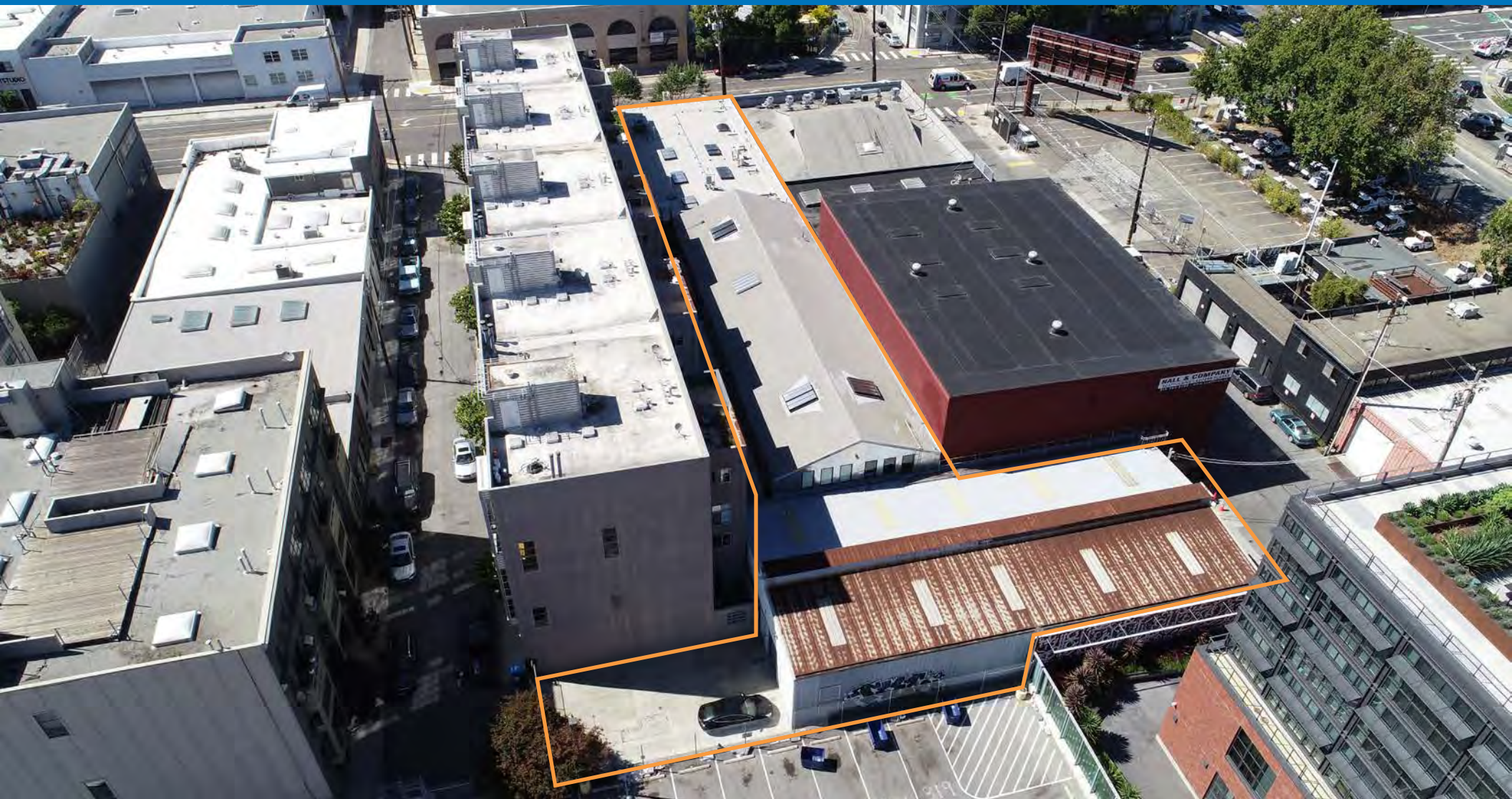


721 BRANNAN STREET

FOR SALE | VALUE ADD MULTI-TENANT INVESTMENT OPPORTUNITY

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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721 BRANNAN STREET

