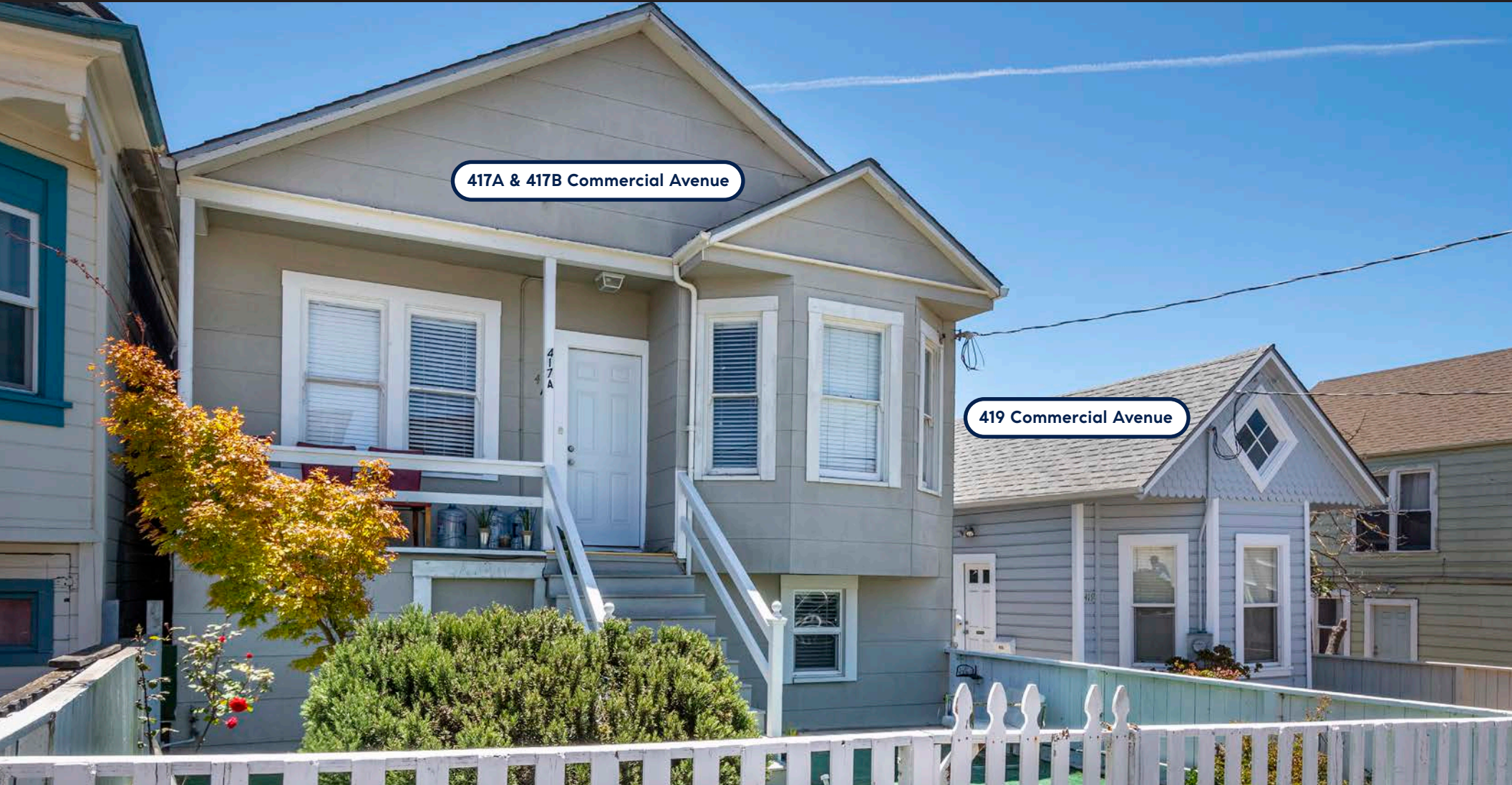


Offering Memorandum

Triplex

417-419 Commercial Avenue, South San Francisco, CA 94080

3-Units | Offered at: \$1,575,000



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Confidentiality and disclaimer

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR COMPASS AGENT FOR MORE DETAILS.

