2135 CALIFORNIA STREET

SAN FRANCISCO, CA

13 UNITS | EXCLUSIVE OFFERING MEMORANDUM

Colliers INTERNATIONAL

CONFIDENTIALITY & DISCLAIMER

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Colliers International ("Colliers") as part of Colliers' efforts to market for sale the real property located at 2135 California Street, San Francisco, California (the "Property"). Colliers is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Colliers is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Colliers also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Colliers, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient's use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Colliers.

PLEASE NOTE THE FOLLOWING:

Colliers, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, join venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Colliers and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Colliers may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Colliers will provide the Recipient with copies of all referenced contracts and other documents. Colliers assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property.

More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Colliers and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Colliers reserves the right to require the return of this Memorandum and the material in it and any other material provided by Colliers to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

THE OPPORTUNITY 05

PROPERTY DETAILS AND FINANCIALS 06

SALES COMPARABLES 08

THE PROPERTY 10

THE DETAILS 14

THE FLOOR PLANS 16

THE LOCATION 20

TRANSPORTATION AND AMENITIES 22

THE OPPORTUNITY

13-UNITS | EXCLUSIVE OFFERING MEMORANDUM

Colliers International is pleased to present an amazingly rare opportunity to purchase an entirely VACANT 13-unit Apartment building with a 6-car garage located in prestigious Pacific Heights. 2135 California Street is a fully seismically upgraded building (not just the soft story) that has been extensively remodeled for the last 2 years. The building has been wired for direct ethernet and cable to all of the units, video entry system with key fobs, and an interchangeable high security key system. The apartments feature open floor plans, high ceilings with ample natural light, and in-unit laundry in all of the units. Many of the bedrooms feature en suite bathrooms. The kitchens feature slow close cabinetry, quartz countertops, and high end integrated or stainless-steel Bosch appliances.

For the Investor, this property provides the rare opportunity to position an entire property upon acquisition while owning a contemporary 1920's classic San Francisco architecture.

BRAD LAGOMARSINO
lic. 01058500
Executive Vice President
DIRECT + 1 415 288 7847
EMAIL brad.lago@colliers.com

JAMES DEVINCENTI
lic. 00951915
Executive Vice President
DIRECT + 1 415 288 7848
EMAIL j.d@colliers.com

WWW.THEDLTEAM.COM

Colliers INTERNATIONAL

PROPERTY DETAILS & FINANCIALS

General Information:

Address:	2135 California St @ Laguna
District:	Pacific Heights
Property Sub Type:	13-unit multi-family apartment dwelling
APN:	0651-023
Building Square Feet:	18,790 square feet (Per floor plans)
Lot Size:	7,563 square feet
Constructed/Renovated:	1922/2018
Zoning:	RH-2
Historic Resource Status:	B-unkown / age eligible

Building Systems:

Foundation:	Concrete foundation
Structure:	Wood-frame building
Soft Story Compliance:	Full seismic upgrade in 2018
Façade:	Painted brick fascia
Roof System:	Rolled Composite roof system
Electrical Service:	Individually metered, 400 Amp service (2018)
Gas Service:	Individually metered
Fire Protection System:	Hard-wired smoke/CO2 detection system in common areas, and in apartments (Section 409 of the San Francisco Fire Code diagrams for all units - Complies with fire alarm sleeping area requirements SFFC Sec.1103.7.6.1)
Plumbing:	Copper plumbing throughout
Windows:	New side and rear windows installed
Sprinklers:	Entry level in common area and entire first floor
Garage Doors:	LiftMaster garage door opener with battery backup

Common Areas:

Entry System:	BEC Integrated Solutions-high security video intercom system equipped with key fob entry
Exterior:	3 color scheme painting of façade in 2018
Portico:	Marble entry
Lobby:	Carpeting and paint throughout the building common areas in 2018
Lobby Lighting:	Architecturally designed lighting
Garbage:	2 garage chutes located in each tradesman areas
Deck:	Rear yard deck for common usage and private use for ADU

Dwelling Units

2-2 bedroom/1 bath
4-2 bedroom/2 bath
6-3 bedroom/2 bath
1-4 bedroom/4 bath

Floor Area

Fourth floor living area:	4,843 SF
Third floor living area:	4,845 SF
Second floor living area:	4,801 SF
First floor living area:	2,182 SF
First floor garage area:	2,119 SF
First floor unconditioned utility/storage area	0 SF
First Extderior covered passage:	590 SF
Total:	19,380 SF

Common Open Space:

Rear Yard: 2,342 SF

Apartment Systems:

USB powered electrical outlets
Emerson single stage thermostat
Bryant gas furnace high efficiency
Navien tankless water heater (gas fired) inunits 1 & 2
Cat-5 video intercom system
Hardwood floors-engineered wide planked floors with 3/8" rubber sound absorbing underlayment on floors 3 & 4 with high density insulation between floors. Exterior walls have closed cell polyurethane foam insulation on exterior walls
High security keying system with interchangeable cores
In-unit washers & dryers (Electrolux) with steam dryers
Centrally wired ethernet & cable

Kitchens:

Bosch dishwasher
Insinkerator Badger garbage disposal
Bosch slide-In gas range
Bosch fridge-freezer
Kessebohmer cabinets - wood dovetail drawer box with soft close
Zephyr hood
Quartz counter area

Bathrooms:

Toto toilets
Hansgrohe plumbing fixtures
Portfolio 3-light vanity bar
Vanity and Cabinets
Ove Sydney Glass Panel – tub/shower combination

Accessory Dwelling Unit:

Creation of a 2,100 square foot, 4-bedroom/4 bath apartment
600 square foot private deck
Fire-rated windows
Engineered wide plank hardwood flooring
Awesome "city-lights" views
Shares systems and design elements of the apartments

Miscellaneous:

Located one block from California Pacific Medical Center (Pacific Campus)

Financial Summary:

Price	$16,000,000
Down Payment	All cash
Number of Units	13
Price/Unit	$1,230,769
Gross Square Feet	18,790
Price/Square Foot	$852
CAP Rate - Proforma	3.91%
GRM - Pro Forma	16.52
Year Built	1922/2018
Lot Size	7,563

Annual Operating Expenses:

Expense Categories	Monthly Expenses	Annual Expenses	Exp/Unit
Property Taxes	1.1723% of Sale Price	$187,568	$14,428
Special Tax Assessment	1.5% of Property Tax (Approx.)	$1,258	$97
Insurance	$1,258	$15,000	$1,154
Electricity	$180	$2,160	$166
Water & Sewer	$600	$7,200	$554
Garbage	$750	$9,000	$692
Off Site Management	4% of Gross Income	$38,746	$2,980
Repairs & Maintenance	$3,250	$39,000	$3,000
Cleaning	$300	$3,600	$277
Compliance Services	$150	$1,800	$138
Reserves	$250/Unit	$3,250	$250
Total Operating Expenses		$308,582	$23,737