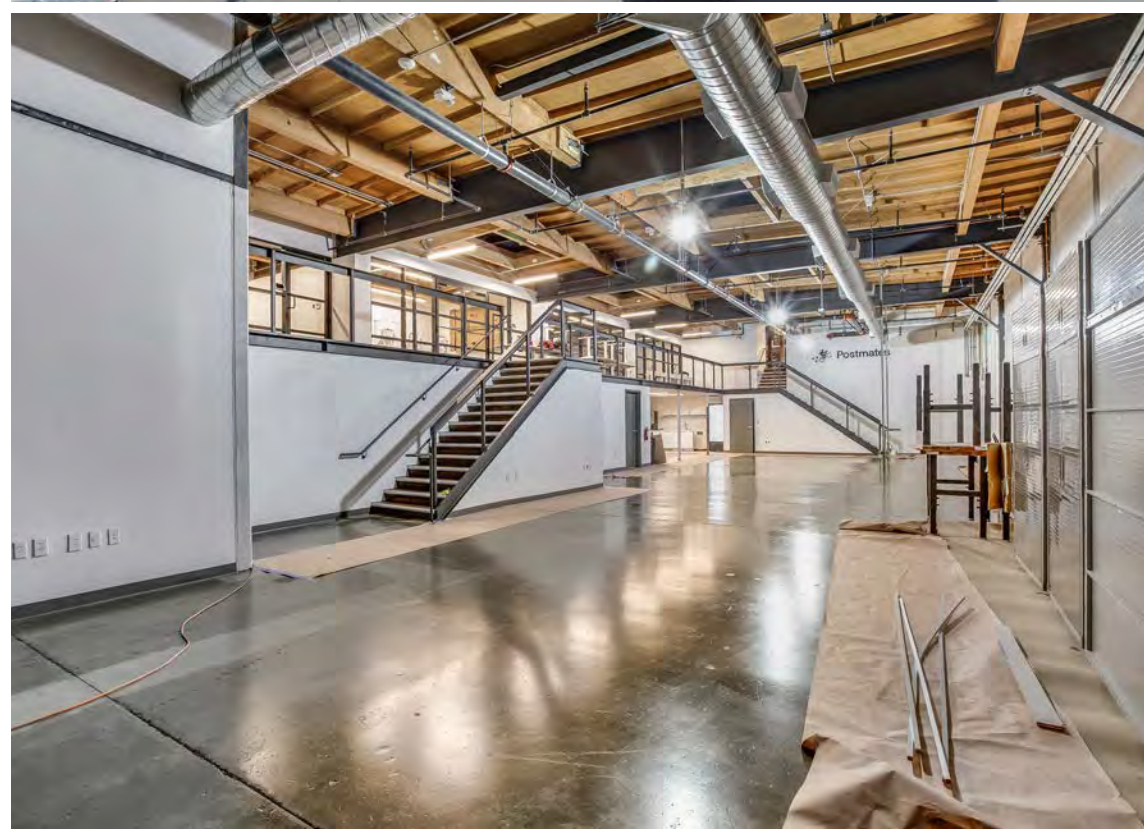
EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer investors an opportunity to purchase the fee simple interest in 721 Brannan Street, San Francisco, California, 94103.

The approximately 24,663 square foot building sits on 18,750 square feet of land on Brannan Street between 6th Street and 7th Street, directly adjacent to the I-280 on ramp.

- Approximately 13,004 square feet leased to Uber and is fully renovated advanced manufacturing / R&D space.
- Approximately 11,659 square feet of partially renovated warehouse, flex, and commissary space, leased to Popcorn.