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EXECUTIVE SUMMARY

Address 417-419 Commercial Avenue
South San Francisco, California

County San Mateo

APN 012-323-210

County Use Downtown Residential High

Price \$1,575,000

Units 3

Price /Unit \$525,000

Price/Sqft \$671

Rentable Square Feet 2,347

Lot Size 6,000

Year Built 1902

Current Cap Rate 4.17%

Current GRM 17.10

PROPERTY FEATURES AND IMPROVEMENTS

- Close proximity to Biotech Hub and SFO businesses.
- Two owner storage rooms.
- Minimal Expenses:
 - Electricity is separately metered.
 - Gas is separately metered.
 - Water is separately metered.

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OPERATING STATEMENT & EXPENSES

PRO FORMA

Scheduled Gross Income	\$92,100
Less Vacancy	(\$2,763)
Effective Gross Rent	\$89,337
PRO FORMA	
New Property Taxes (@ 1.0563%)	\$16,637
Special Assessments [1]	\$1,377
Insurance [2]	\$2,065
Garbage [3]	\$826
Repairs and Maintenance [4]	\$2,700
Total Expenses	\$23,605
% Scheduled Gross Income	25.62%
NET OPERATING INCOME	\$65,732

NOTES TO OPERATING STATEMENT & EXPENSES

- [1] Special Assessments and Direct Charges - Derived from 2020-2021 secured property tax bill.
- [2] Insurance estimated at \$.88/Sqft.
- [3] 417A Commercial Avenue pays for own garbage. Owner pays for 417B and 419 Commercial Avenue garbage at \$103.20/unit for 3 months service.
- [4] Repairs & Maintenance estimated at \$900/unit.

RENT ROLL SUMMARY

TYPE	CURRENT RENT
417A Commercial Avenue 3-Bedroom/1-Bath [1]	\$3,250
417B Commercial Avenue 2-Bedroom/1-Bath [2]	\$2,450
419 Commercial Avenue 1-Bedroom/1-Bath	\$1,975
TOTAL MONTHLY	\$7,675
TOTAL ANNUAL	\$92,100

NOTES TO RENT ROLL SUMMARY

- [1] Tenant in 417A Commercial Avenue is a California Section 8 Program participant.
- [2] 2-Bedroom/1-Bath unit at 417B Commercial Avenue currently vacant. Market rent conservatively estimated at \$2,450/month.

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CITY OF SOUTH SAN FRANCISCO

LOCATION OVERVIEW

South San Francisco occupies the basin and portions of the sides of a broad valley formed by the San Bruno Mountains on the north and the Coast Range on the west. Most of the valley faces adjacent San Francisco Bay, affording sweeping vistas, from higher levels and a definite sense of identification with the Bay. South San Francisco has mild winters and dry cool summers.

South San Francisco offers its citizens a city in which to live comfortably in fine residential areas; a place of recreation in parks, swimming pools, and marina; a place to work in more than 2,800 firms and businesses including many biotech companies such as Genentech which gives the city the title of "Birthplace of Biotechnology".

South San Francisco, CA has a population of 67,587 (2018) people with a median age of 38.8 and a median household income of \$85,076. The largest industries in South San Francisco, CA are Healthcare & Social Assistance (5,378), Retail trade (3,788), and Accommodation & Food Service (3,461), and Professional, Scientific, Tech (3,461). The highest paying industries are Utilities (\$100,912), Professional, Scientific, Tech Services (\$68,571), and Management of Companies & Enterprises (\$64,387).