Gross Potential Income		$968,640	
Vacancy (3.5%)		$33,902	
AGI		$934,738	
Expenses		$308,582	
NOI		$626,156	

Cash Flow after Debt Service:

Loan Amount	$9,000,000
Loan Type	Proposed new
Interest Rate	4.95%
DCR	1.09
Program	10 year fixed amortizing over 30 years
Loan to Value	56%
Less Debt Service	$576,472
Expenses as % of Gross	32%
Expense per Unit	$23,737

Loan Quote: First Republic Bank / Rob Ronzone: .50% origination fee, 5 year prepayment penalty – 2%, 2%, 2%, 1%, 1%. Please be advised that the rate is quoted assuming auto-debit for monthly mortgage payment from a First Republic Bank account, direct deposit from employer, online banking, and bill pay. Please note the rates can be .25% lower if an additional 10% of the loan amount is deposited into an FRB checking account. This account must be opened and funded before close of the subject transaction and must remain in the account for a minimum of 18 months. Rates are subject to change.

Rent Roll:

Unit No.	Unit Type	Proforma Rents	Net Rentable Sq Ft
1	2 Bedrooms/1 Bath	$4,995	962
2	2 Bedrooms/1 Bath	$4,995	962
3	3 Bedrooms/2 Bath	$5,950	1,177
4	3 Bedrooms/2 Bath	$5,950	1,177
5	2 Bedrooms/2 Bath	$5,250	1,098
6	2 Bedrooms/2 Bath	$5,250	1,098
7	3 Bedrooms/2 Bath	$6,250	1,177
8	3 Bedrooms/2 Bath	$6,250	1,177
9	2 Bedrooms/2 Bath	$5,350	1,098
10	2 Bedrooms/2 Bath	$5,350	1,098
11	3 Bedrooms/2 Bath	$6,350	1,177
12	3 Bedrooms/2 Bath	$6,350	1,177
13	4 Bedroom/4 Bath	$9,000	2,182
	Monthly Sub Total	$77,290	15,560
2 Spaces	Standard Parking	$700	@$350 per Space
4 Spaces	Compact Parking	$1,200	@$300 per Space
	RUBS Income	$1,530	
	Monthly Income	$80,720	
	Annual Income	$968,640	

Building Composition:

2 Bedroom/1 Bath - 2
2 Bedroom/2 Bath - 4
3 Bedroom/2 Bath - 6
4 Bedroom/4 Bath - 1
Parking - 6

Notes

All rent roll numbers are based on projections
Laundry - In Units

SALES COMPARABLES

1

2135 California St / Pacific Heights

Sale Price	$16,000,000
Sale Price per Sq Ft	$852
Sale Price per Unit	$1,230,769
GRM	16.67
CAP Rate	3.91%
Units	13
Bldg Sq Ft	18,790
Year Built	1922/2018

2

2355 Scott St / Pacific Heights - Sold

Sale Price	$9,995,000
Sale Price per Sq Ft	$783
Sale Price per Unit	$832,917
GRM	
CAP Rate	
Units	12
Bldg Sq Ft	12,757
Year Built	1962
Sale Date	12/15/2016

Vacant building at Sale. Soft story was work not completed.

3

2985 Pacific Ave / Pacific Heights - Sold

Sale Price	$15,550,000
Sale Price per Sq Ft	$1,003
Sale Price per Unit	$1,036,667
GRM	18.68
CAP Rate	3.21%
Units	15
Bldg Sq Ft	15,505
Year Built	1905
Sale Date	05/10/2017

Off market purchase.

4

1801 California St / Pacific Heights - Sold

Sale Price	$20,000,000
Sale Price per Sq Ft	$574
Sale Price per Unit	645,161
GRM	23.65
CAP Rate	2.54%
Units	31
Bldg Sq Ft	34,827
Year Built	1926
Sale Date	09/5/2017

5

2425 Buchanan St / Pacific Heights - Sold

Sale Price	$7,600,000
Sale Price per Sq Ft	$809
Sale Price per Unit	$633,333
GRM	21.13
CAP Rate	2.84%
Units	12
Bldg Sq Ft	9,390
Year Built	1931
Sale Date	10/25/2017

Master metered building.

6

2199 Pacific Ave / Pacific Heights - Sold

Sale Price	$11.350,000
Sale Price per Sq Ft	$811
Sale Price per Unit	$756,667
GRM	22.33
CAP Rate	2.70
Units	15
Bldg Sq Ft	14,000
Year Built	1964
Sale Date	01/25/2018

7

2635 Fillmore St / Pacific Heights - Sold

Sale Price	$13,450,000
Sale Price per Sq Ft	$1,020
Sale Price per Unit	$960,714
GRM	20.69
CAP Rate	2.90%
Units	14
Bldg Sq Ft	13,182
Year Built	1968
Sale Date	12/8/2017

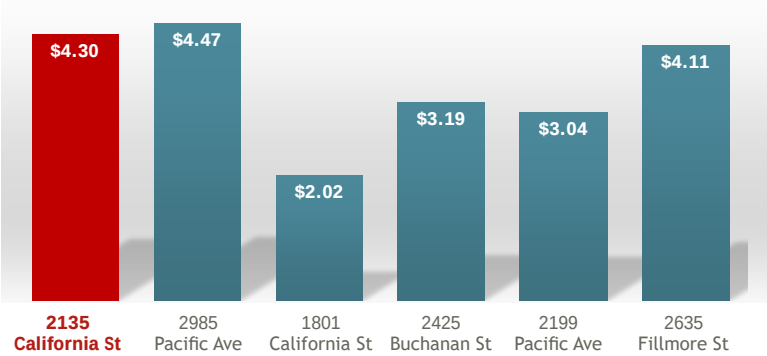
Soft story work not completed.