ADDRESS	721 Brannan Street, San Francisco, CA 94103
APN	3784/089
BUILDING SIZE	+/- 13,004 Square Feet (leased to Uber) +/- 11,659 Square Feet (leased to Popcorn) +/- 24,663 Square Feet TOTAL
PARCEL SIZE	+/- 18,750 Square Feet
ZONING	SALI
HEIGHT LIMIT	40/55-x
YEAR BUILT/ RENOVATED	1906 / 2019



721 BRANNAN STREET

INVESTMENT HIGHLIGHTS

RARE OPPORTUNITY

To Purchase Value Add Building, 100% Leased (53% to a Credit Tenant)

VALUE-ADD POTENTIAL

*Additional Renovation & Rental Increase of 47% of the Building
(Warehouse/Flex Space)*

DEMAND

Renovated Advanced Manufacturing/R&D Space Outpaces Supply

HIGH QUALITY PUBLICLY TRADED TENANCY

NYSE: Uber (Ticker Symbol)

PARKING

Seven (7) Striped Surface Parking Spaces

BUILDING FRONTAGE

Frontage & Access From Three Streets (Brannan, Harriet, Lucerne)

SIGNAGE

Fantastic Freeway Visibility and Signage Opportunity

LOCATION

Ideal South of Market Location, Immediately Adjacent to the I-280 On Ramp & Walking Distance to Both BART and CALTRAIN



