



COMMERCIAL PARTNERS
NORTH

FOR SALE

The Mobi Building

64 S Park Street, San Francisco, CA 94107

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SECTION 1

PROPERTY INFORMATION





EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	410,000 SF
Available SF:	5,000 - 20,000 SF
Lot Size:	0.5 Acres
Number of Units:	89
Price / SF:	\$4.88
Year Built:	2006
Renovated:	2011
Zoning:	B-1 / B-2
Market:	San Francisco Metro
Submarket:	Silicon Valley

PROPERTY OVERVIEW

The Mobi Building is an exceptional office opportunity for technology companies looking for a state-of-the-art campus environment. The building has excellent amenities and tenant services, perfect for long hours at the office. The campus is comprised of three buildings - The Mobi which was built in 2010 and offers 12 floors of open office space. The Mobi II which was added in 2012 and houses the campus cafeteria and recreational space with ping pong rooms, a bowling alley and open space that can be transformed as you like. The third building, The Mobi III, is the newest addition to the campus and was built in 2014. It offers more offices and conference room areas as well as a large amphitheater for conferences and events. All buildings are equipped with the best technology and optimized for connectivity.

PROPERTY HIGHLIGHTS

- Located in the heart of the Financial District
- Institutional ownership and management
- LEED® EBOM Gold certified building
- 3 story historical Conservatory



PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

An exceptional location both for business and life after-hours, The Mobi Building is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

PARKING DESCRIPTION

There is a staffed, subterranean garage on-site that offers daily and monthly parking for tenants, and daily parking for visitors. The current rate is \$280/month. In the future the Mobi Building garage will be on a full valet system, with state-of-the-art car tracking system including a call ahead service.



COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	The Mobi Building
Street Address	64 S Park Street
City, State, Zip	San Francisco, CA 94107
County	San Francisco
Market	San Francisco Metro
Sub-market	Silicon Valley
Cross-Streets	Liberty & Cadwalader
Signal Intersection	No

BUILDING INFORMATION

Building Class	A
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	12
Average Floor Size	40,000 SF
Year Built	2006
Year Last Renovated	2011
Gross Leasable Area	466,000 SF
Construction Status	Existing
Framing	Steel Frame
Roof	Flat
Free Standing	Yes

