PROPERTY OVERVIEW

1088 Howard Street. - San Francisco, CA 94103

<table>
<thead>
<tr>
<th>Address</th>
<th>1088 Howard Street, San Francisco, CA 94103</th>
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<tbody>
<tr>
<td>Parcel Numbers:</td>
<td>3726/030 &amp; 3726/031</td>
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<tr>
<td>Zoning:</td>
<td>MUG – Mixed Use General</td>
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<tr>
<td>Total Building Size:</td>
<td>± 3,000</td>
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<tr>
<td>Total Lot Size:</td>
<td>± 4,500</td>
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<tr>
<td>Height Limit:</td>
<td>85 Feet</td>
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Investment Highlights

- Single Brand Identity property in the heart of SoMa
- Parking Lot adjacent to building is a rare commodity
- Flexible Zoning (MUG) that allows for Office, Retail and Housing
- Ideal for Owner/Users, Investors and Developers
- 50 Feet Street frontage could make this building an ideal development site
- Close proximity to BART and Muni

- Popular neighborhood retail includes Sight Glass Coffee, Cellarmaker Brewing Company, AQ Restaurant, Deli Board, Harvest Urban Market and Rocco’s Café

Zoning

- The MUG is designed to maintain and facilitate the growth and expansion of small-scale light industrial, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities
- Allows for closed office above the ground floor and client-oriented office on all floors
- One of the most flexible zonings in South of Market, much better than the previous zoning of SLR as it did not allow for office
- Since the property is located between 6th and 7th, it does not fall within the current moratorium in Central SOMA which does not allow the conversion of Industrial Uses to offices even if the zoning allows for it. Allows for a developer to come in and start the process immediately instead of waiting for the moratorium to expire
1088 Howard Street is offered without an asking price. All prospective buyers should assume that the subject property will be delivered on an As Is, Where is basis at close of escrow.

Process/ Offering Outline

Call for offers shall take place **Wednesday November 16th, 2016 at 5pm.**

Tour Times:

- **Tuesday, October 4, 2016 from 1:00pm – 3:00pm**
- **Tuesday, October 11, 2016 from 1:00pm – 3:00pm**
- **Tuesday, October 18, 2016 from 1:00pm – 3:00pm**

For any additional tours, please contact Jerry Adamson, Craig Hansson, or Hans Hansson with Starboard TCN.

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