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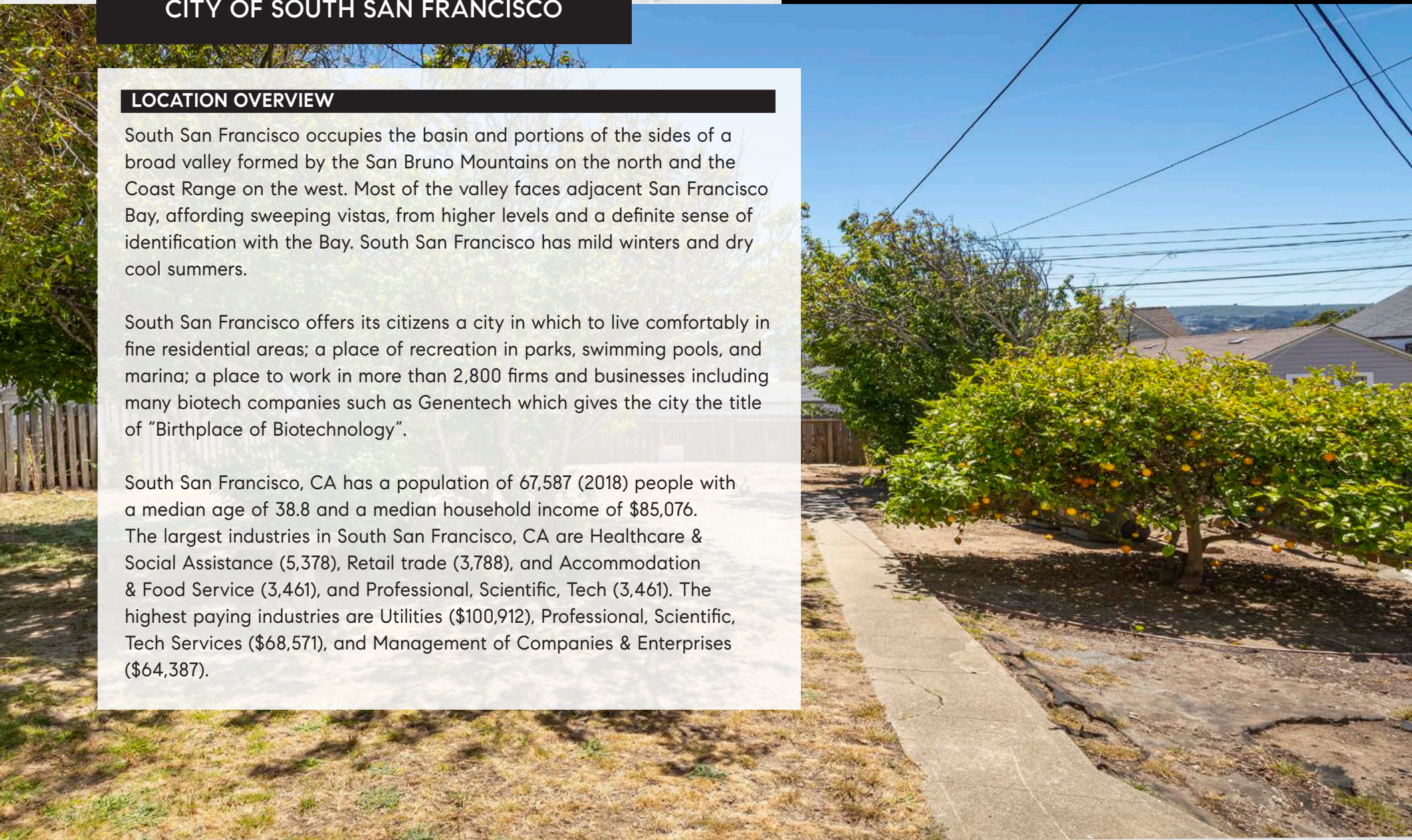
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