8

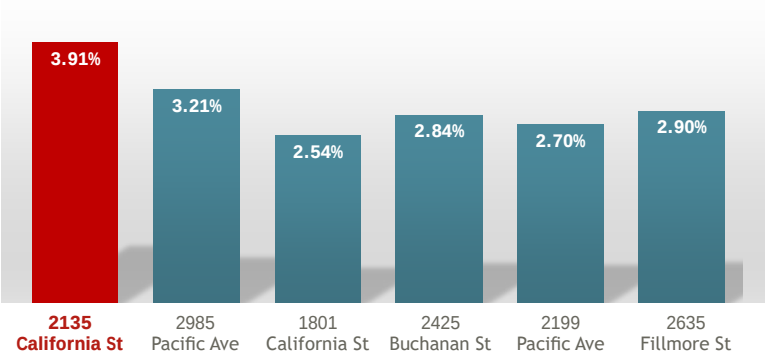
900 Chestnut St / Russian Hill - In Escrow (pending)

Sale Price	$25,000,000
Sale Price per Sq Ft	$748
Sale Price per Unit	$714,286
GRM	21.46
CAP Rate	2.80%
Units	35
Bldg Sq Ft	33,429
Year Built	1926
Sale Date	TBD

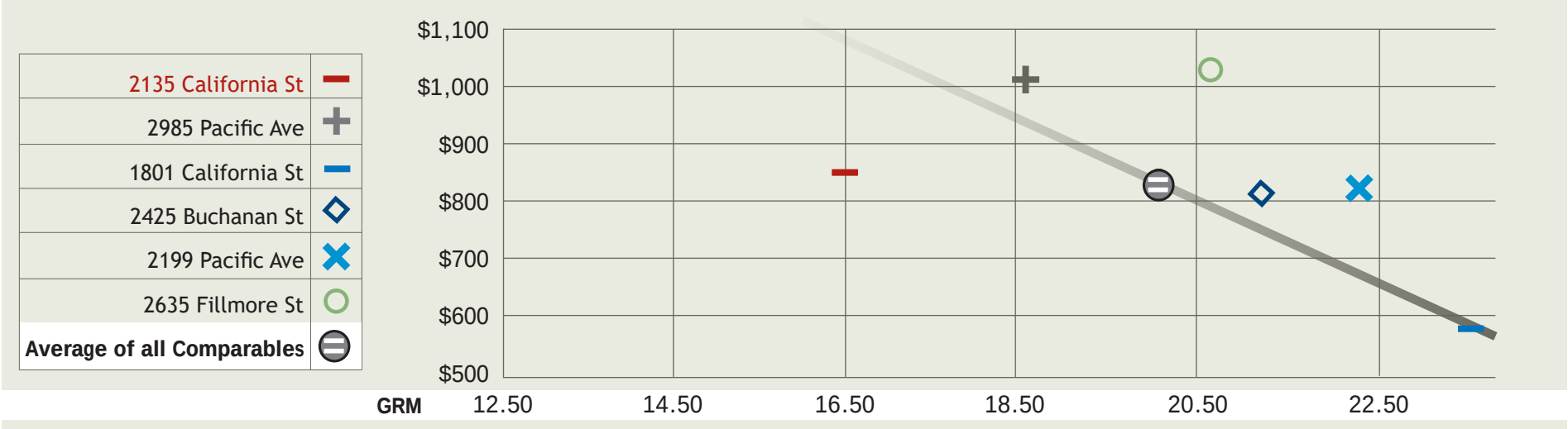
Rent per SF



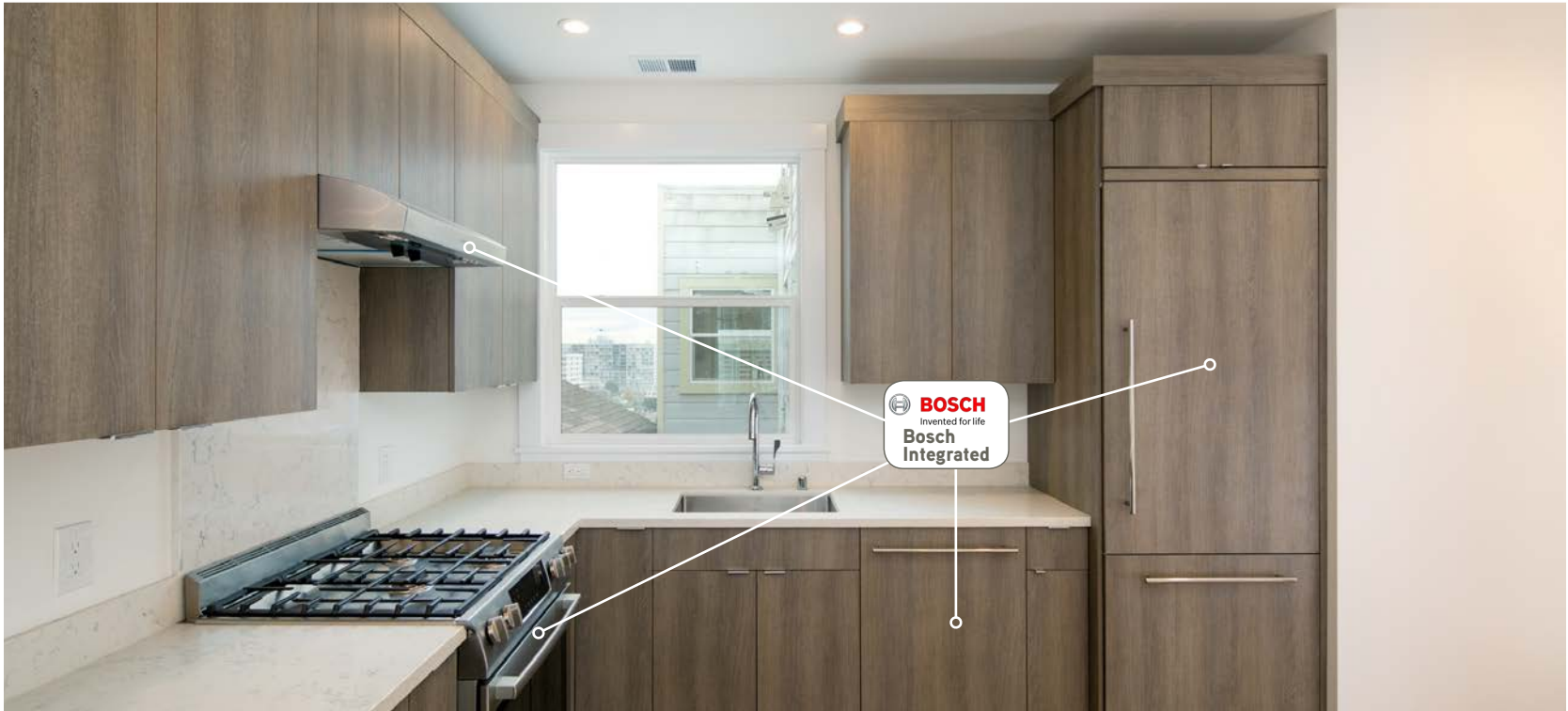
CAP Rate



Market Tension



THE PROPERTY



A COMPLETE TRANSFORMATION.