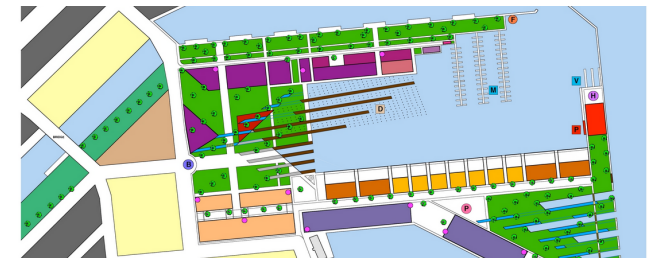
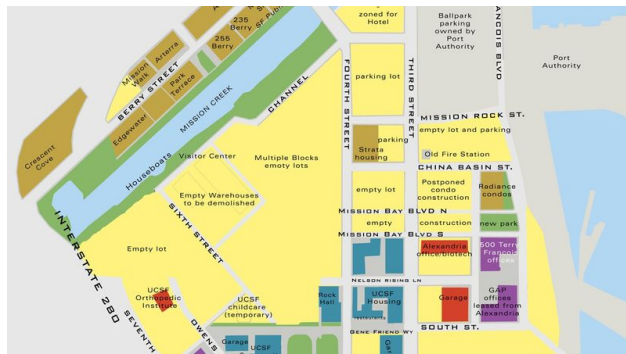
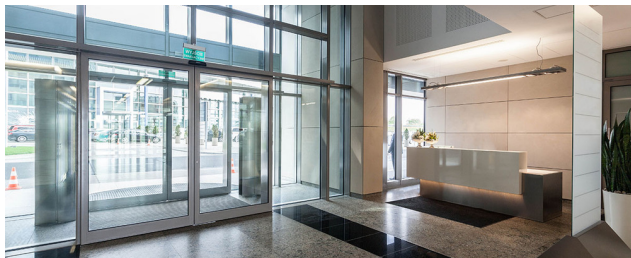
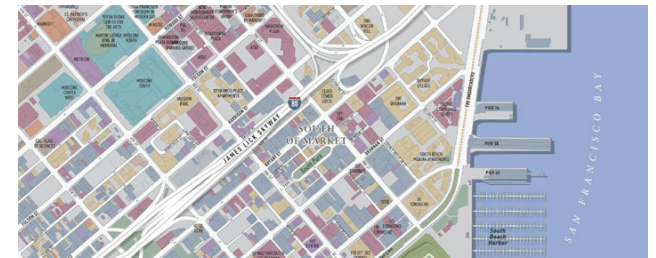
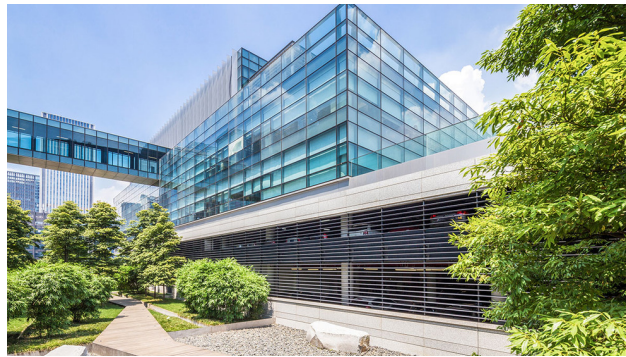
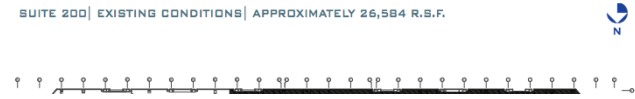
PROPERTY HIGHLIGHTS



ADDITIONAL PHOTOS



SUITE 200 | EXISTING CONDITIONS | APPROXIMATELY 26,584 R.S.F.





COMMERCIAL PARTNERS
NORTH

SECTION 2

LOCATION INFORMATION





MARKET OVERVIEW

LIVING IN MOUNTAIN VIEW

Mountain View is a larger medium-sized coastal city (i.e. on the ocean, a bay, or inlet) located in the state of California. With a population of 80,447 people and 20 constituent neighborhoods, Mountain View is the 107th largest community in California.

Mountain View home prices are not only among the most expensive in California, but Mountain View real estate also consistently ranks among the most expensive in America.

Mountain View is a decidedly white-collar city, with fully 91.87% of the workforce employed in white-collar jobs, well above the national average. Overall, Mountain View is a city of professionals, managers, and sales and office workers. There are especially a lot of people living in Mountain View who work in computer science and math (18.75%), management occupations (13.69%), and architecture and engineering (7.70%). Also of interest is that Mountain View has more people living here who work in computers and math than 95% of the places in the US.

Mountain View is also nautical, which means that parts of it are somewhat historic and touch the ocean or tidal bodies of water, such as inlets and bays. Quite often, nautical areas such as these attract visitors and locals who come to enjoy the scenery and various waterfront activities.

Although the majority of commuting trips in the city are by private automobile, Mountain View is somewhat unusual for a city of its size for having a substantial number of people who use public transportation. For a lot of people, the train helps to get to and from their jobs every morning, which benefits everyone in the Mountain View area by reducing both traffic and air pollution.

Do you have a 4-year college degree or graduate degree? If so, you may feel right at home in Mountain View. 64.75% of adults here have a 4-year degree or graduate degree, whereas the national average for all cities and towns is just 21.84%. The per capita income in Mountain View in 2010 was \$58,656, which is wealthy relative to California and the nation. This equates to an annual income of \$234,624 for a family of four. However, Mountain View contains both very wealthy and poor people as well.