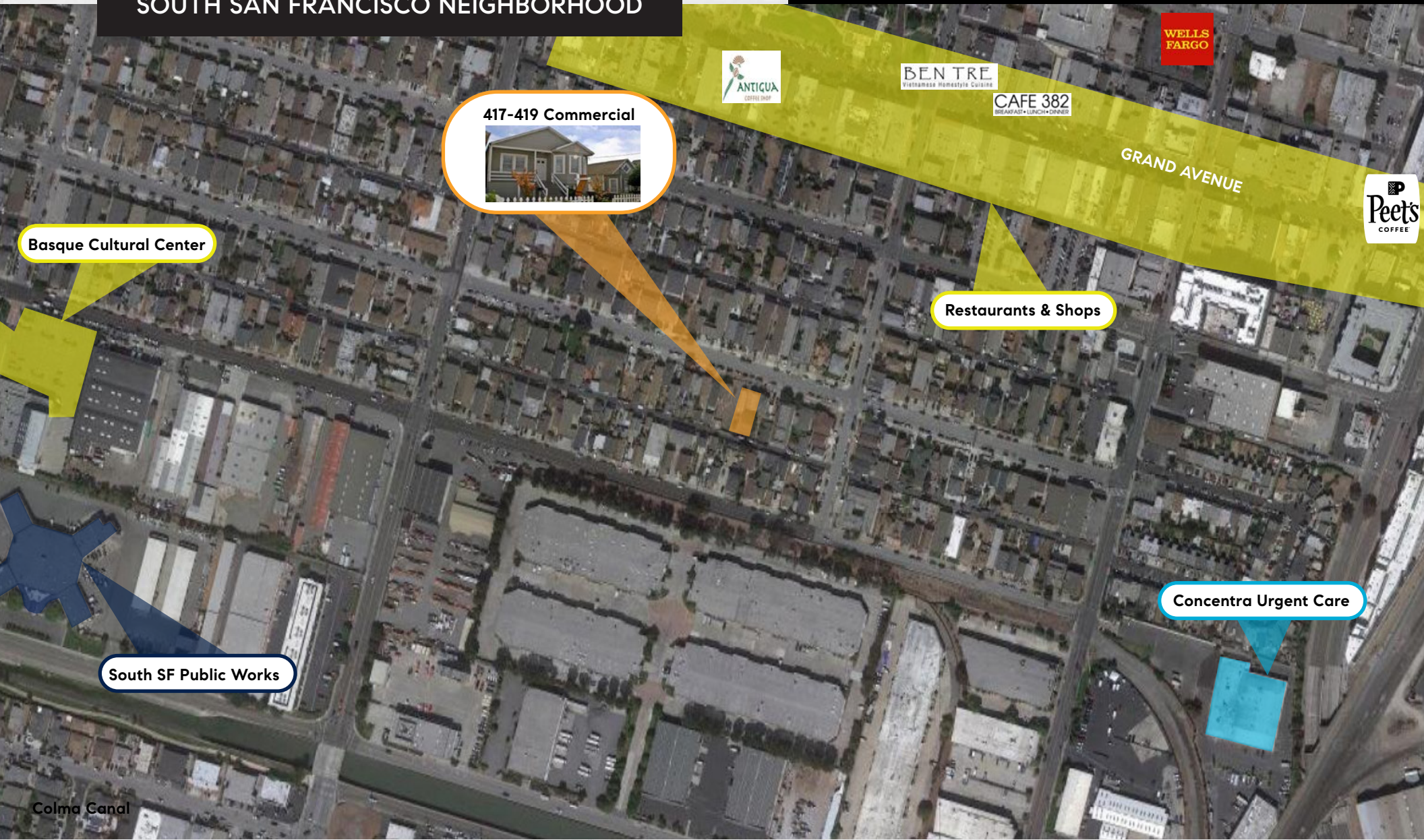
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SOUTH SAN FRANCISCO NEIGHBORHOOD