2135 CALIFORNIA STREET

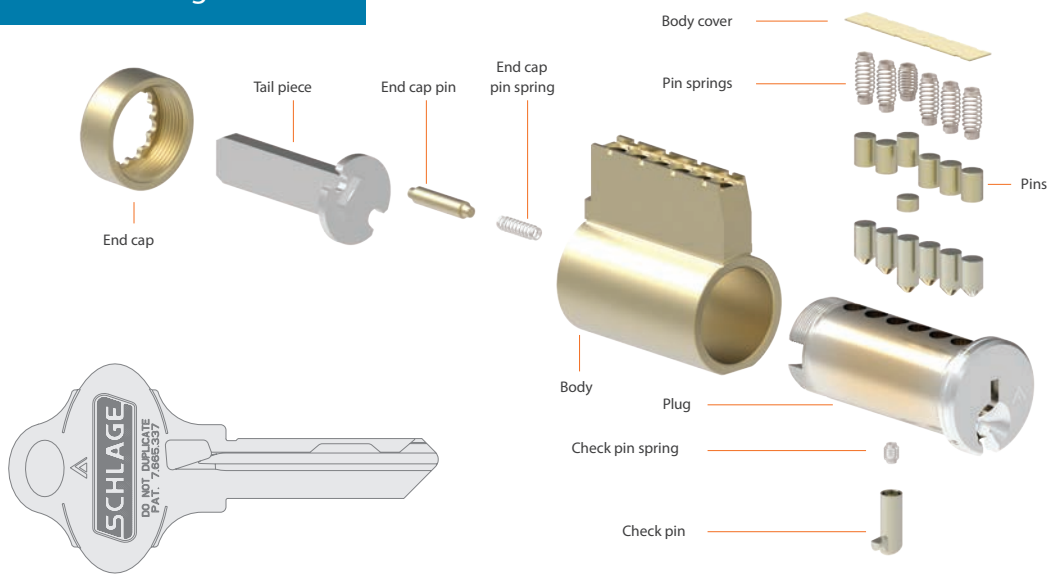
IMPECCABLE & EXQUISITE IMPROVEMENTS

THE DETAILS

BUILDING VIDEO AND ENTRY INTERCOM SYSTEM

Multi-tenant video intercom system door entry system with video intercom camera infrared night vision capabilities for 24 hour security. The front entry contains a card reader for quick entry using an access card or a key fob for keyless entry. This system uses CAT5 cables. The 10 inch video panels allow voice and video monitoring from the comfort of the apartments.

Patented design



Full Size Interchangeable Core

SCHLAGE KEY SYSTEM

Innovative high security key system that allows key control and easy replacement. The Full size interchangeable cores (FSIC) can be replaced easily without needing to breakdown the lock by using a control key. This allows the landlord to easily comply with San Francisco's ordinance to replace of locks after tenants vacate. The 6-pin key with side milling offer security and key control so the landlord knows how many keys each unit has at all times.

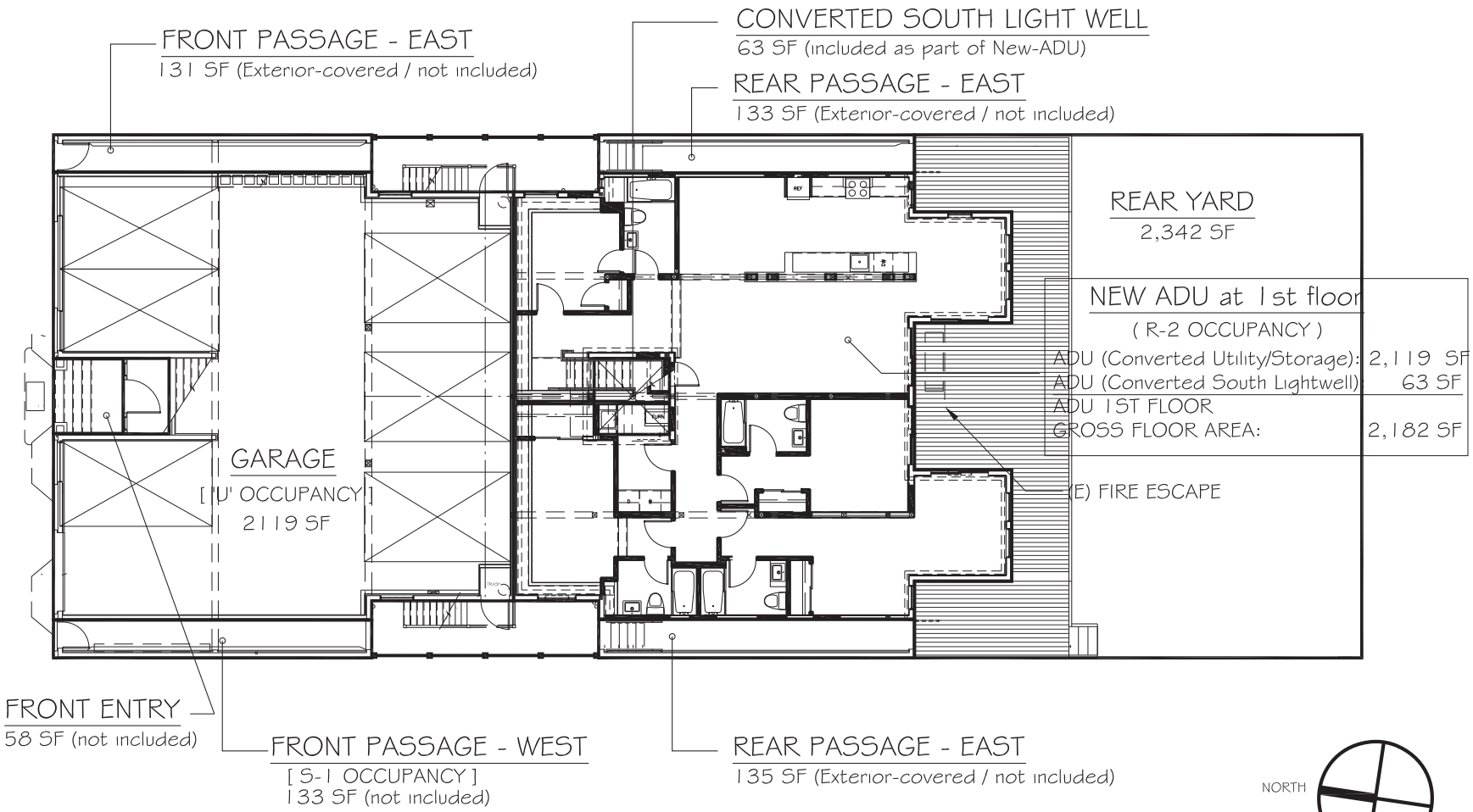
INNOVATIVE AC RECEPTACLE
USB charging replaces a standard duplex grounded outlet for powering and charging upto two devices; Reduces cable clutter with wall outlet offering flexible power and charging options.

