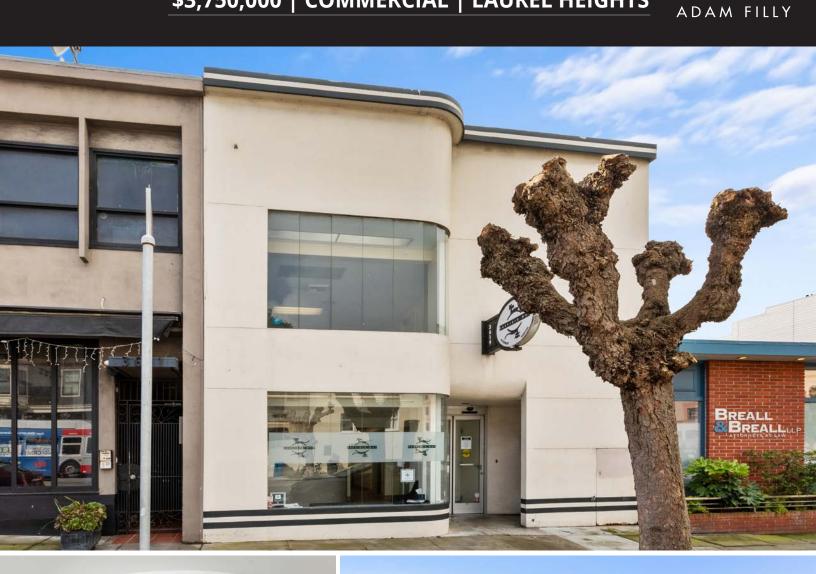
3619 CALIFORNIA STREET \$3,750,000 | COMMERCIAL | LAUREL HEIGHTS

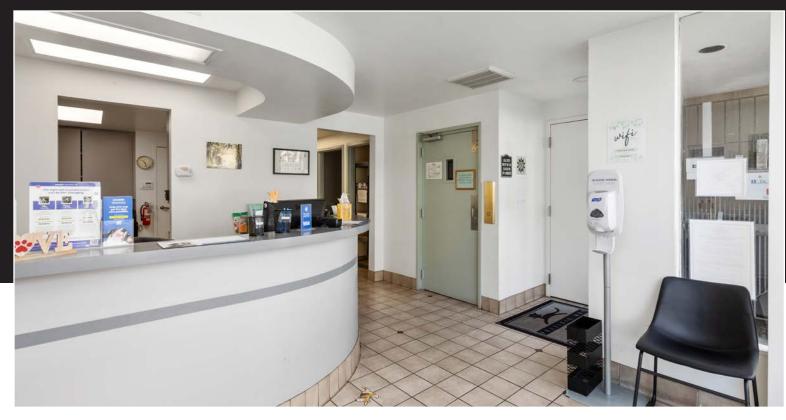




CONTACT INFORMATION

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INVESTMENT OVERVIEW

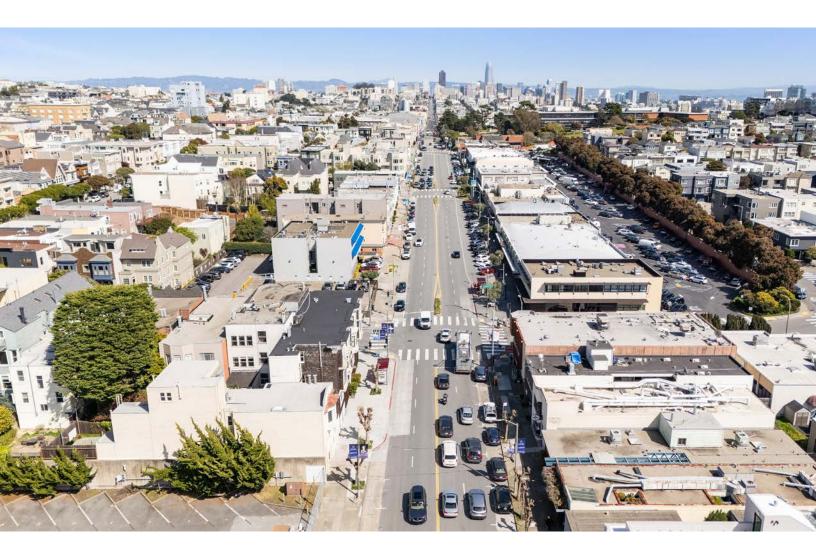


- Single Tenant Net Leased Investment
- Highly Affluent Location
- Strong Regional Veterinary Tenant
- New 10 Year Lease with Annual Increases
- Two 5 Year Extension Options
- Strong Tenant Financials
- Premium Location ½ block to Laurel Village Shopping Center
- Priced at 6.9% Cap Rate

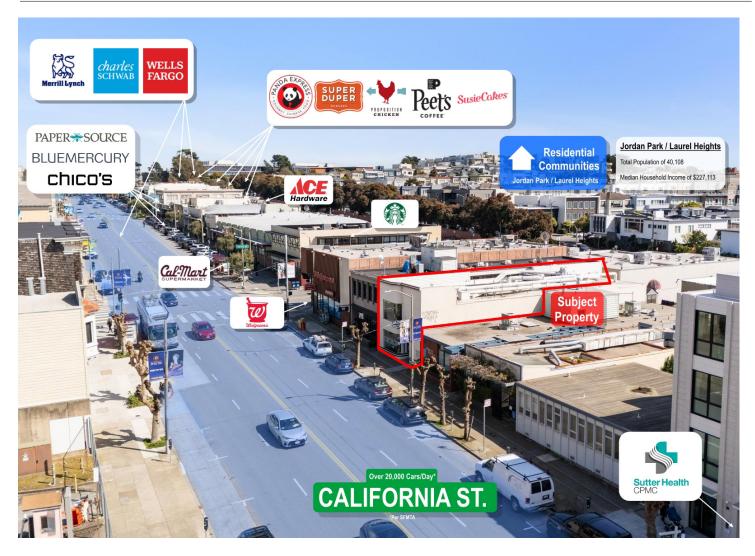
This is rare opportunity to purchase a single-tenant net leased investment in one of San Francisco's most prestigious locations. The tenant is Presidio Way Veterinary Hospital a subsidiary of VetnCare, a strong regional operator with 13 Bay Area pet hospitals. This location has been a veterinary hospital since 1997, demonstrating a solid history of successful operations. The tenant has executed a 10-year lease through 2034 with annual increases and two extension options. The tenant is responsible for all operating costs, except for exterior maintenance and structural repairs. Located in Laurel Heights, the property is one half block to the Laurel Village shopping center, adjacent to San Francisco's wealthiest neighborhoods. This is the closest veterinary hospital to Pacific Heights, Presidio Heights, Jordan Park and the Richmond District. Offered at a 6.9% cap rate, this is an amazing opportunity to acquire an income producing asset with a strong tenant on a long-term lease.

Price	\$3,750,000
Cap Rate	6.9%
Net Operating Income	\$259,560
Sq. Feet	3,170
Lot Sq. Feet	2,500

Year	1953
Parcel Number	1036-042
# of Commercial Units	1
Zoning	NC-S
Neighborhood	Jordan Park/ Laurel Hights



NEIGHBORHOOD HIGHLIGHTS





NEIGHBORHOOD HIGHLIGHTS

State Cakes

Jordan Park / Laurel Heights:

A quiet neighborhood that mimics Pacific Heights with its style and gorgeous historical homes, Jordan Park / Laurel Heights has a distinctly suburban feel that's convenient to the rest of beloved San Francisco.





Books InC.

LEE & LEE

PHOTOS















CONFIDENTIALITY & 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 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 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.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

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