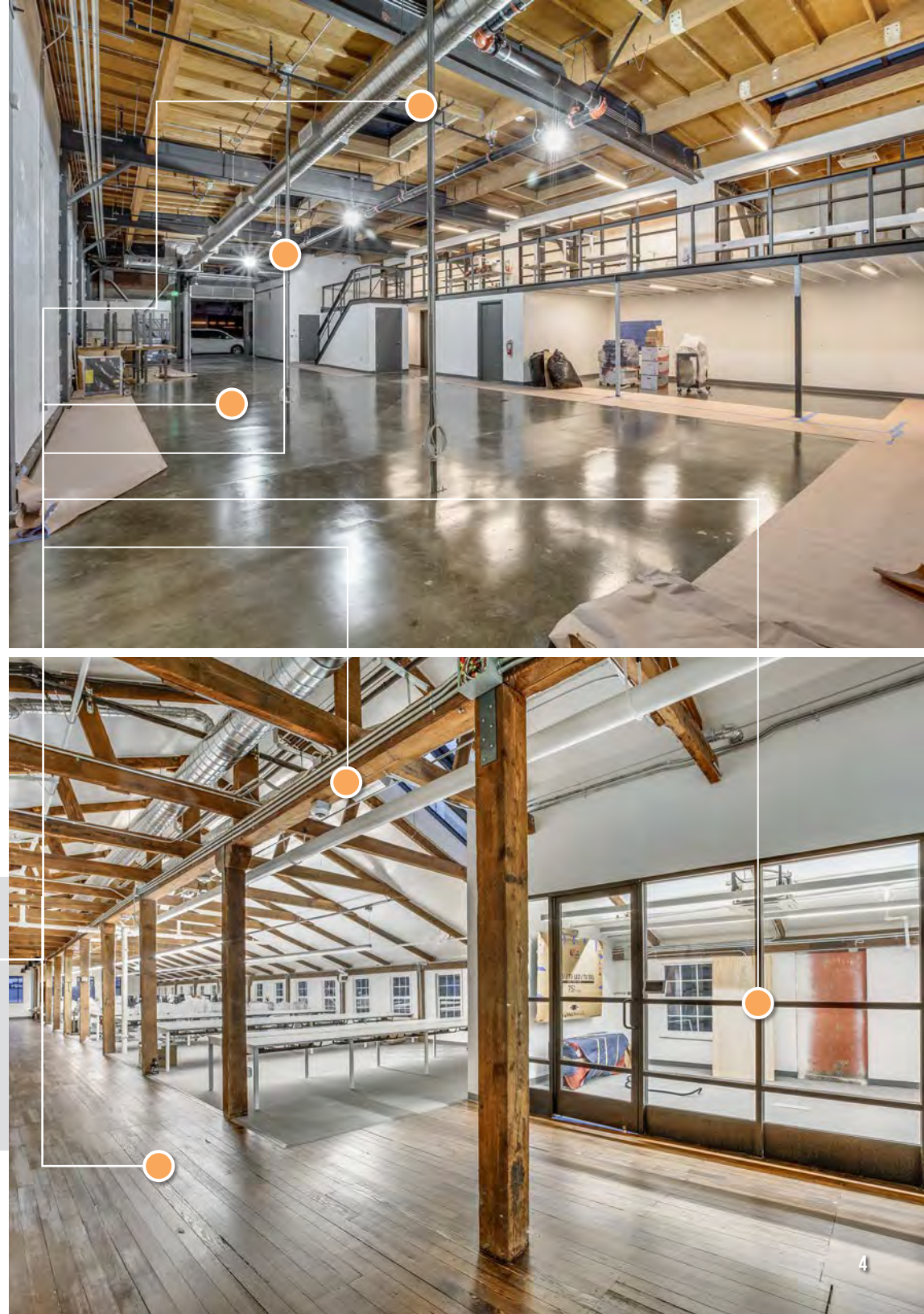
721 BRANNAN STREET

BUILDING DESCRIPTION

RENOVATION DATE	2019
CONSTRUCTION TYPE	Mix of Concrete, Masonry, Wood Frame and Fabricated Metal
ELECTRICAL SERVICE	3-Phase, 1200 AMPS
BUILDING ACCESS	Three (3) Roll-Up Drive-In Doors
FIRE SUPPRESSION	Fully Sprinklered
BUILDING CODE	Title 24 & ADA Compliant