IN UNIT WASHER/DRYER
Washers include Perfect Balance™ System – state-of-the-art technology that keeps oversized loads balanced for smooth, quiet vibration and minimal vibration ideal for multiple story buildings. Dryers with Perfect Steam™ technology for effortlessly removing stains and gently releases wrinkles and reduces static electricity in clothes

FIRE REGULATION UPGRADES - NFPA SLEEPING QUARTER ALARM & STROBE
New high decibel fire alarm system hard-wired smoke/CO2 detection system in common areas and in all apartments. (Fire escape diagrams for all units to meet Sec, 409 of the SF Fire Code).

BOSCH SLIDE-IN GAS RANGE & RANGE HOODS
High quality heavy-duty sleek stainless steel integrated cabinetry fronts with wall mount chimney range hood. 5 burners with 5,000-18,000 BTU output range, touch controls for easy operation, pyrolytic self-clean settings, warming drawer and 4.8 cu ft of capacity.

FLOOR PLANS

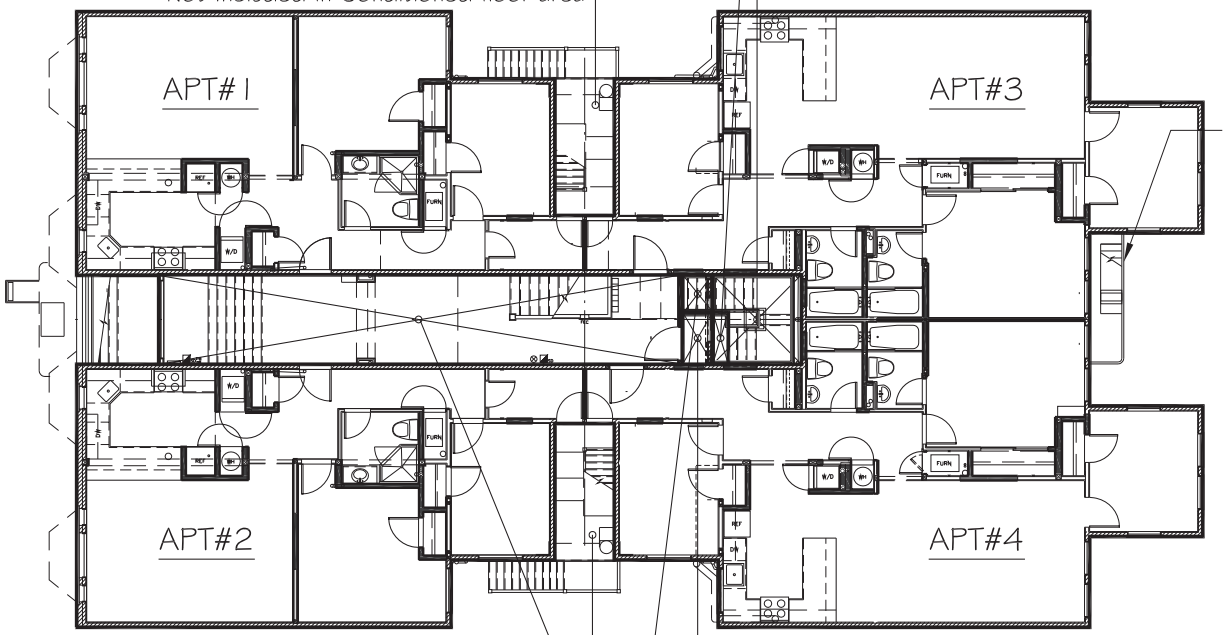


FIRST FLOOR EXITING PLAN

EAST STAIR
65 SF (Exterior-covered)
Included in Gross floor area
Not Included in Conditioned floor area

CONVERTED SOUTH LIGHT WELL
6 SF (included as part of 2st Floor New-ADU)
63 SF (included as part of 1st Floor New-ADU)

NORTH



(E) FIRE ESCAPE LADDER
TO GROUND BELOW

SECOND FLOOR
(R-2 OCCUPANCY)

APT#1:	962 SF
APT#2:	962 SF
APT#3:	1,177 SF
APT#4:	1,177 SF
New-ADU (Upper landing):	6 SF
ADU (Converted Common Area):	13 SF
2nd FLOOR COMMON AREA:	374 SF
TOTAL 2nd FLOOR CONDITIONED FLOOR AREA:	4,671 SF
EXTERIOR COVERED STAIRS:	+130 SF
TOTAL 2nd FLOOR GROSS FLOOR AREA:	4,801 SF

(INCLUDES EXTERIOR STAIRS AND SHAFTS)

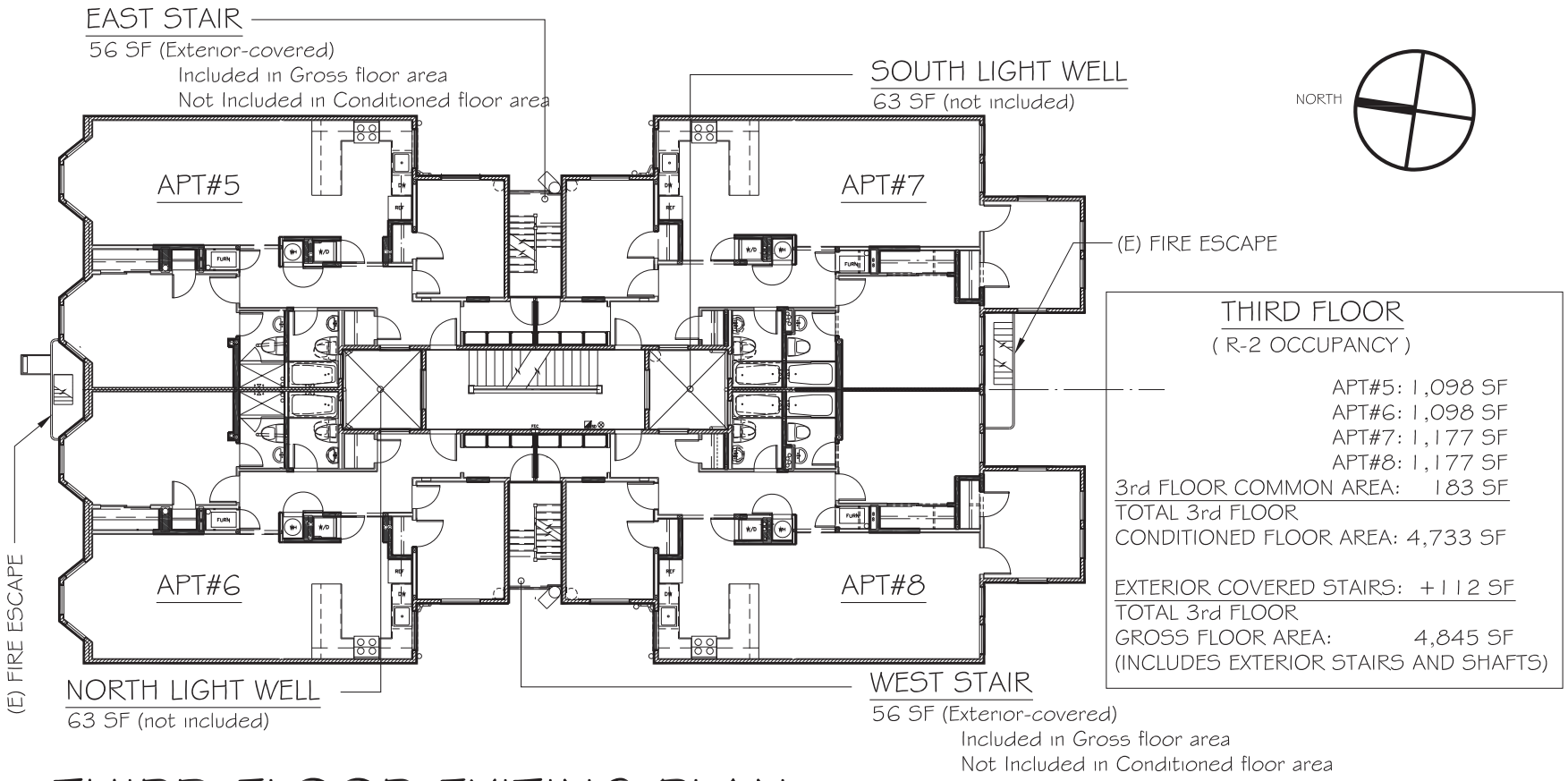
WEST STAIR
65 SF (Exterior-covered)
Included in Gross floor area
Not Included in Conditioned floor area

