

41-47 FRANKLIN STREET
SAN FRANCISCO, CA

OFFERED FOR SALE
A COMMERCIAL/OFFICE BUILDING
HAYES VALLEY



DAN MCGUE
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PARAGON
REAL ESTATE GROUP
COMMERCIAL BROKERAGE

PROPERTY SUMMARY

- 24 Office Suites
- 4 Retails
- 1 Storage Space
- Year Built: 1907²
- Net Rentable Sq. Ft.: 7,665 (Approx.)¹
- Building Size: 10,098 (Approx.)²
- Lot Size: Approx. 3,300 Sq. Ft.²
- Block: 0837 Lot: 001²
- Located in Hayes Valley
- GRM: 11.2
- Cap Rate: 5.8%

¹ Per Owner

² Per MetroScan



41-47 Franklin Street (corner of Oak Street)

Offered at \$3,500,000

This extremely well located commercial/office building is located on Franklin Street, at the corner of Oak Street in the Hayes Valley District of San Francisco.

This wood frame building consists of 24 office suites, 4 retail spaces, 1 storage space and a basement area. The exterior of the building was recently painted in 2009.

The property is located in the Hayes Valley District of San Francisco close to the Civic Center, Downtown San Francisco and the Financial District. It is within walking distance to City Hall, Court Houses, the Opera House, Davies Hall and public transportation-both MUNI and BART. Popular restaurants and shopping are nearby in Hayes Valley.

Shown By Appointment Only

The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective purchasers are advised to independently verify accuracy and to review any disclosure information on file with this office.



ESTIMATED INCOME & EXPENSES

Scheduled Gross Annual Income (See attached Lease Summary)	\$312,785
Less Estimated 5% Vacancy	(15,639)
Adjusted Scheduled Gross Annual Income	<u>\$297,146</u>
Estimated Expenses:	
Property Taxes (Based on 1.1718% of \$3,500,000)	\$41,013
Insurance	4,059
PG&E	6,206
Water & Sewer	2,005
Garbage	2,602
Property Management (Estimated at 4% of Adj. Gross Income)	11,886
Repairs & Maintenance	10,086
Janitorial Service & Supplies	15,238
Telephone	497
Fire & Safety	282
Administrative	992
Business Tax	<u>825</u>
Estimated Annual Expenses	<u>(95,691)</u>
Estimated Net Operating Income	<u>\$201,455</u>

Note: The above expenses and vacancy factor are estimates only, based partly on Seller's past expenses and partly on industry standards. All prospective buyers should determine their own numbers for expenses and the vacancy factor.

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LEASE SUMMARY

Space	Tenant	Approx. Sq. Ft. ¹	Current Monthly Rent	Commencement Date	Lease Expiration Date	Terms/Comments
201	Travis Van	191	635.00	5/24/2010	5/31/2012	One 1-Yr. Option w/ CPI Increase - Min 3%, Max 5%
202	Timothy Shea	221	860.00	9/1/2001	8/31/2013	Rent Increase to \$865 per month, effective Sep. 1, 2012
203	Fumi Sasa	185	618.00	9/15/2008	3/31/2013	Annual CPI Increase - Min. 3%, Max 5%
204	Pamela A. Grant	100	335.00	8/1/2004	7/31/2012	One 2-Yr. Option w/ Annual CPI Increase - Min. 2%, Max 5%
205	Neil Miller	204	425.00	3/24/2008	3/31/2012	
210	Jennifer Cummings	189	637.50	1/23/2010	1/31/2013	
211	Kai Yu	139	495.00	12/1/2011	12/31/2012	
212	Martha Lunney	131	510.00	1/16/2012	1/15/2013	
213	Laurence Miller	153	470.00	3/1/2010	2/28/2012	
214 ²	Dana Ricciardi ²	138	477.53 ²	11/15/2005	11/14/2012	Suites 214, 215 and 217 are shared by same tenants.
215 ²	Shona Baum ²	137	477.53 ²	11/15/2005	11/14/2012	Suites 214, 215 and 217 are shared by same tenants.
216	Wendy Lowinger	141	465.00	10/1/2005	7/31/2012	
217 ²	Jeanette Eisen ²	184	477.53 ²	11/15/2005	11/14/2012	Suites 214, 215 and 217 are shared by same tenants.
219	Alexis Pickrell	137	400.00	2/10/2012	2/9/2013	
300	David Golden	189	655.00	8/1/2001	2/28/2012	
301	Gary L. Lomax	191	640.00	7/13/2009	7/31/2012	Option for 1-3 Years
302	Neil H. Miller	221	660.00	12/16/2009	12/31/2012	
303	Robert Norgaard	185	712.35	1/1/2011	12/31/2013	
304	Brooke Armstrong	100	300.00	4/16/2011	4/30/2012	One 1-Yr. Option w/ CPI Increase - Min 2%, Max 5%
305 ³	Gary L. Lomax ³	55	(Incl. in 301) ³	7/13/2009	7/31/2012	Used as waiting area for Suites 301 and 303 and is part of lease for Suite 301
306	Ann Mari Spector	149	440.00	3/1/2002	3/31/2012	
311	Tom Paterson	139	520.00	8/1/1998	7/31/2012	
312	William Glenn	131	460.00	12/1/2006	11/30/2012	
319	Hidehiko Fujiwara	137	400.00	1/11/2012	1/10/2013	

¹ Approximate square footage is based on information from the current Owner. Neither Owner nor Broker warrant its accuracy. All prospective buyers should conduct their own investigations to determine the size of the space.