HVAC	Full Heating Ventilation & Air Conditioning
STRUCTURAL	Fully Upgraded During 2019 Renovation

BUILDING ATTRIBUTES

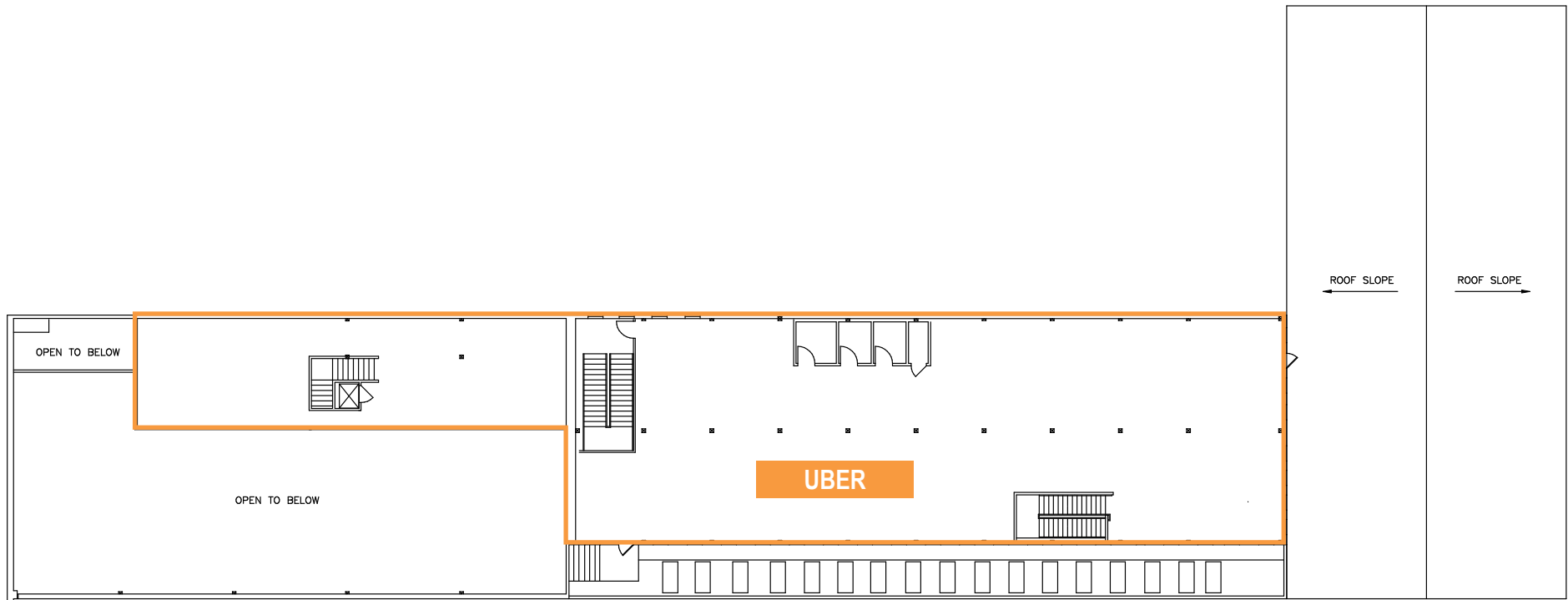
- Exposed Truss / Roof System
- Polished Concrete Floors
- ADA Restrooms
- High End Lighting
- Modern Glass Meeting Rooms
- Skylights
- Hardwood Floors