CONVERTED COMMON AREA
13 SF (included as part of 2nd Floor New-ADU)
-9 SF (Open to below - removed from floor area)

COMMON AREA
374 SF

SECOND FLOOR EXITING PLAN

FLOOR PLANS

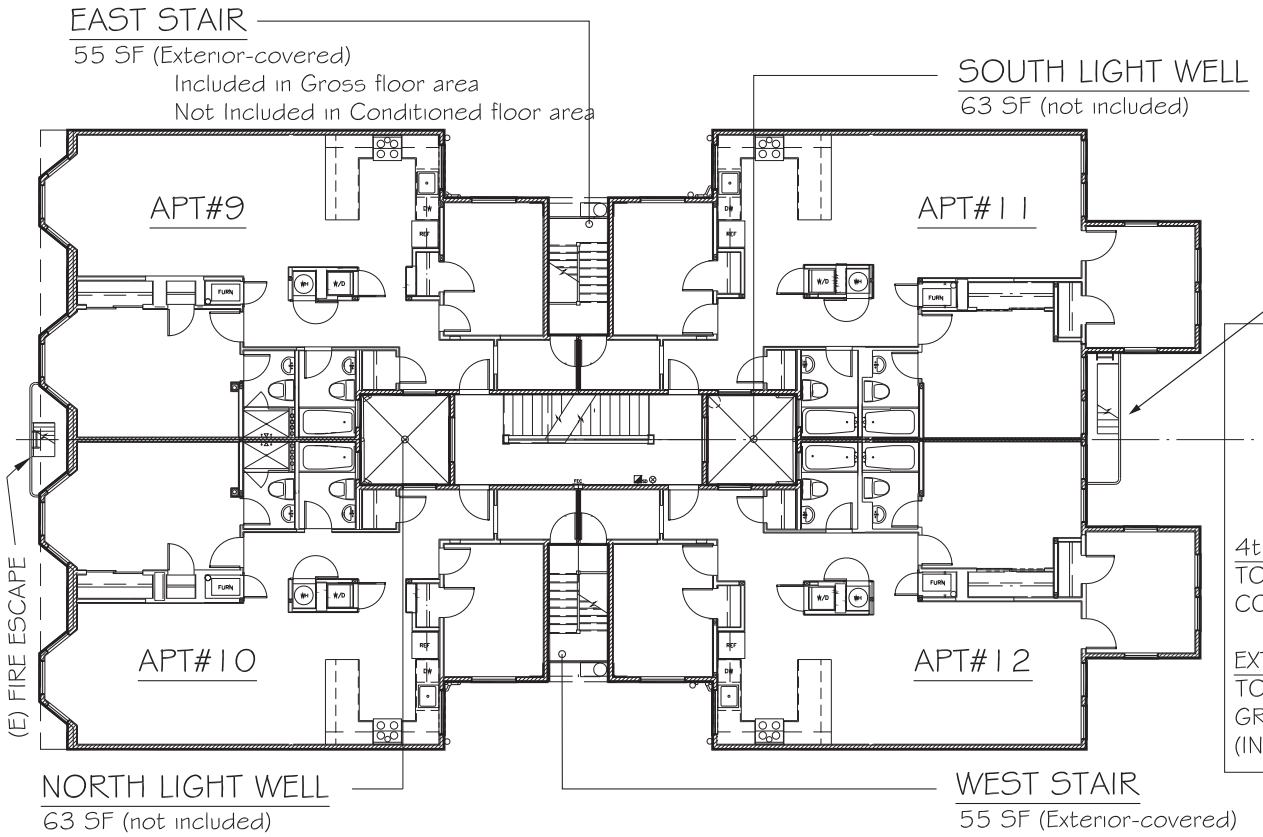


THIRD FLOOR
(R-2 OCCUPANCY)

APT#5:	1,098 SF
APT#6:	1,098 SF
APT#7:	1,177 SF
APT#8:	1,177 SF
3rd FLOOR COMMON AREA:	183 SF
TOTAL 3rd FLOOR CONDITIONED FLOOR AREA:	4,733 SF
EXTERIOR COVERED STAIRS:	+112 SF
TOTAL 3rd FLOOR GROSS FLOOR AREA:	4,845 SF

(INCLUDES EXTERIOR STAIRS AND SHAFTS)

