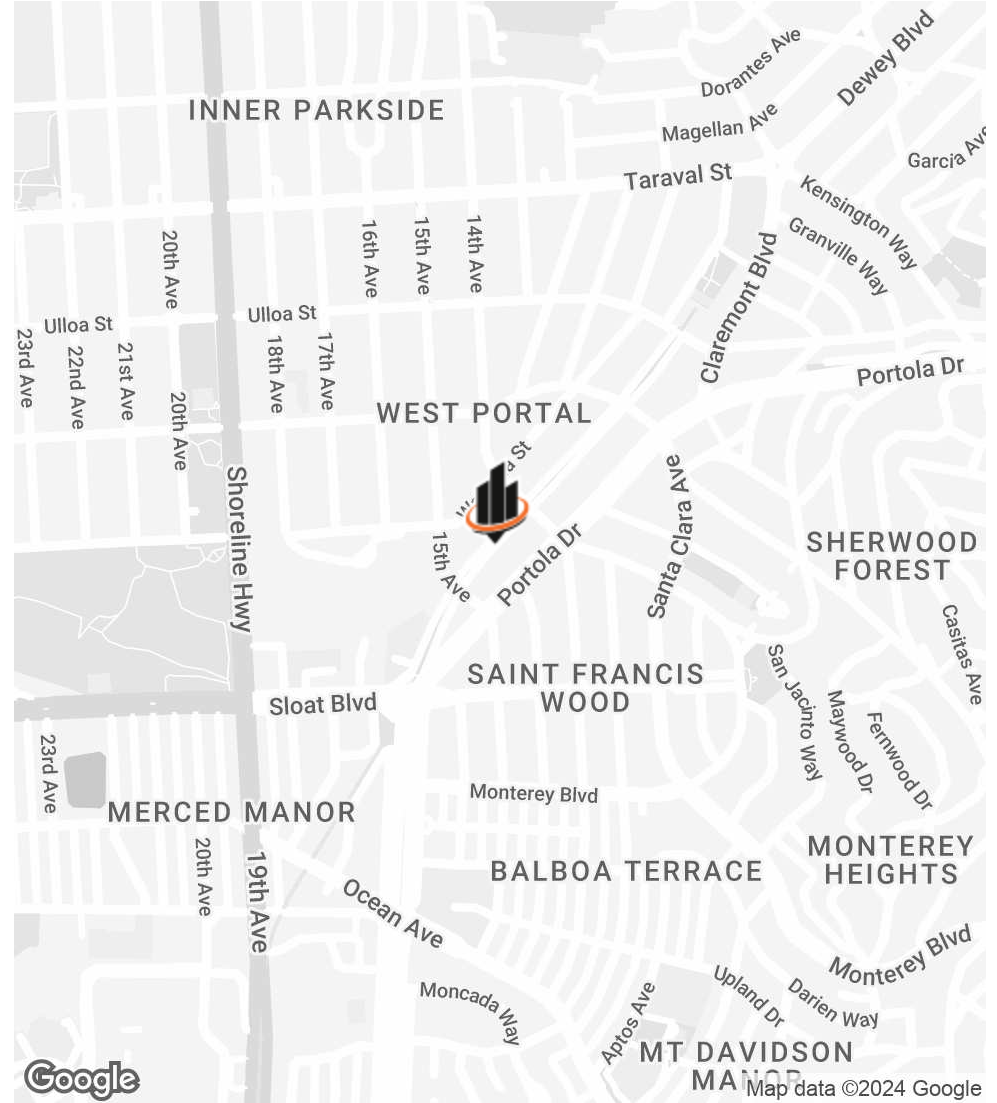