² Suites 214, 215 and 217 are shared by same tenants.

³ Included in rent for Suite 301.

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LEASE SUMMARY (CONT.)

Space	Tenant	Approx. Sq. Ft. ¹	Current Monthly Rent	Commencement Date	Lease Expiration	Terms/Comments
320	Harm Reduction Therapy Center	889	2,572.50	3/1/2011	2/28/2014	One 3-Yr. Option w/ Annual CPI Increase - Min. 2%, Max 5%
41 F	Canto Do Brazil	1,167	4,214.75	8/1/1998	7/31/2013	Annual CPI Increase - Min. 3%, Max. 5%; One 6-Yr. Option @ market rent, no less than 103% of previous year's rent
43 F	Iris Hair Salon	320	1,070.00	3/24/1998	3/1/2011	Currently Month-To-Month Lease; Tenant pays all utilities except water and sewer.
47 F	Eden Cafe	286	1,079.00	6/15/2010	6/14/2013	Annual CPI Increase - Min. 2%, Max. 5%; One 5-Yr. Option @ market rent but no less than 102% of previous rent
101 O	Mandarin Villa Restaurant	1,256	3,848.73	9/1/2004	7/31/2016	Annual CPI Increase - Min. 2%, Max. 5%; One 5-Yr. Option @ market rent but no less than 102% of previous rent; Tenant has told Seller that he wants to sell his business. Tenant has had previous delinquencies.
S01	Canto Do Brazil (Storage)		60.00	4/1/2008	3/31/2012	
Wi-Fi	Towerstream		1,150.00	TBD	TBD	Owner currently negotiating contract for Wi-Fi.
TOTAL SQ. FT.		7,665 ¹				
TOTAL MONTHLY			26,065.42			
TOTAL ANNUAL			312,785.04			

