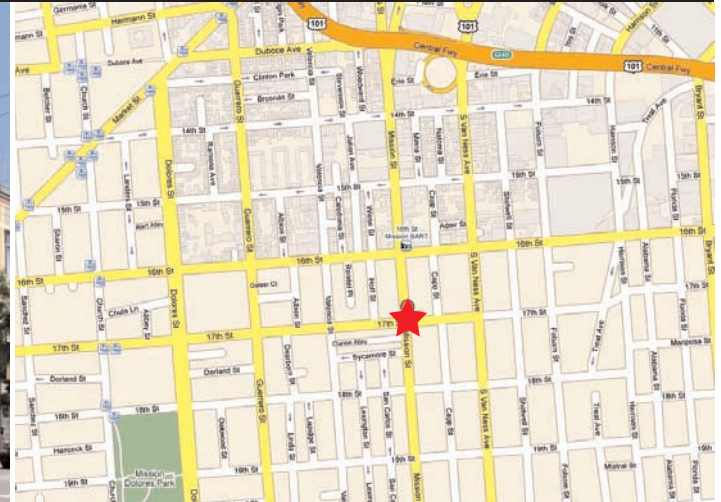


# 2101 MISSION ST THRIFT TOWN

# SAN FRANCISCO CA



## MISSION DISTRICT — INVESTMENT OPPORTUNITY

The subject consists of a mixed-use facility totaling 109,842 rentable square feet with the gross building area being 123,420 square feet. The Gross building area by floor is summarized in the following table:

Floor	SF Gross	SF NRA
Basement	17,160	15,816
1st Floor	29,480	25,337
2nd /Mezzanine	25,300	22,719
3rd Floor	26,040	21,847
4th Floor	25,440	24,123
Total	123,420	109,842

### PREMISES:

SALES PRICE: \$15 million, \$121 PSF  
6.64% cap on year 1 NOI

RBA: ±123.420 Sq.Ft

ZONING: NC-3 Neighborhood Commercial,  
Moderate scale

LEASED: 100%

BUILT: 1916

STORIES: 4

PARCEL #: 3575-091 & 3575-092

Exit value after a 10 year hold based on 6.5% cap on year 11 NOI is \$33 million. Equals more than 100% price appreciation.

All cash IRR for a 10 year hold is 15.56%

### PARCEL A — Area: 23,375 Sq. Ft (per Metro Scan)

The structure is comprised of four interconnected buildings that include a brick building, divided in two by a firewall, a reinforced concrete building, and a wood frame building. There is a single roof system and consistent façade, however, the property functions as a single facility.

### PARCEL B — Area: 9,188 Sq. Ft (per Metro Scan)

A paved parking and loading area is accessed on Capp Street providing parking for 22 cars. There are three dock-height, manually operated loading doors and one concrete dock while an additional dock exists on the rear of the wood structure and one roll-up door on the 17<sup>th</sup> Street frontage Thrift Town suite.

For more information please contact: **YOAV BEN-SHUSHAN** • 415.394.1263 • [yoav@starboardnet.com](mailto:yoav@starboardnet.com)



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