721 BRANNAN STREET

FLOOR PLANS

*Second Level & Mezzanine
Occupied by Uber*

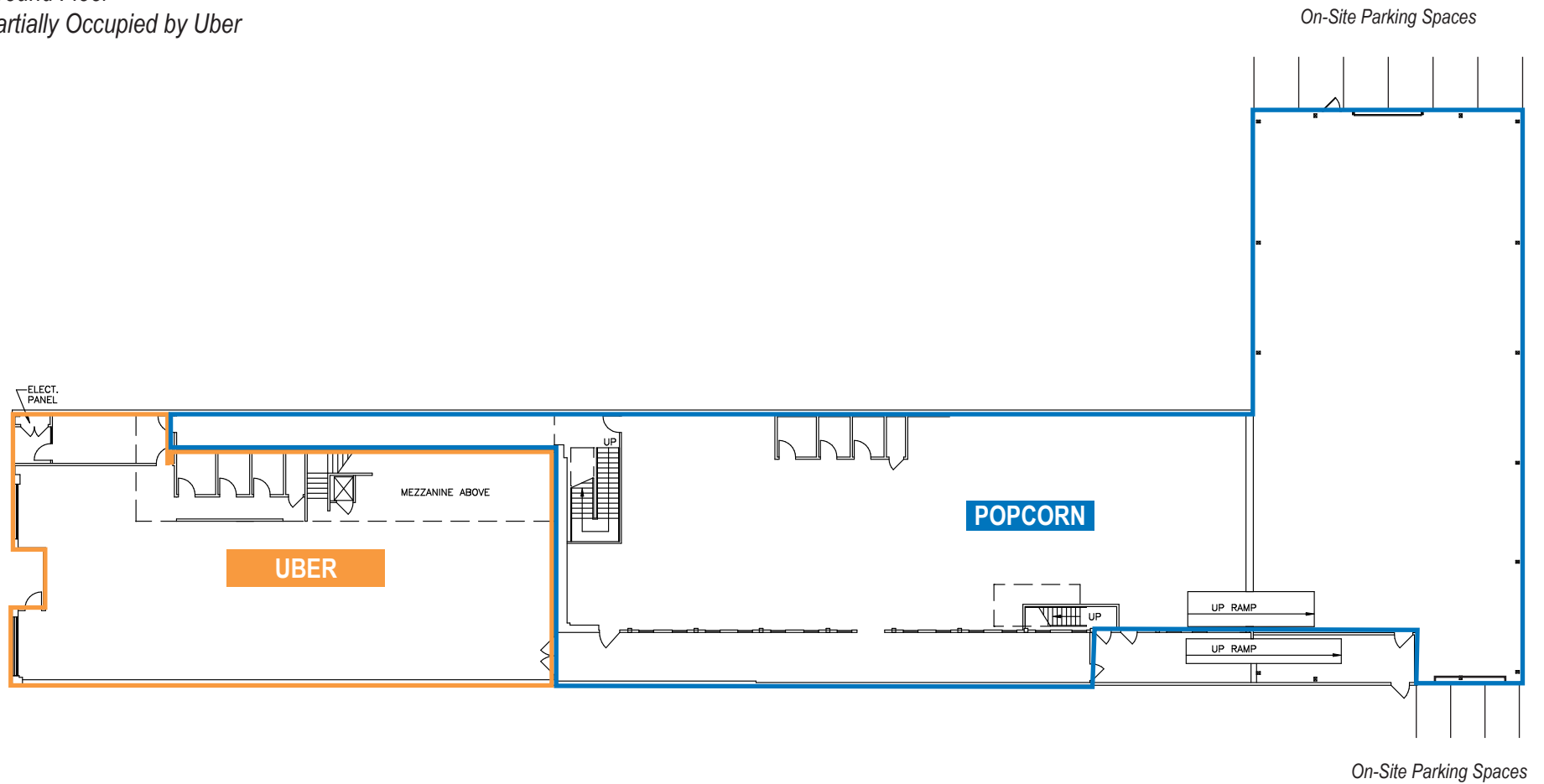


721 BRANNAN STREET

FLOOR PLANS

Ground Floor

Partially Occupied by Uber



INCOME ANALYSIS

ADDRESS	TENANT	LEASE EXP.	OPTIONS	SQ. FT.	ANNUAL INCOME	PSF	CAM%
721 Brannan St	Uber	5/31/24	1 - 5 Years	13,004	\$881,008.92	\$67.75	53%
55 Lucerne St	Popcorn	8/31/23	None	11,659	\$240,000.00	\$20.58	47%
TOTAL GROSS INCOME				24,663	\$1,121,008.92	\$45.45	
OPERATING EXPENSES							
Property Taxes (pro forma for new purchase price)				1.117%	\$184,272.00		
Insurance					\$5,002.48		
Utilities					\$6,935.92		
Maintenance & Repairs					\$1,000.00		
Property Management				3.000%	\$33,630.27		
TOTAL OPERATING EXPENSES					\$230,840.67		
CAM & Utility Reimbursement (tenants do not have tax protection)					\$104,848.00	\$4.25	
NET OPERATING INCOME					\$995,016.00		
PURCHASE PRICE					\$16,500,000	\$669.02	
CAP RATE					6.03%		

Tenants pay their share of property taxes, insurance, fire sprinklers, legal fees & accounting fees over base year; 100% utilities.
\$79,424.00 Base Year Property Taxes

Buyer to perform its own due diligence, including legal interpretation of the lease, regarding the expense recoveries above. TCP, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

721 BRANNAN STREET

HIGH PROFILE DEVELOPMENT PROJECTS

721 Brannan Street is located directly adjacent to the largest and most high profile ground up development projects in San Francisco.

1 KILROY REALTY FLOWER MART REDEVELOPMENT

2.3 Million Square Foot Mixed Use Project

2 TISHMAN SPEYER BRANNAN SQUARE

1.2 Million Square Foot Office Project

3 ALEXANDRIA TENNIS CLUB REDEVELOPMENT

1.3 Million Square Foot Mixed Use Project

4 TMG PINTEREST DEVELOPMENT

300k Square Foot Office Building

5 TISHMAN SPEYER THE CREAMERY

1 Million Square Foot Residential Development Project

721 BRANNAN STREET

NEARBY AMENITIES

- 1.....REI
- 2.....Bellota
- 3.....Airbnb
- 4.....Pizza Squared
- 5.....Zynga
- 6.....Saffron
- 7.....Starbucks
- 8.....The Grove
- 9.....BoConcept
- 10.....Dumpling Time
- 11.....Okane
- 12.....Holy Grill
- 13.....Adobe
- 14.....Mars Bar
- 15.....Stripe
- 16.....Pinterest
- 17.....Marlowe
- 18.....Deli Board
- 19.....Sightglass
- 20.....Ritual Hot Yoga
- 21.....Shell
- 22.....Henry's Hunan
- 23.....Mercedes Benz
- 24.....Nordstrom Rack
- 25.....Fitness SF
- 26.....Muji
- 27.....Trader Joe's
- 28.....Bed Bath and Beyond
- 29.....Sunrise Cafe
- 30.....Costco
- 31.....SOMA StrEat Food Park