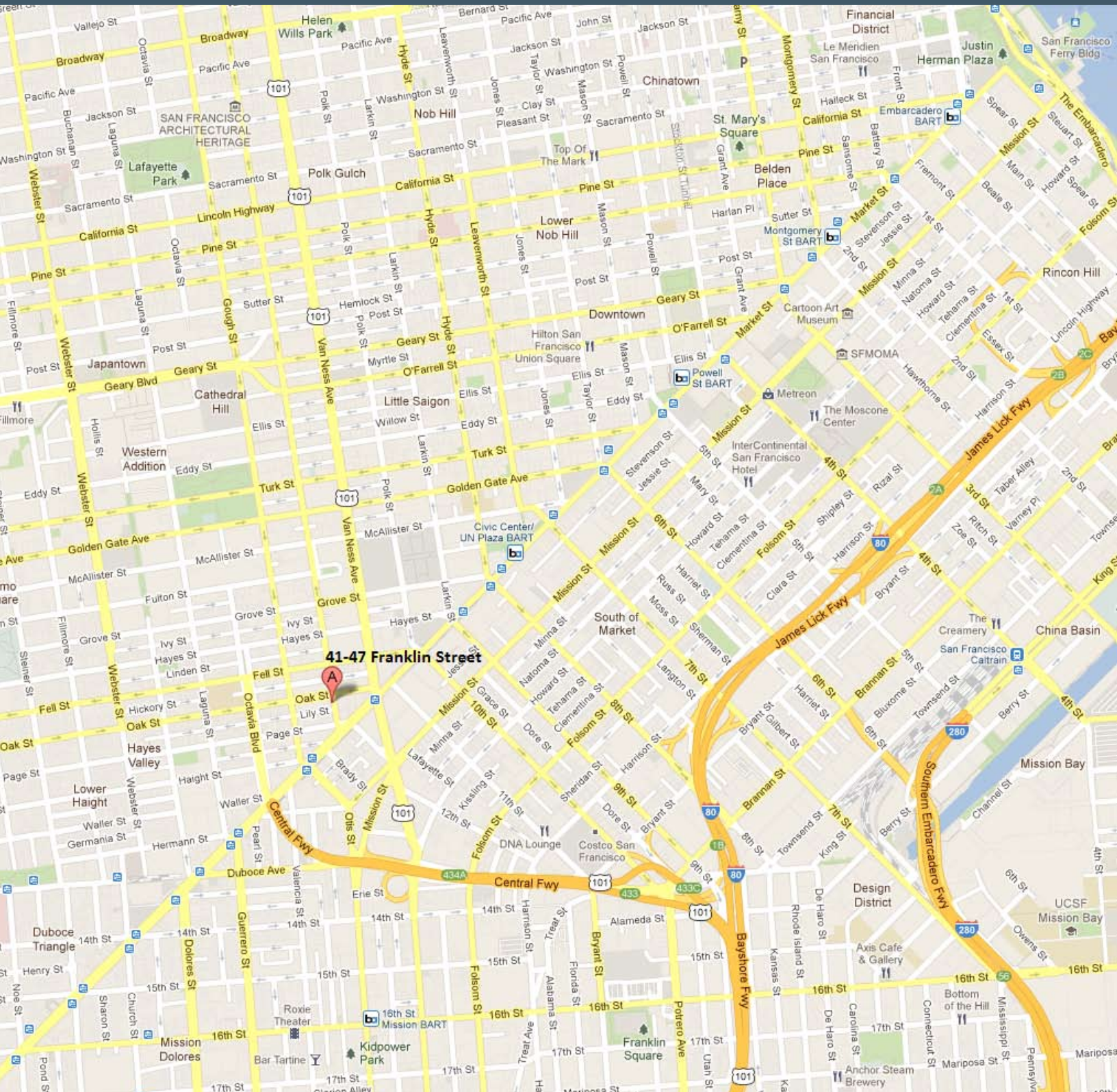
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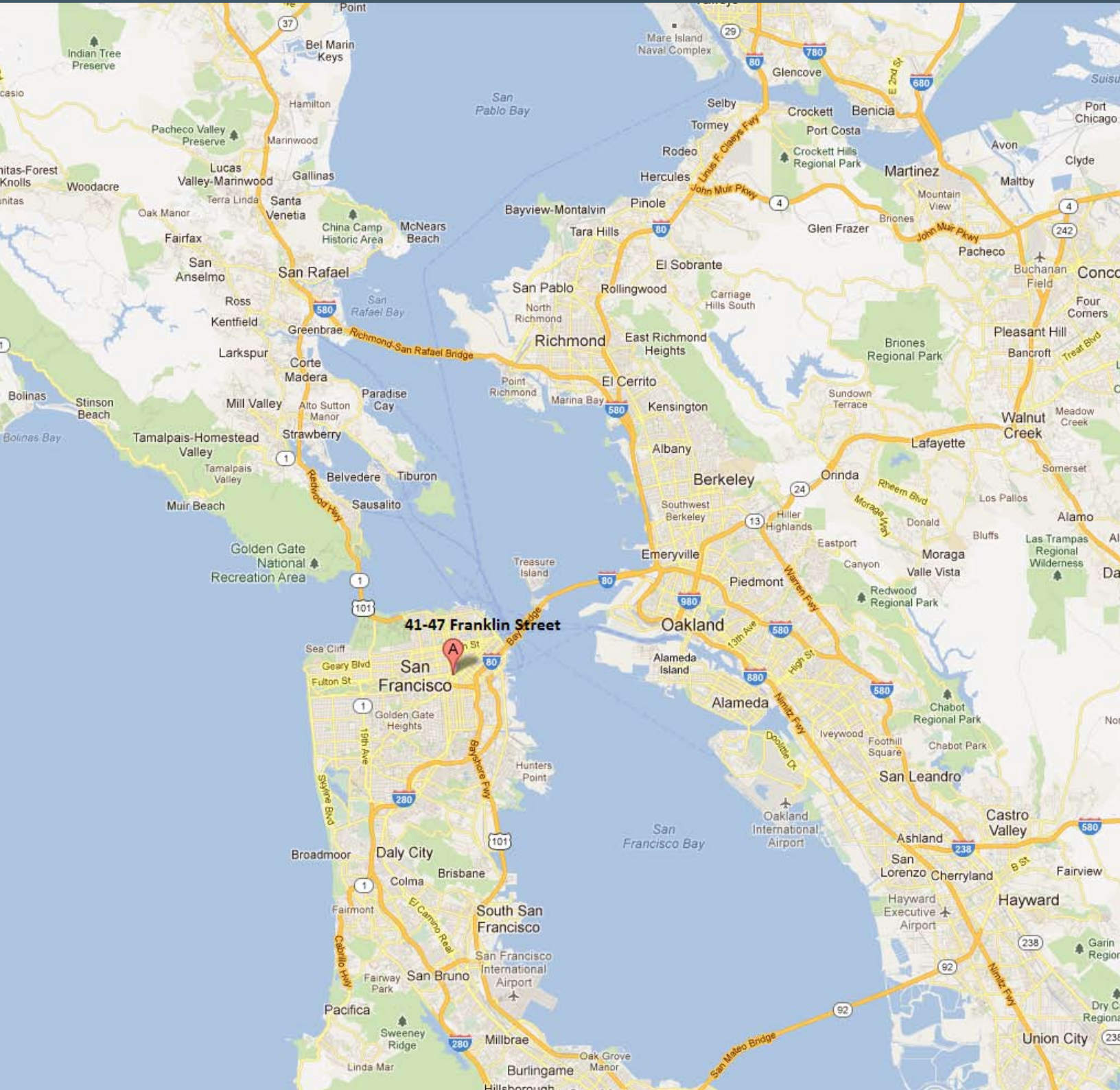
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