

Light Industrial Mixed Use Building

+/- 3,400 Sq Ft



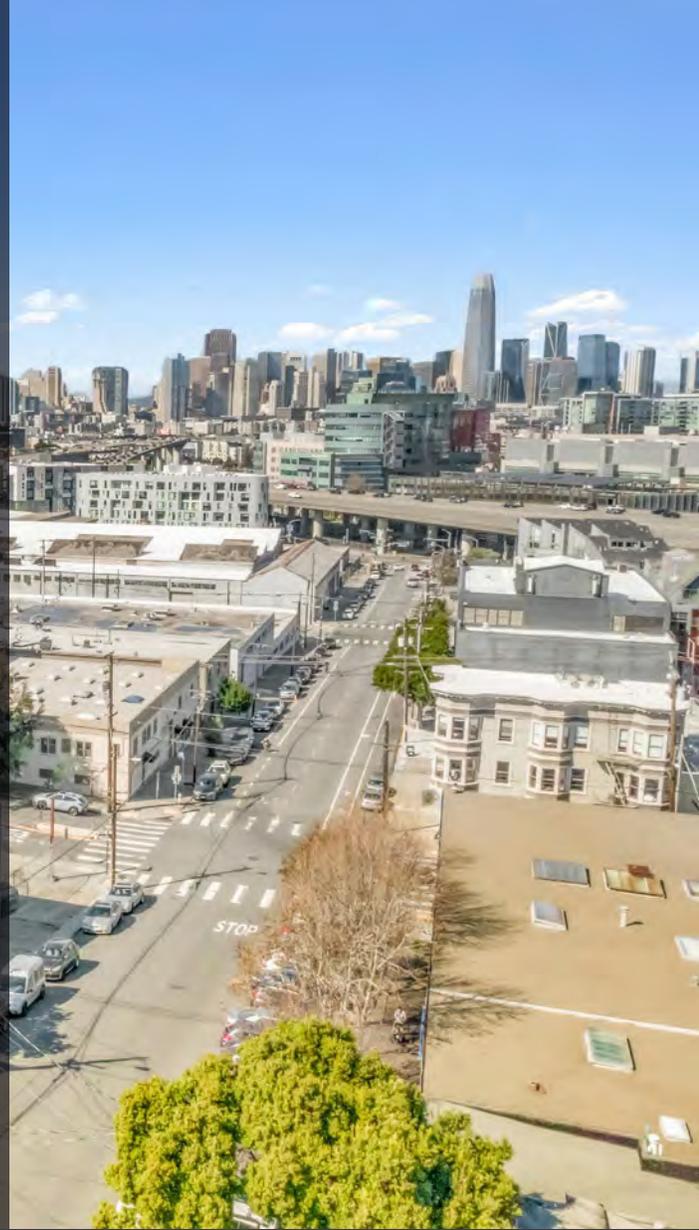
FOR SALE
\$2,400,000

224 Mississippi Street
POTRERO HILL, SAN FRANCISCO

URBANGROUP
REAL ESTATE

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SALES AND INVESTMENT TEAM

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INVESTMENT SUMMARY

As exclusive agents, Urban Group Real Estate is pleased to present 224 Mississippi Street, San Francisco, CA for purchase.

With 2,500 square feet of light industrial space plus 900 square feet of living area, this is truly a one of kind mixed use building. This property exudes Potrero Hill charm and offers an ideal live work option. The building has been extensively upgraded, with pride of ownership throughout. The current owners are local artists who have operated a very successful graphite objects business, Batle Studio.

The ground level light industrial space offers mostly open space with high ceilings, workshop, private offices, kitchenette, full bath, skylights, HVAC and 400 Amp service. Zoning is RH2 and light industrial is the legal non-conforming use.

The 2nd level features a two-bedroom one bath residential unit, with spacious living/dining area, updated kitchen, great natural light, rooftop deck and city views. Live upstairs or rent for additional income.

Ideal for an owner-user, live-work or investment opportunity.

The Perks:

- + Ideal Potrero Hill location
- + Extensive upgrades
- + Projected 4.10% Cap Rate
- + 400-amp electric service



PROPERTY OVERVIEW

Address	224 Mississippi Street, San Francisco, CA
APN	4001-002
Zoning	RH-2
Building Size	+/- 3,400 SF
Parcel Size	2,500 SF
Height Limit	40'
Year Built	1948
Foundation	Concrete
Construction	Wood Frame
Roof	Tar and Gravel

