



SOMA COMMERCIAL BUILDING

1065 FOLSOM STREET, SAN FRANCISCO, CA

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SOMA BOUTIQUE BUILDING

FOR SALE

1065 FOLSOM STREET, SAN FRANCISCO, CA 94103



CM COMMERCIAL IS PLEASED TO OFFER 1061-1065 FOLSOM STREET, A 9,961 SQ. FT. BOUTIQUE OFFICE BUILDING ADJACENT TO VICTORIA MANALO DRAVES PARK ALONG THE FOLSOM STREET CORRIDOR AND THE RAPIDLY DEVELOPING CENTRAL SOMA NEIGHBORHOOD. THE PROPERTY NEIGHBORS VICTORIA MANALO DRAVES PARK AND IS CLOSE TO MASS TRANSIT (BART, CALTRAIN) AND OFFERS EASY ACCESS TO HIGHWAY 101 & 280. THE PROPERTY WILL BENEFIT FROM THE RECENTLY PASSED CENTRAL SOMA PLAN AND THE FOLSOM-HOWARD STREETScape PROJECT.

PROPERTY OVERVIEW

- PRICE: \$7,500,000 (\$753 PSF)
- SIZE: 9,961 Square Feet
 - Ground Floor & Mezzanine: 5,221 SF - High Ceiling Creative Flex Space. Delivered Vacant Upon COE.
 - Second Floor: 4,740 SF - Creative Office Space. Leased Through July 31, 2021 (\$55.00 IG/YR)
- ZONING: SOMA NCT
- APN: 3754-041
- YEAR BUILT: 1923
- POWER: 120/208 volt, 200 amp, 3 phase

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SPACE DESCRIPTION

GROUND FLOOR

- 20 foot ceilings
- Large windows
- Two (2) restrooms + shower
- Kitchenette
- Motorized roll up door on alley side (Sherman Street)
- Great storefront along Folsom Street
- Unique retro building blade signage

SECOND FLOOR

- Open plan w four (4) glass lined meeting rooms
- Elevator service
- Kitchen w/ dishwasher, refrigerator, and wine fridge
- Two (2) restrooms + shower
- Full HVAC throughout
- Exposed bow truss timber ceiling
- Roof access

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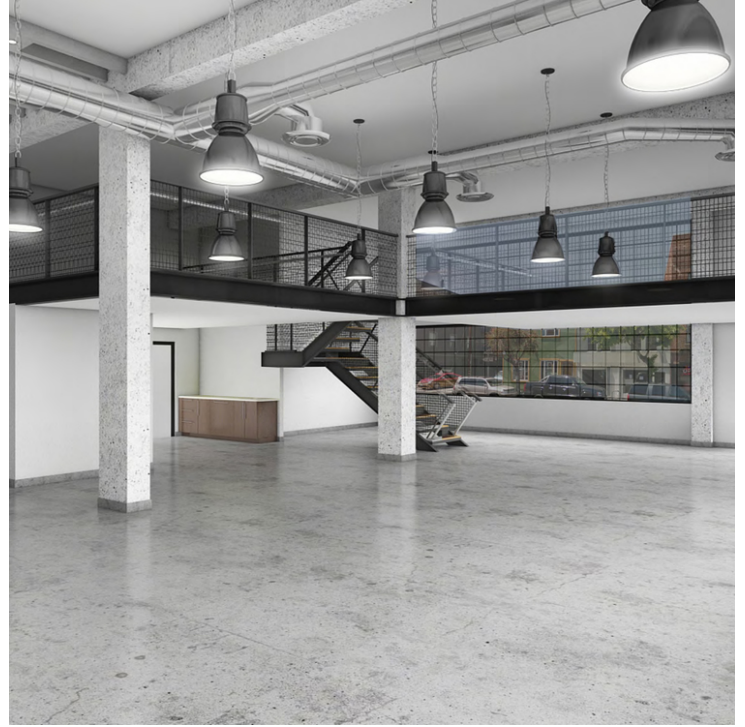
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GROUND FLOOR RENDERINGS & PHOTOS