417-419 COMMERCIAL AVENUE | SOUTH SAN FRANCISCO, CALIFORNIA



417-419 Commercial



Basque Cultural Center

Restaurants & Shops

South SF Public Works

Concentra Urgent Care

Colma Canal

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BIRTHPLACE OF BIOTECHNOLOGY

417-419 COMMERCIAL AVENUE | SOUTH SAN FRANCISCO, CALIFORNIA

towards San Francisco

417-419 Commercial



THE SHOPS AT
TANFORAN



Marshalls



usbank

FedEx
Ground

US
101

SFO
San Francisco
International
Airport

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280

US
101

TWIST
BIOLOGICALS

PACT
pharma

amazon

COSTCO

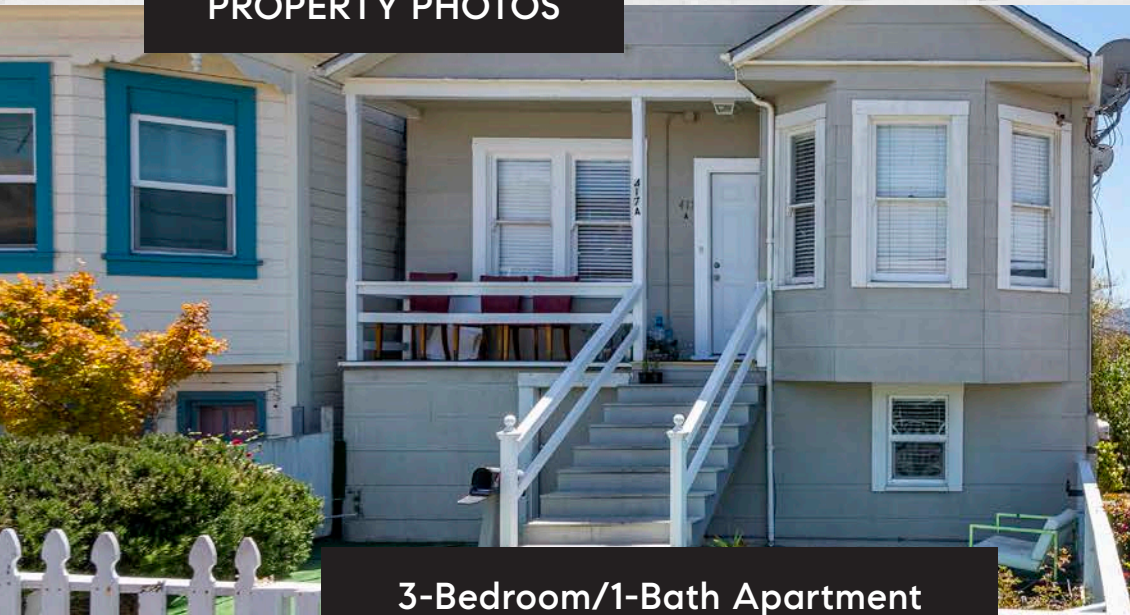
AMGEN

Allogene

Genentech

Lyell

PROPERTY PHOTOS



3-Bedroom/1-Bath Apartment



Backyard

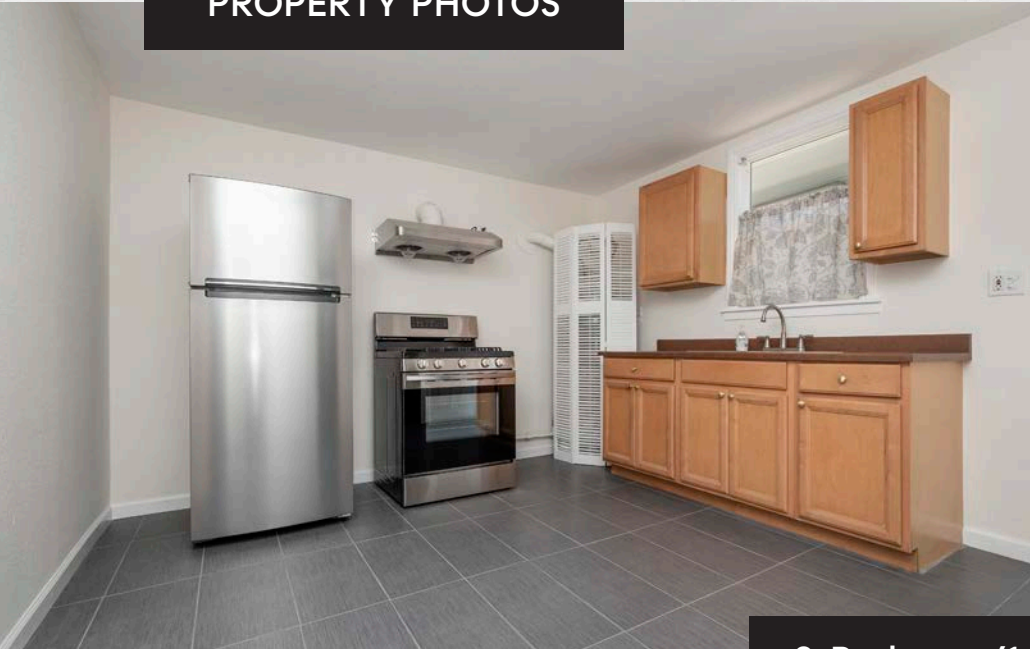


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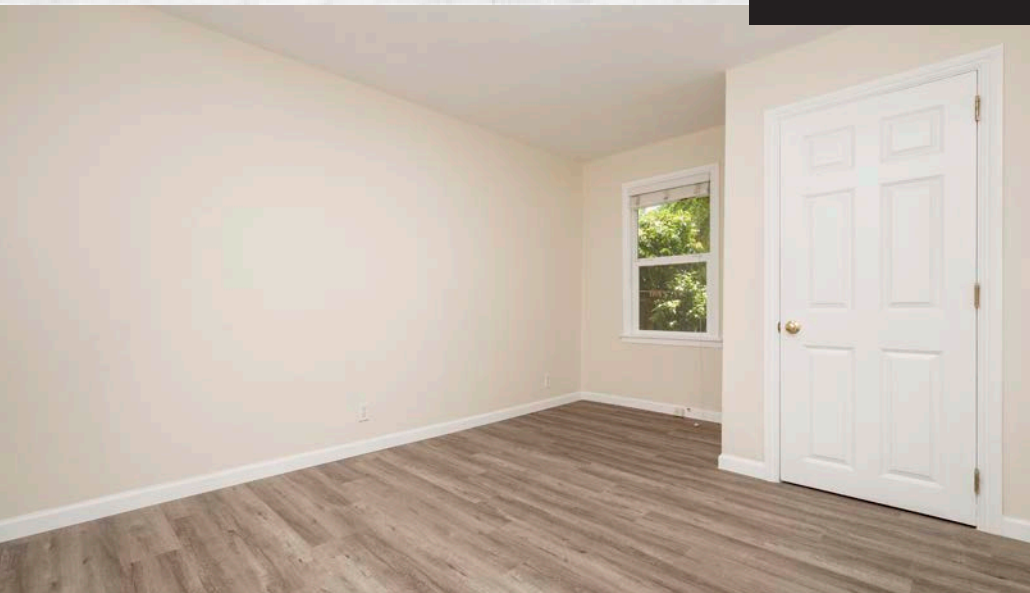
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PROPERTY PHOTOS



2-Bedroom/1-Bath Apartment



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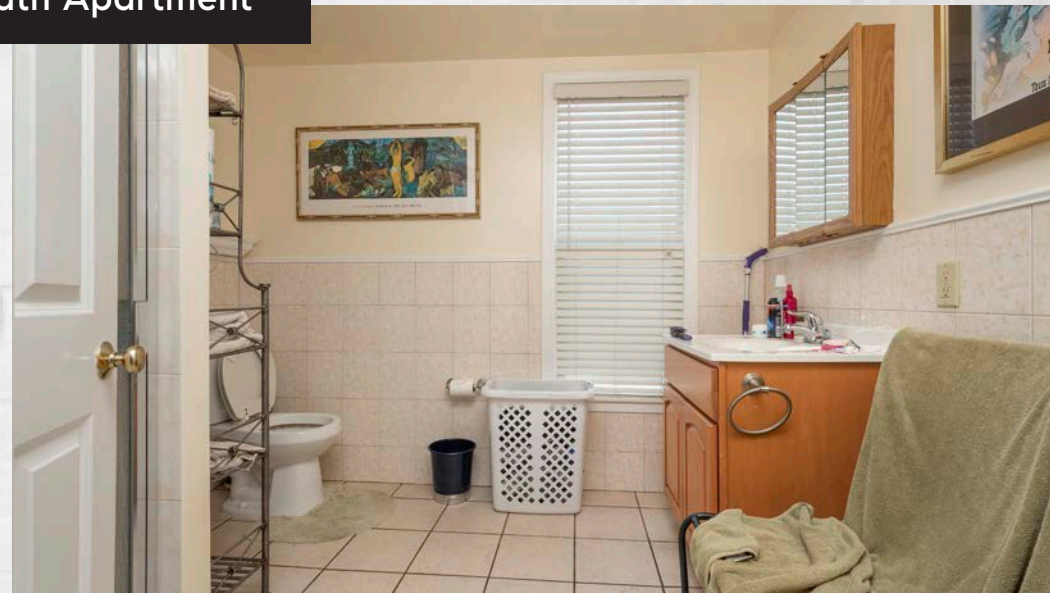
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PROPERTY PHOTOS



1-Bedroom/1-Bath Apartment



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