

PROPERTY FOR SALE

2121-25-29 HARRISON & 450-70-98 ALABAMA

3 SEPARATE LOTS WITH STREET TO STREET FRONTAGE

Projected Income:

47,346 sq.ft. x .87 sq.ft. rent	494,292.24
2121 Harrison = 5280 sq.ft. x 13¢ (add)	8,236.80
(Tenant will pay \$1.00(+) small) room (now workshop)	
450 A top Floor = 2604 sq.ft.	4,062.24
Office x 13¢ @ \$ 1.00 sq.ft.	

Gross Income	506,591.26
(Present) Taxes	26,146.52
Insurance	8,792.76

N.O.I. **471,952.76**

\$ 7,865,879 = 6% cap (166.14 sq.ft.)
 \$ 7,800,000 = 6.03 cap (164.74 sq.ft.)

Gross Income	506,591.26
Projected Tax on 7,595,000	86,203.25
3/31/07 Insurance (including umbrella)	8,492.00

N.O.I. **411,896.01**

ASKING PRICE: \$ 7,595,000 = 5.4% cap (\$160.41 sq.ft.)

ALL NUMBERS OWNER PROVIDED AND SUBJECT TO VERIFICATION

For more information please contact:

DORON BARUTH
 415.765.6901
 doron@starboardnet.com



The information has been secured by Starboard TCN from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.





450 Alabama Street

1st Floor (60' x 109') = 6540 sq.ft.
 2nd Floor (60' x 43.4') = 2604 sq.ft. > 9,144 sq.ft.

2121 Harrison Street

1st Floor (60' x 88') = 5280 sq.ft.
 Platform (60' x 10') = 600 sq.ft. > 5,880 sq.ft.

470 Alabama Street

1st Floor (79' x 109') = 8611 sq.ft.

2125 Harrison Street

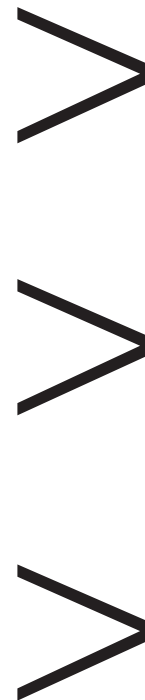
1st Floor (79' x 88') = 6952 sq.ft.
 Platform (79' x 10') = 790 sq.ft. > 7,742 sq.ft.

498 Alabama Street

1st Floor (61' x 109') = 6649 sq.ft.
 Mezzanine = 3952 sq.ft. > 10,601 sq.ft.

2129 Harrison Street

1st Floor (61' x 88') = 5,368 sq.ft.



Block 3968
 Lot 5
 15,024 sq.ft.

Block 3968
 Lot 4
 16,353 sq.ft.

Block 3968
 Lot 3
 15,969 sq.ft.

47,346 sq.ft.

1. 450,470,498 Alabama & 2125 Harrison Street
Rent: 3/1/07-08 = 18,090.31 monthly
Must notify for 5 yr option renewal at market rate by 9/1/07.
2. 2121 Harrison Street
Rent: 1/1/07 - 3/31/08 = \$2750.00 monthly
Should lessee choose to extend the lease, it will be at market rate for 3 yrs.
3. 2129 Harrison Street
Rent: 7/1/06 – 07 = 3411.00
7/1/07 – 08 = 3514.00
Must notify for 5 yrs option renewal at market rate by 1/1/08.



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GRANTOR: _____
 GRANTEE: _____

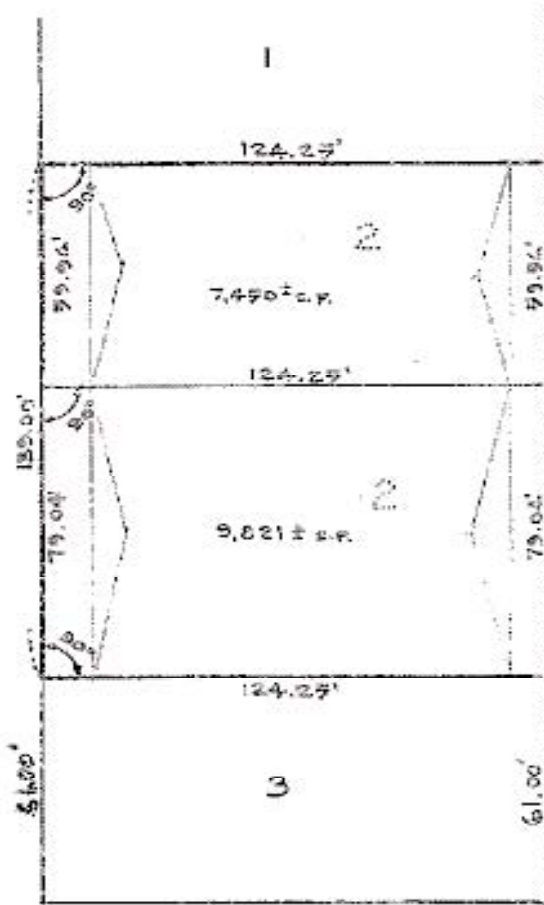
DATE OF RECORD _____
 BOOK _____ PAGE _____

VOL. 226
 BLK. 5218
 LOT 2

COPY



HARRISON ST.



ALABAMA ST.

This request will reflect changes to the 1771 Assessment Roll.

A. D. Sobel
 Chief, Technical Service

Go Louis Arata
 180 El Camino Real
 Millbrae, Ca. 94050

Thomas R. Driscoll MARIPOSA ST.

OWNER REQUEST CUT & MERGE _____

NAME James W. Driscoll as agent
 ADDRESS 215 Broadway St. San Francisco, CA
 PHONE 751-2931 DATE 12/19/75

CITY PLANNING
 APPROVED DISAPPROVED _____
 BY F. White DATE 1/2/76

NR-405-2007 10:13

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