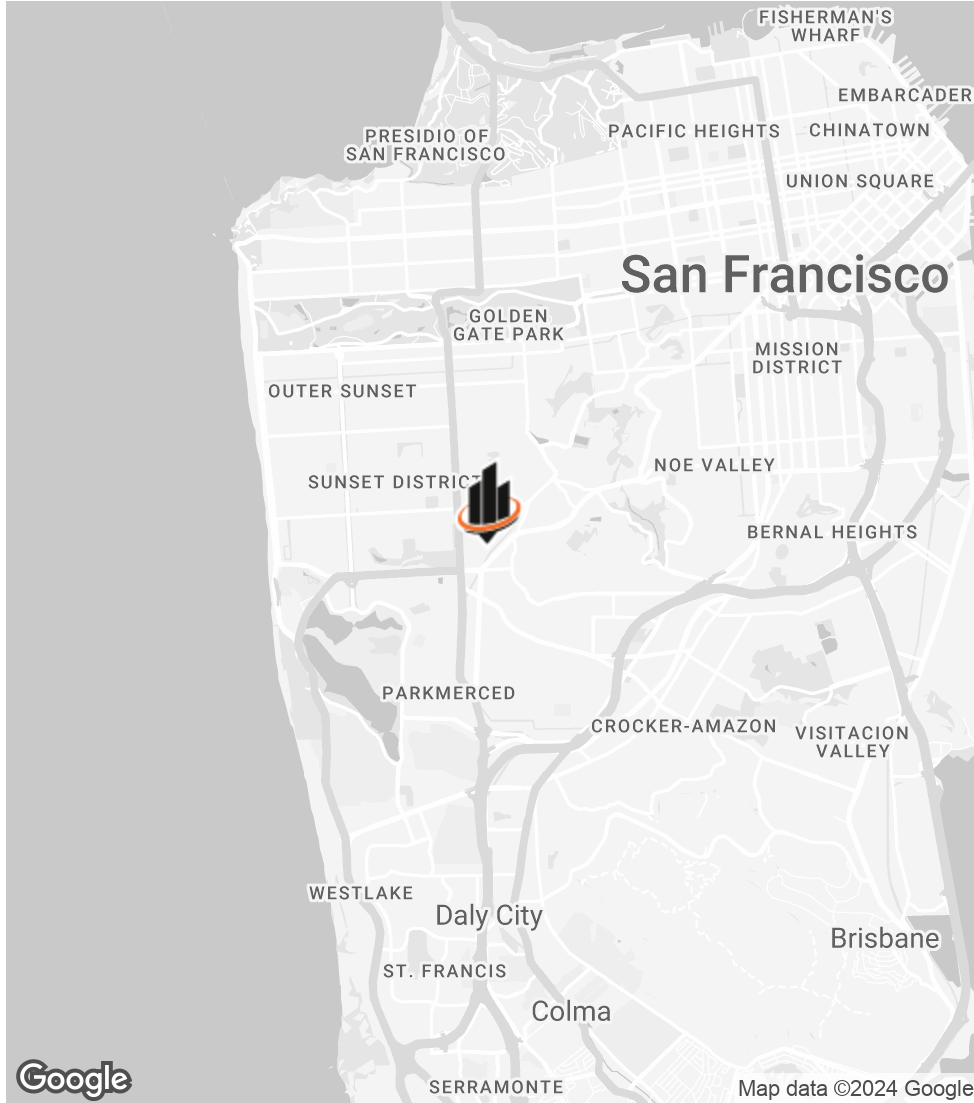