VIRTUAL TOUR



PROPERTY PHOTOS

1st Floor







PROPERTY PHOTOS

2nd Floor



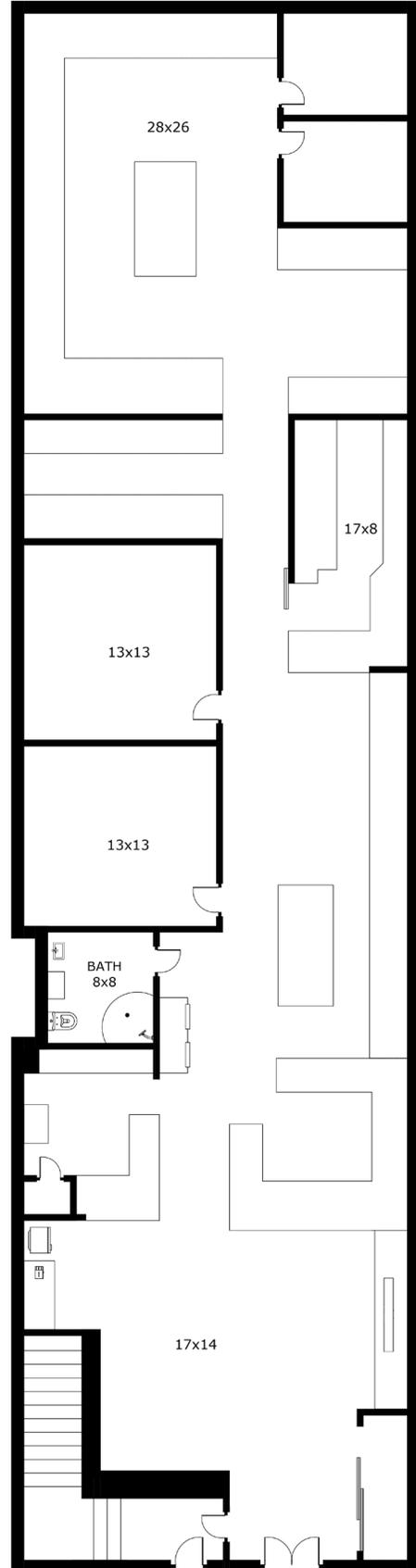
PROPERTY PHOTOS

Aerials

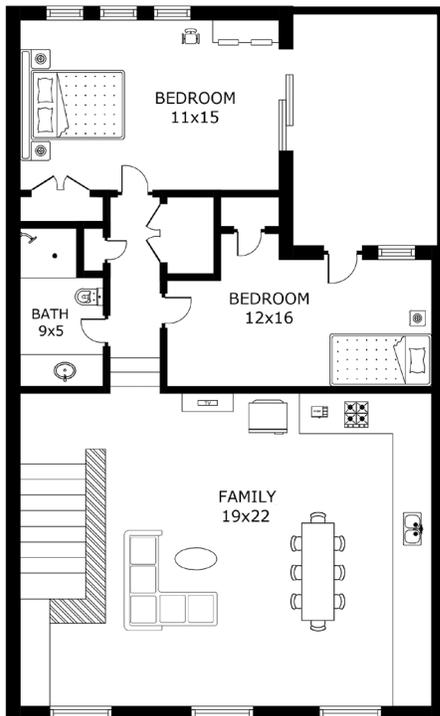


PROPERTY FLOOR PLANS

1st Floor



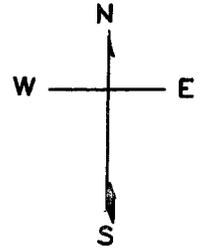
2nd Floor



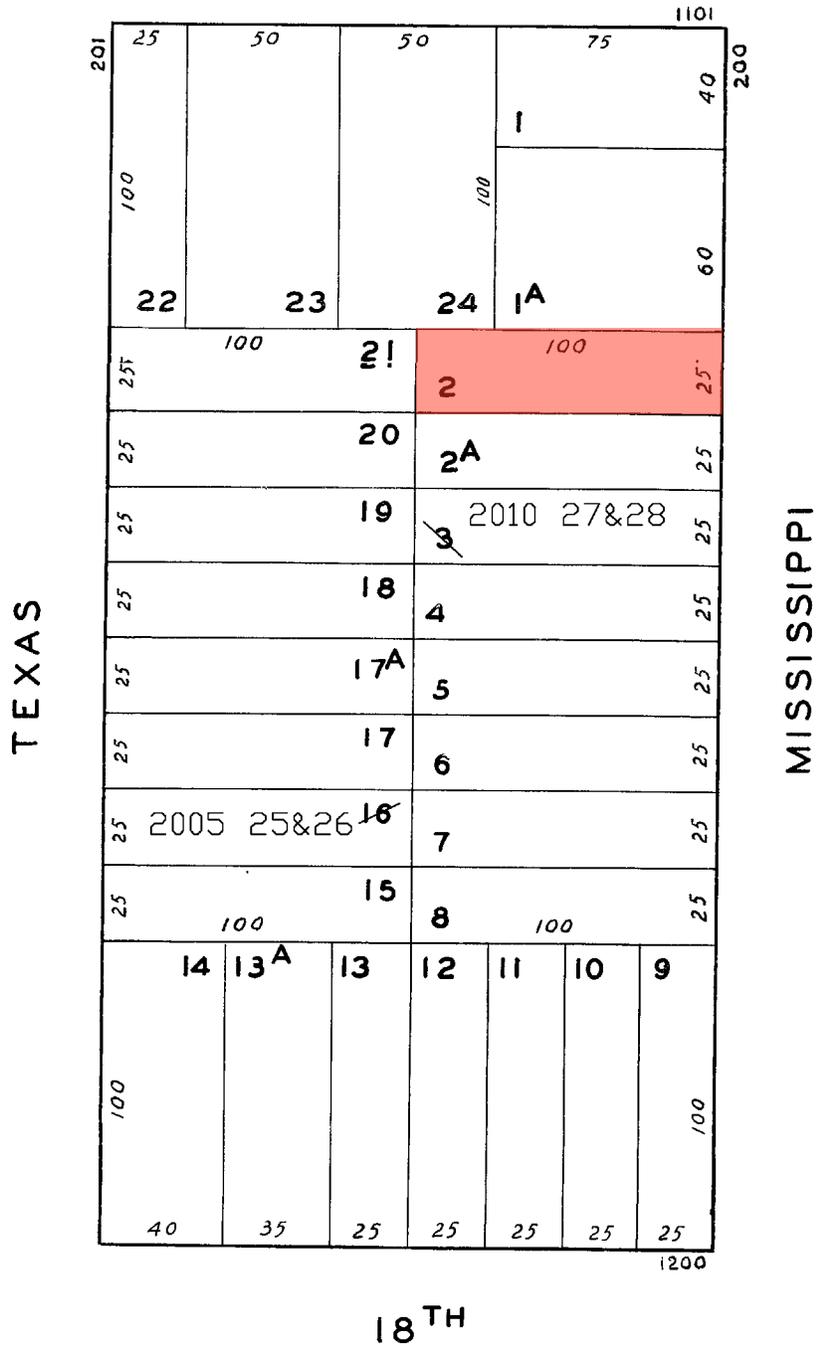
Mississippi Street

The floor plans shown should not be relied on as representation, expressed or implied. Floor plans and square footage are approximate and may be more or less than the actual size or design. Prospective buyers are advised to verify all measurements in field using their own professionals.

PARCEL MAP



MARIPOSA



Financial Overview

Price	\$2,400,000
Building Size (SF)	3,400
Parcel Size (SF)	2,500
\$/PSF	\$706
Cap Rate	4.10%
Zoning	RH-2
Height Limit	40'
Number of Units	2
Year Built	1948

Annual Operating Expenses

New Property Taxes (Est. @ 1.188%)	\$28,322
Building Insurance	\$3,000
Vacancy	\$4,086
Repairs and Maintenance	\$2,400
Water	\$0
PG&E	\$0
Garbage	\$0
Total Expenses	\$37,808

Annual Gross Income Projected

Gross Income	\$136,200
Expenses	(\$37,808)
Net Operating Income	\$98,392

Projected Rent Roll

Unit	Type	Monthly Rent
1st Floor	Light Industrial	\$7,500
2nd Floor	2 bed 1 bath	\$3,850
	Total	\$11,350

The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by broker or Seller. All Buyers should use their own estimates.

Neighborhood Overview: Potrero Hill

Potrero Hill's steep roads, colorful rows of homes, and small-town quality feel make it popular with those who enjoy full access to the bustling city but prefer a quiet place to lay their heads. The main shopping corridor, 18th Street, has quaint eateries and shops. On the neighborhood's eastern edge, industrial-cool Dogpatch, with hip bars and eateries, runs along the waterfront.



San Francisco Overview