PUBLIC TRANSIT

- 1.....CalTrain
- 2.....Civic Center BART Station



721 BRANNAN STREET

LEASED SPACE

RENTABLE SF
+/- 13,004 Square Feet

CURRENT ANNUAL RENT
\$67.75 PSF, Industrial Gross

LEASE EXPIRATION DATE
May 31, 2024

USE
Advanced Manufacturing/R&D



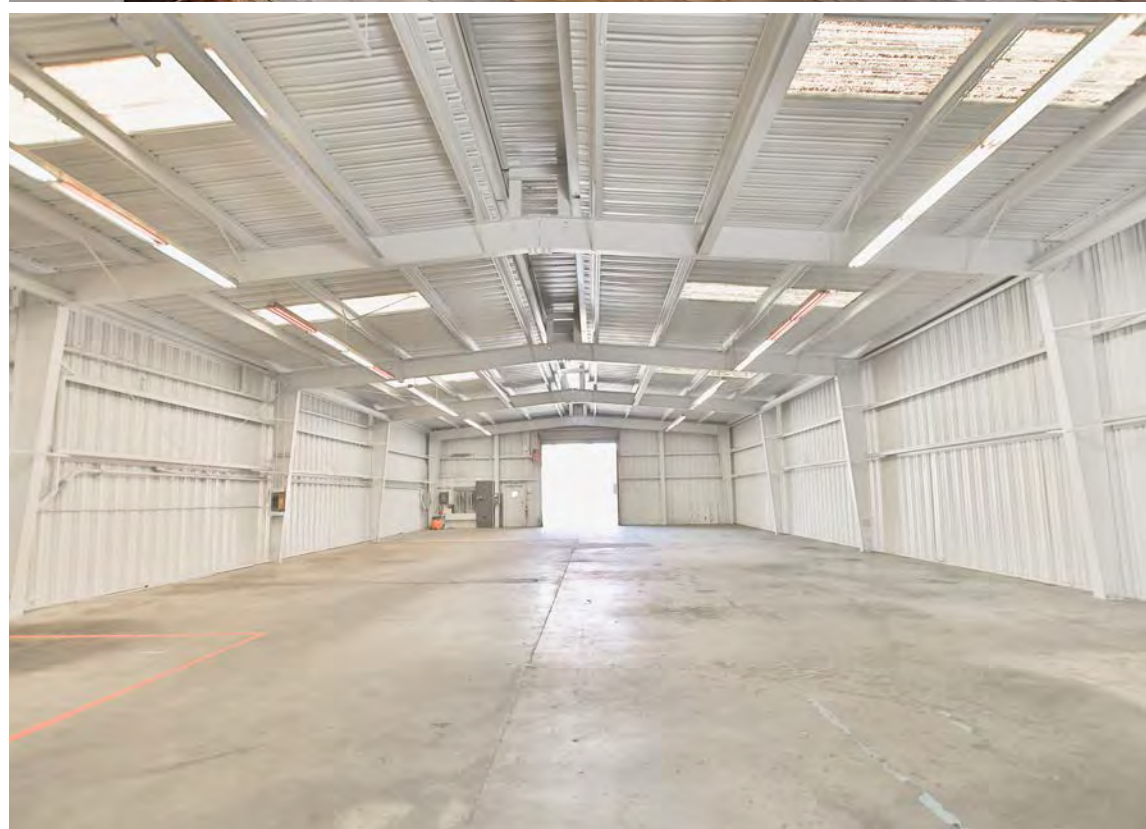
LEASED SPACE

RENTABLE SF
+/- 11,659 Square Feet

CURRENT ANNUAL RENT
\$20.58 PSF, Industrial Gross

LEASE EXPIRATION DATE
August 31, 2023

USE
Warehouse, Flex, Commissary Kitchen



721 BRANNAN STREET

OFFERING TERMS

721 Brannan Street is being offered for sale with an asking price of \$16,500,000. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