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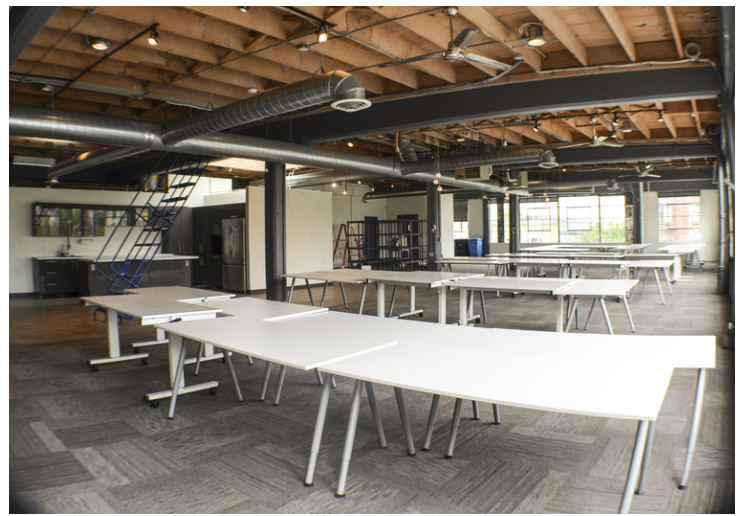
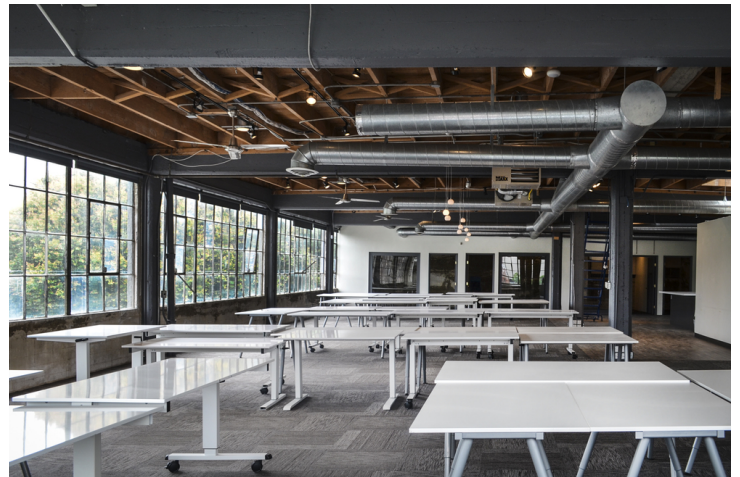
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REAL ESTATE

SOMA BOUTIQUE BUILDING

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SECOND FLOOR



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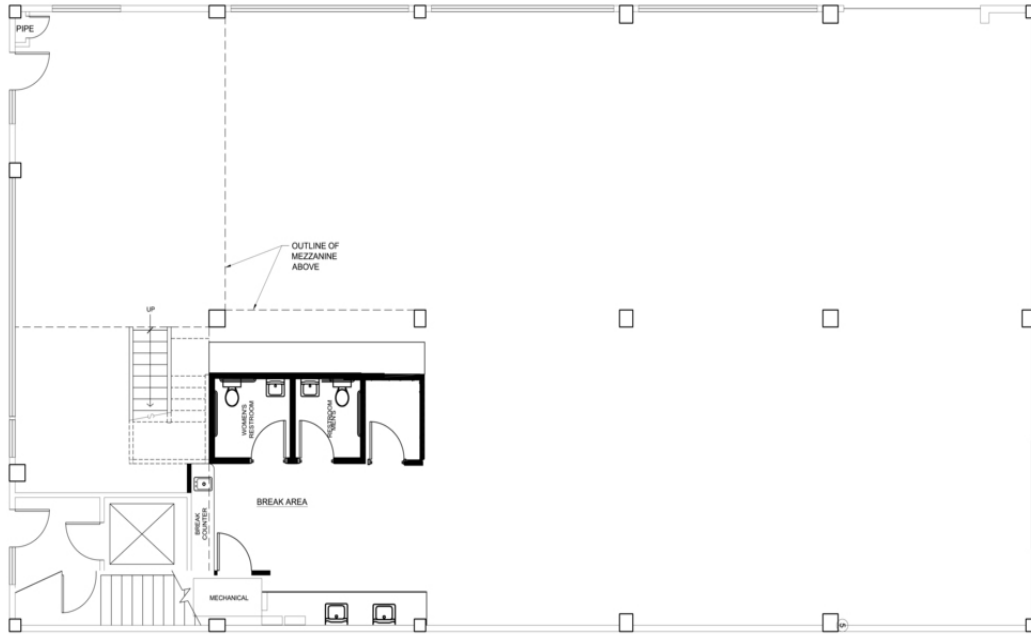
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REAL ESTATE