THIRD FLOOR EXITING PLAN



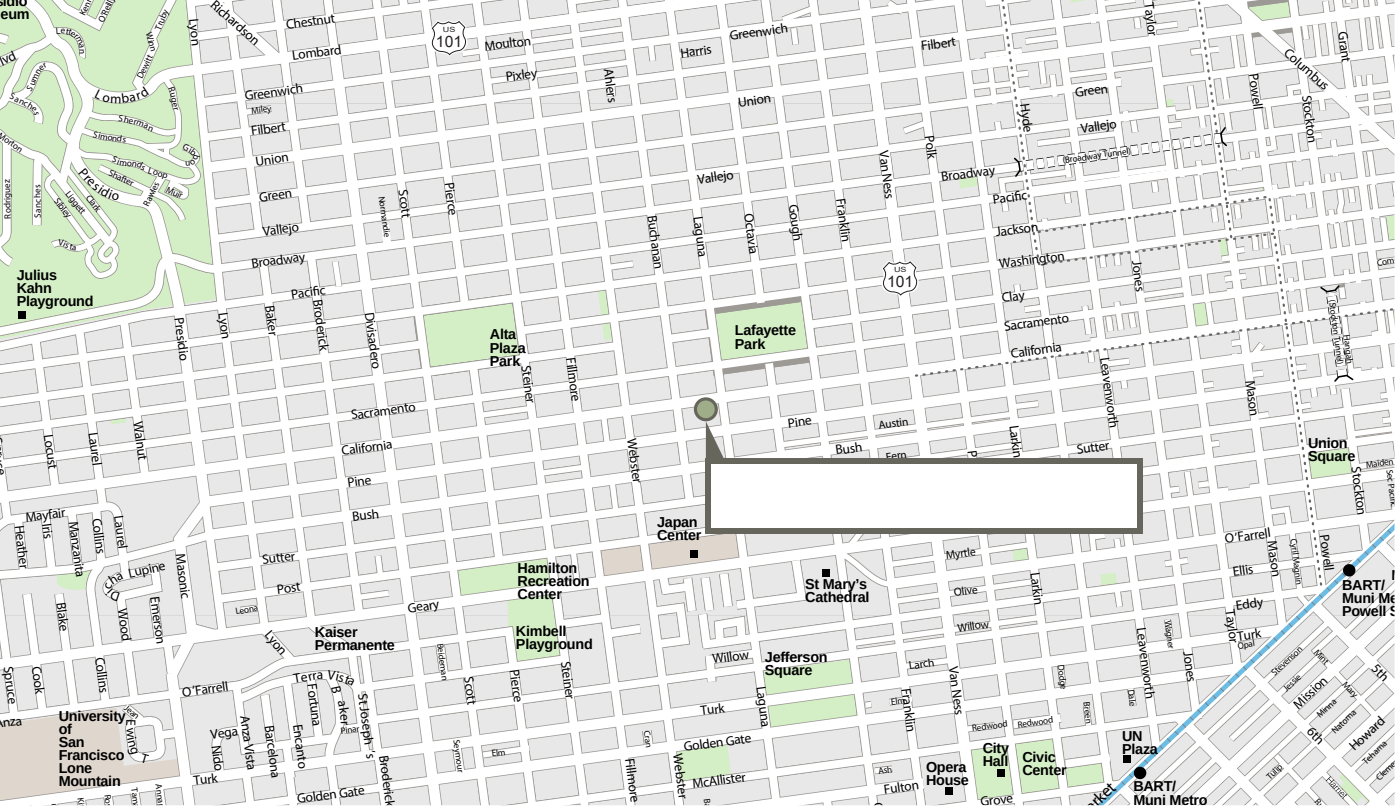
FOURTH FLOOR

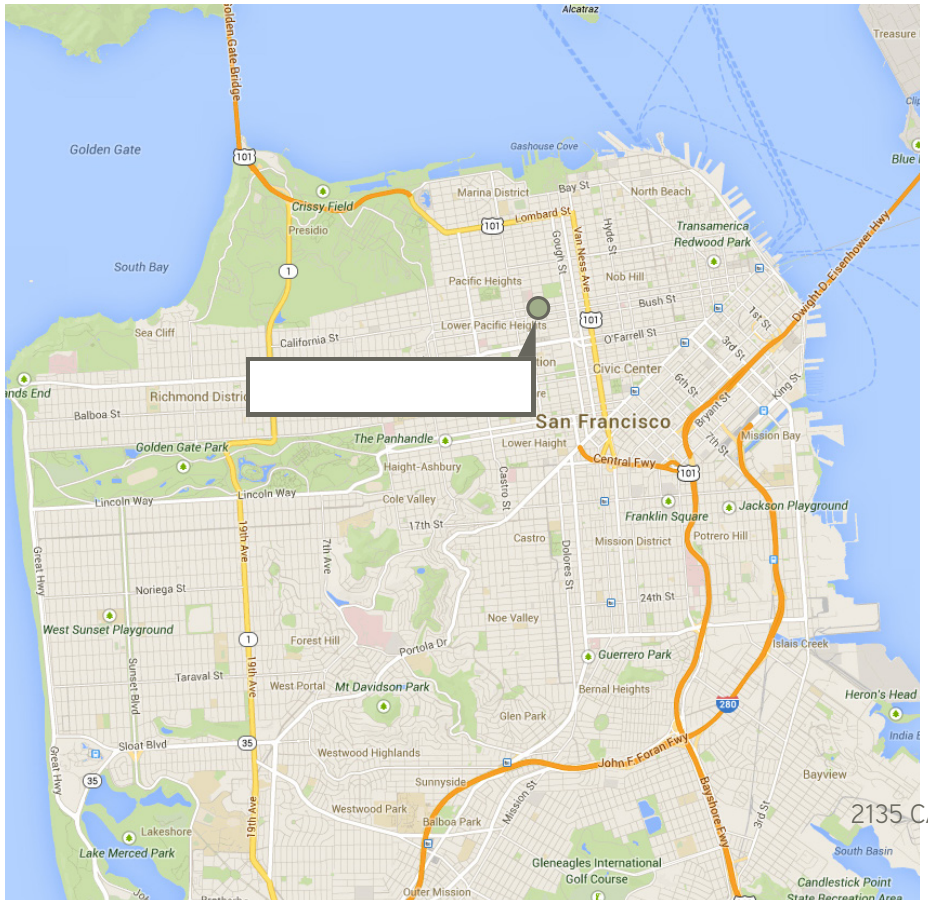
(R-2 OCCUPANCY)

APT#9: 1,098 SF
APT#10: 1,098 SF
APT#11: 1,177 SF
APT#12: 1,177 SF
4th FLOOR COMMON AREA: 396 SF
TOTAL 4th FLOOR
CONDITIONED FLOOR AREA: 4,733 SF

EXTERIOR COVERED STAIRS: +110 SF
TOTAL 4th FLOOR
GROSS FLOOR AREA: 4,843 SF
(INCLUDES EXTERIOR STAIRS AND SHAFTS):

FOURTH FLOOR EXITING PLAN


Julius Kahn Playground
Presidio
Lombard
Chestnut
Richardson
Moulton
Pixley
Harris
Greenwich
Filbert
Union
Green
Vallejo
Broadway
Pacific
Jackson
Washington
Clay
Sacramento
California
Pine
Bush
Sutter
Post
Geary
O'Farrell
Ellis
Eddy
Turk
Golden Gate
McAllister
Fulton
Grove
Alta Plaza Park
Lafayette Park
Japan Center
Hamilton Recreation Center
Kimbell Playground
Kaiser Permanente
Jefferson Square
St Mary's Cathedral
Union Square
BART/ Muni Metro
UN Plaza
Civic Center
City Hall
Opera House
University of San Francisco Lone Mountain
Presidio
Lyon
Baker
Broderick
Divisadero
Fillmore
Webster
Steiner
Scott
Pierce
Buchanan
Laguna
Octavia
Gough
Franklin
Van Ness
Polk
Hyde
Taylor
Mason
Leavenworth
Jones
Powell
Stockton
Grant
Columbus
Mission
Howard
5th
Masonic
Geary
Broadway Tunnel