San Francisco is often recognized as the financial and cultural center of the West. The city's Financial District contains one of the highest concentrations of financial activity, investment business, and venture capital in the world, and is often referred to as the "Wall Street of the West". Nearby Silicon Valley makes San Francisco a dominant hub for technology development.

The city boasts a gross regional product excess of \$426.9 billion and is considered the 8th most important financial hub in the world, according to the 2016 Global Financial Centers Index. San Francisco real estate is the most valuable and fastest appreciating of all large U.S. cities, and the advantage will go to owners of well-located office, multi-family and retail properties.

At a glance

DYNAMIC & DIVERSIFIED INCOME BASE

San Francisco is a hotbed of innovation and productivity. The city is the leader in the growth of high-tech, bio-tech, clean energy, domestic security, and defense technology.

Workers in SF have increased output by 45% per employee, in the last few years — as output per hour increases, revenue generated per employee increases, and the ability for tenants to pay higher rent, in turn, increases

WEALTHY POPULATION

San Francisco is one of the wealthiest regional markets in the world. Average per capita income is \$13K higher than national figures. It is third in U.S. for number of ultra-high-net-worth individuals worth \$30MM+; 10% of the wealthiest Americans live in San Francisco.

URBAN RENAISSANCE

12+ major, new development projects, including the Salesforce Tower, Goodwill Project and Honda Project, to name a few, are well underway and will aid in the further growth of San Francisco as a global leader.



Confidentiality Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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