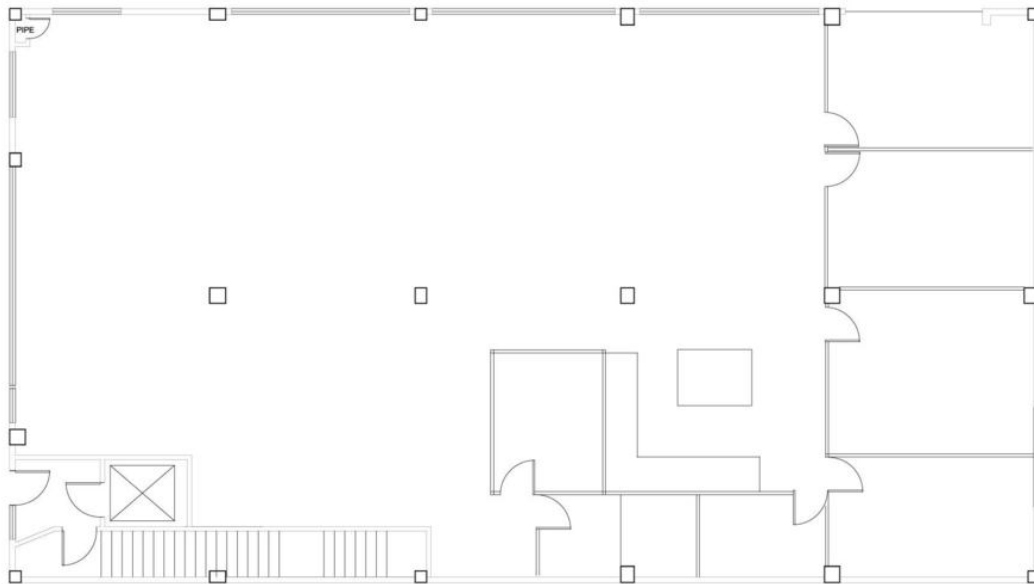
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FLOOR PLANS



Ground Floor Plan



2nd Floor Plan

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REAL ESTATE

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NEIGHBORHOOD MAP



Google

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INVESTMENT OVERVIEW

Price	\$7,500,000
Price per SF	\$752.94
Net Operating Income	\$371,200
CAP Rate	5.0%

OPERATING DATA

Gross Scheduled Income	\$547,855
Other Income	-
Total Scheduled Income	\$547,855
Vacancy Cost	\$27,392
Gross Income	\$520,462
Operating Expenses	\$149,262
Net Operating Income	\$371,200
Pre-Tax Cash Flow	\$371,200

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INCOME SUMMARY

Gross Income **\$520,462**

EXPENSE SUMMARY (ESTIMATES)

Property Taxes	\$87,000
Property Insurance	\$13,000
Prop C	\$17,500
Elevator	\$2,512
Repairs & Maintenance	\$10,000
Property Management	\$14,250
Misc. & Reserves	\$5,000

Gross Expenses **\$149,262**

Net Operating Income **\$371,200**

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