OFFERING OUTLINE

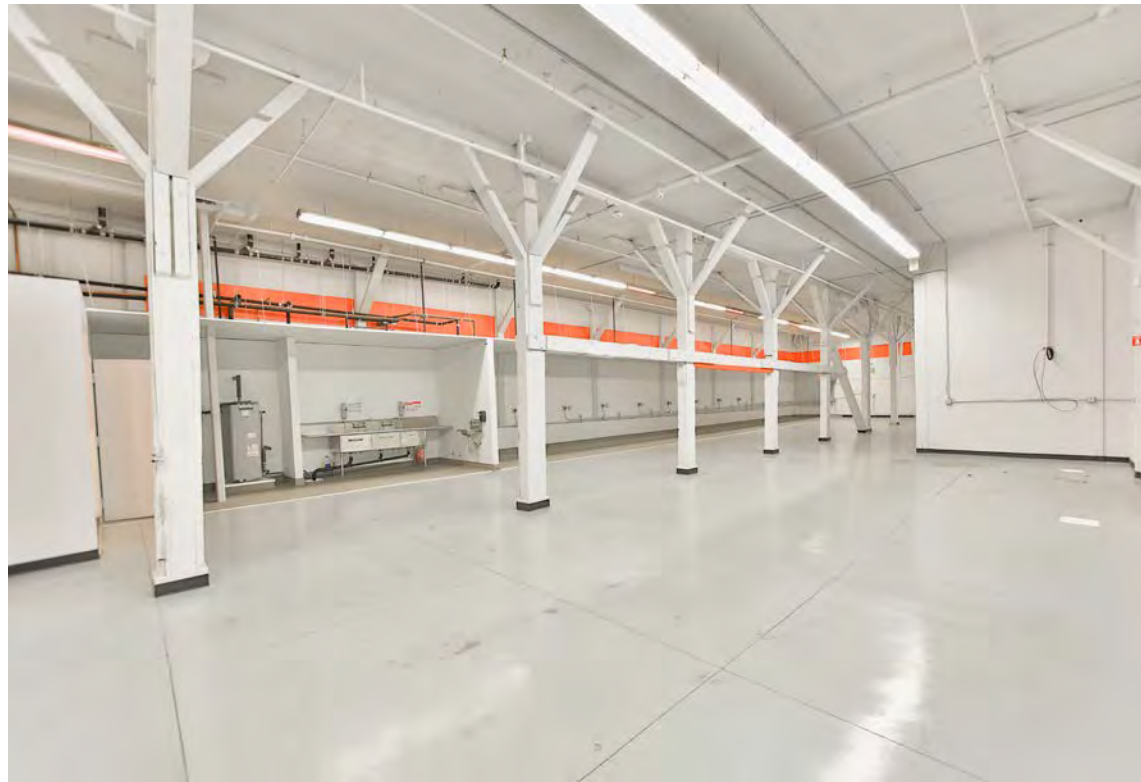
Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.



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CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum ("Memorandum") has been prepared and presented to the recipient (the "Recipient") by Touchstone Commercial Partners (TCP) as part of TCP's efforts to market for sale the property located at 721 Brannan Street, San Francisco, CA 94103 (the "Property"). TCP is the exclusive agent and broker for the owner(s) of the property (the "Owner"). TCP 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. TCP 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 TCP's, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, 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 TCP 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 a 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 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 statement 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, TCP 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 the 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, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP 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 the 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 the 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. TCP 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. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Zach Haupt at (415) 539-1121 or Michael Sanberg (415) 539-1103.