View from Window facing West Portal Avenue

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LOCATION MAP



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SVN | CAPITAL WEST PARTNERS



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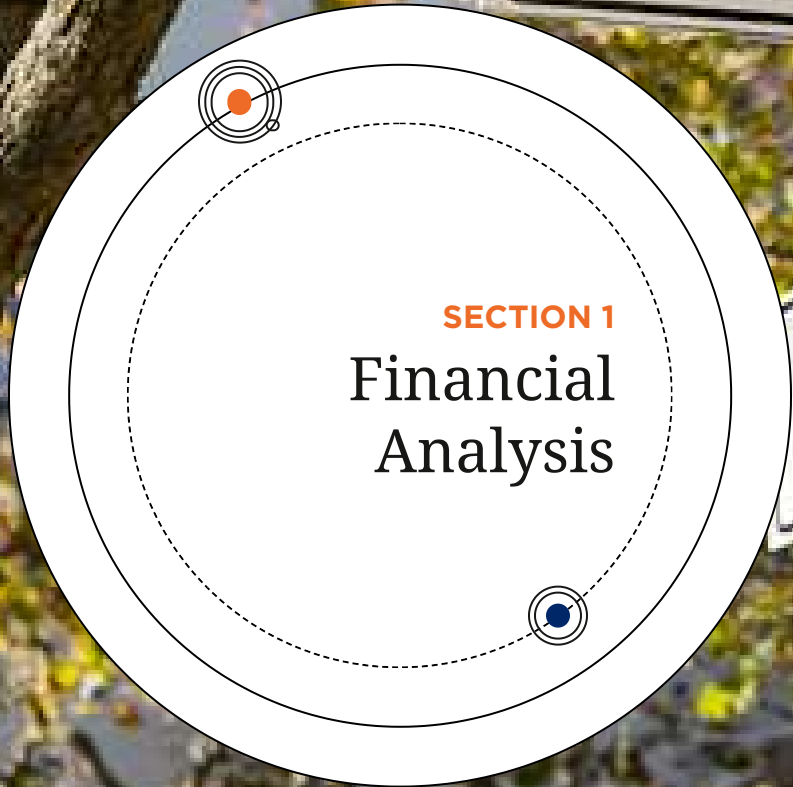
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SECTION 1
Financial
Analysis

← 400
WEST PORTAL

2800 →
15TH AVE

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$7,988,000
PRICE PER SF	\$785
GRM	9.54
PROFORMA CAP. RATE	7.18%
IN-PLACE CAP. RATE	4.67%
IN-PLACE NOI (YR 1)	\$535,315

OPERATING DATA

GROSS SCHEDULED INCOME	\$836,939
GROSS RENTAL INCOME	\$836,939
OPERATING EXPENSES (PROPERTY TAX AT \$7.99 MILLION)	\$263,305
NET OPERATING INCOME	\$573,634

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INCOME & EXPENSES

INCOME SUMMARY

MARKET RENTAL INCOME	\$735,654
PARKING INCOME (16 OF 17 SPACES)	\$43,200
INCOME REIMBURSEMENT	\$58,085
TOTAL INCOME	\$836,939

EXPENSE SUMMARY

PROPERTY TAX AT ASKING PRICE	\$94,248
PROPERTY INSURANCE	\$4,668
CAM, REPAIRS, & MAINTENANCE	\$51,907
CLEANING & JANITORIAL	\$38,800
UTILITIES	\$48,574
MANAGEMENT FEE @ 3% OF GRI	\$25,108
GROSS EXPENSES	\$263,305
NET OPERATING INCOME	\$573,634

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
100	Professional Office	905 SF	8.89%	\$59.55	\$67,875	\$75.00	\$53,889.48	06/01/2023	05/31/2025
110	Professional Office	943 SF	9.26%	\$56.22	\$70,725	\$75.00	\$53,016.00	01/01/2013	12/31/2025
120	Professional Office	726 SF	7.13%	\$53.58	\$54,450	\$75.00	\$38,900.40	10/04/2013	09/30/2026
200	Dentist	1,476 SF	14.50%	\$75.00	\$110,700	\$75.00	\$110,700.00	11/01/2014	10/31/2029
210	Dentist	1,259 SF	12.37%	\$75.40	\$94,425	\$75.00	\$94,924.80	04/01/2016	03/31/2028
300	Dentist	1,212 SF	11.91%	\$70.68	\$90,900	\$75.00	\$85,662.72	01/01/2009	12/31/2026
310	Dentist	806 SF	7.92%	\$68.24	\$60,450	\$75.00	\$55,002.00	03/01/2016	05/31/2028
320	Vacant	578 SF	5.68%	-	\$43,350	\$75.00	-	-	-
4th Floor	Vacant	2,275 SF	22.35%	-	\$142,779	\$62.76	-	-	-
TOTALS		10,180 SF	100.01%	\$458.67	\$735,654	\$662.76	\$492,095.40		

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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