THE LOCATION

TRANSPORTATION

CONVENIENT ACCESS TO TRANSPORTATION AND AMENITIES

Bus

Sacramento & Buchanan:	0.3 Miles
Sacramento & Octavia:	0.3 Miles
Sacramento & Webster:	0.3 Miles
Washington at Buchanan:	0.4 Miles
Jackson & Laguna:	0.4 Miles
Jackson & Gough:	0.4 Miles
Sacramento & Franklin:	0.4 Miles
Sutter & Laguna	0.4 Miles
Fillmore & Pine:	0.4 Miles

Light Rail

Metro Van Ness Station:	1.4 Miles
Metro Civic Center Station:	1.5 Miles
Powell St Station:	1.5 Miles

BART

Metro Civic Center Station:	1.4 Miles
Metro Van Ness Station:	1.5 Miles
Metro Powell St Station:	1.6 Miles
Metro Montgomery Station:	1.7 Miles
Metro Embarcadero Station:	1.8 Miles

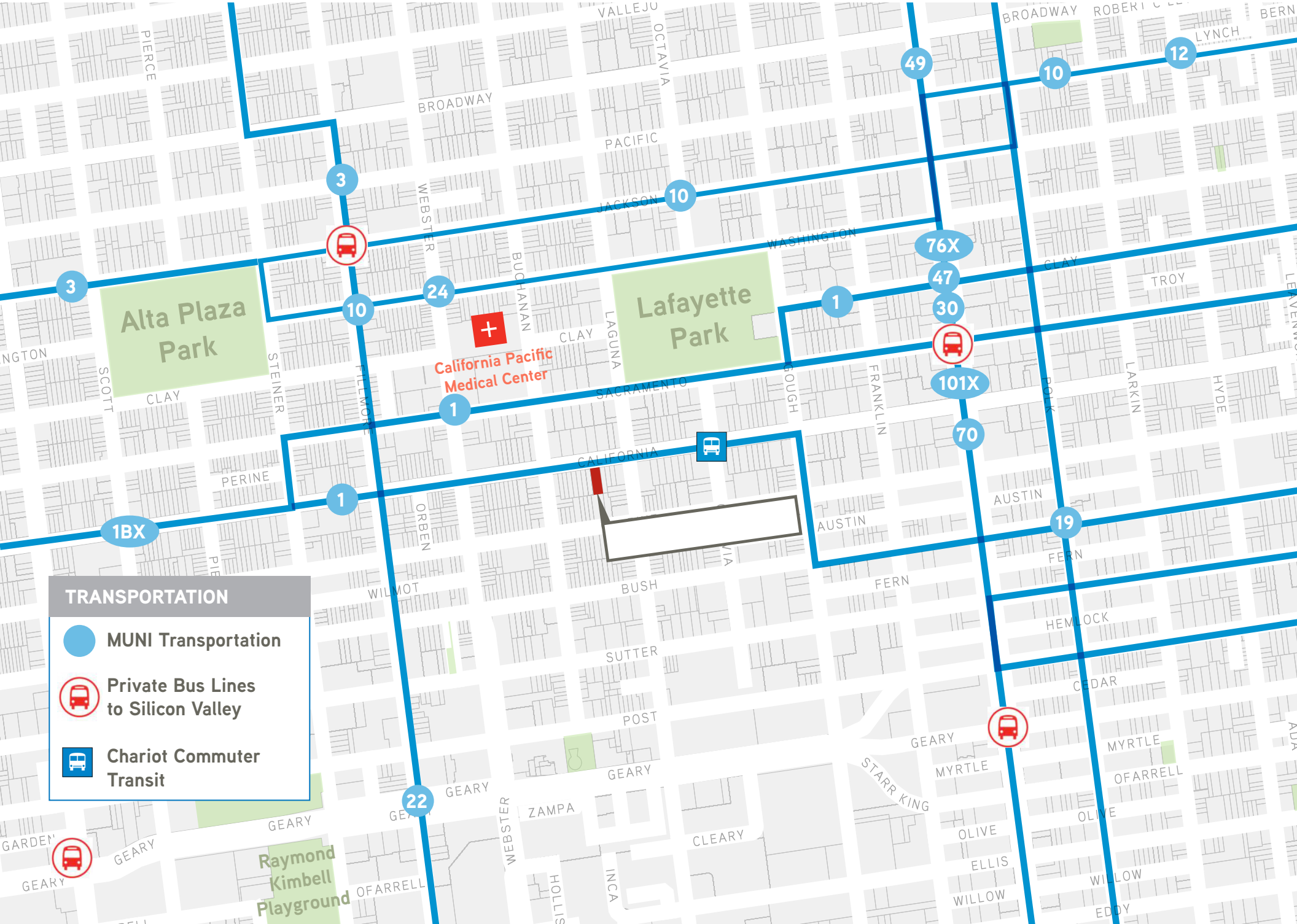
Private Bus Lines

Chariot / California & Octavia:	0.1 Miles
Van Ness & Sacramento:	0.5 Miles
Fillmore &Jackson:	0.5 Miles
Van Ness & Geary:	0.7 Miles
Divisadero & Geary:	0.9 Miles

Walk to the Nearest.....

Hospital:	California Pacific Medical Center: 0.1 Miles
Grocery:	Whole Food Market: 0.3 Miles
Yelp 4+ Star Restaurant:	State Bird Provisions: 0.6 Miles
Yelp 4+ Star Shopping:	Japan Center: 0.4 Miles
Park:	Lafayette Park: 0.3 Miles
Gym:	Pacific Heights Health Club: 0.4 Miles
Yel 4+ Star Bar/Pub:	Black Horse London Pub: 0.9 Miles

PUBLIC/PRIVATE TRANSPORTATION AROUND 2135 CALIFORNIA STREET



13 UNITS | EXCLUSIVE OFFERING MEMORANDUM

EXCLUSIVELY MARKETED BY:

BRAD LAGOMARSINO
lic. 01058500
Executive Vice President
DIRECT + 1 415 288 7847
EMAIL brad.lago@colliers.com

JAMES DEVINCENTI
lic. 00951915
Executive Vice President
DIRECT + 1 415 288 7848
EMAIL j.d@colliers.com

101 SECOND STREET, 11TH FLOOR
SAN FRANCISCO, CA 94105
www.colliers.com

WWW.THEDLTEAM.COM