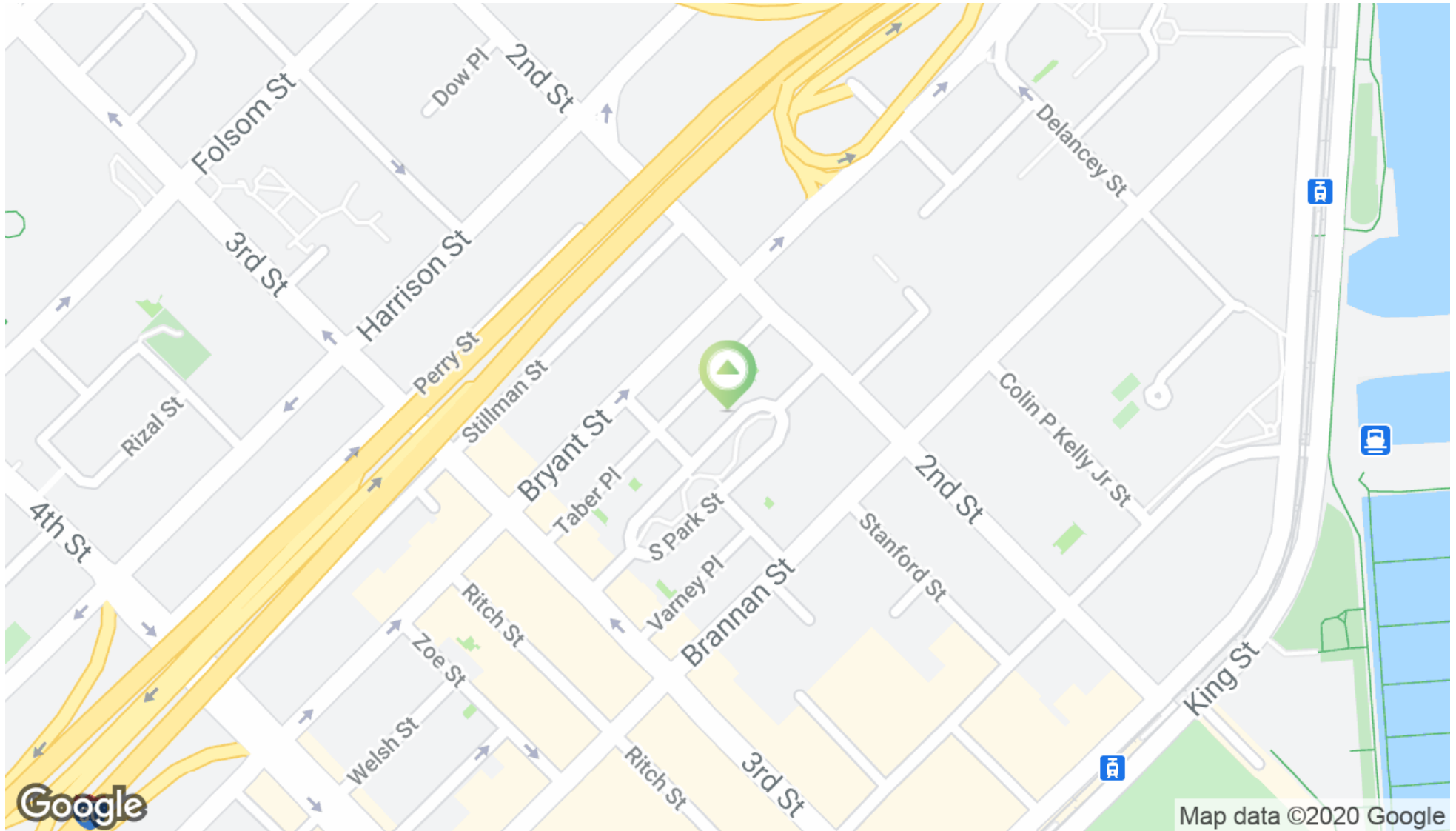


REGIONAL MAP



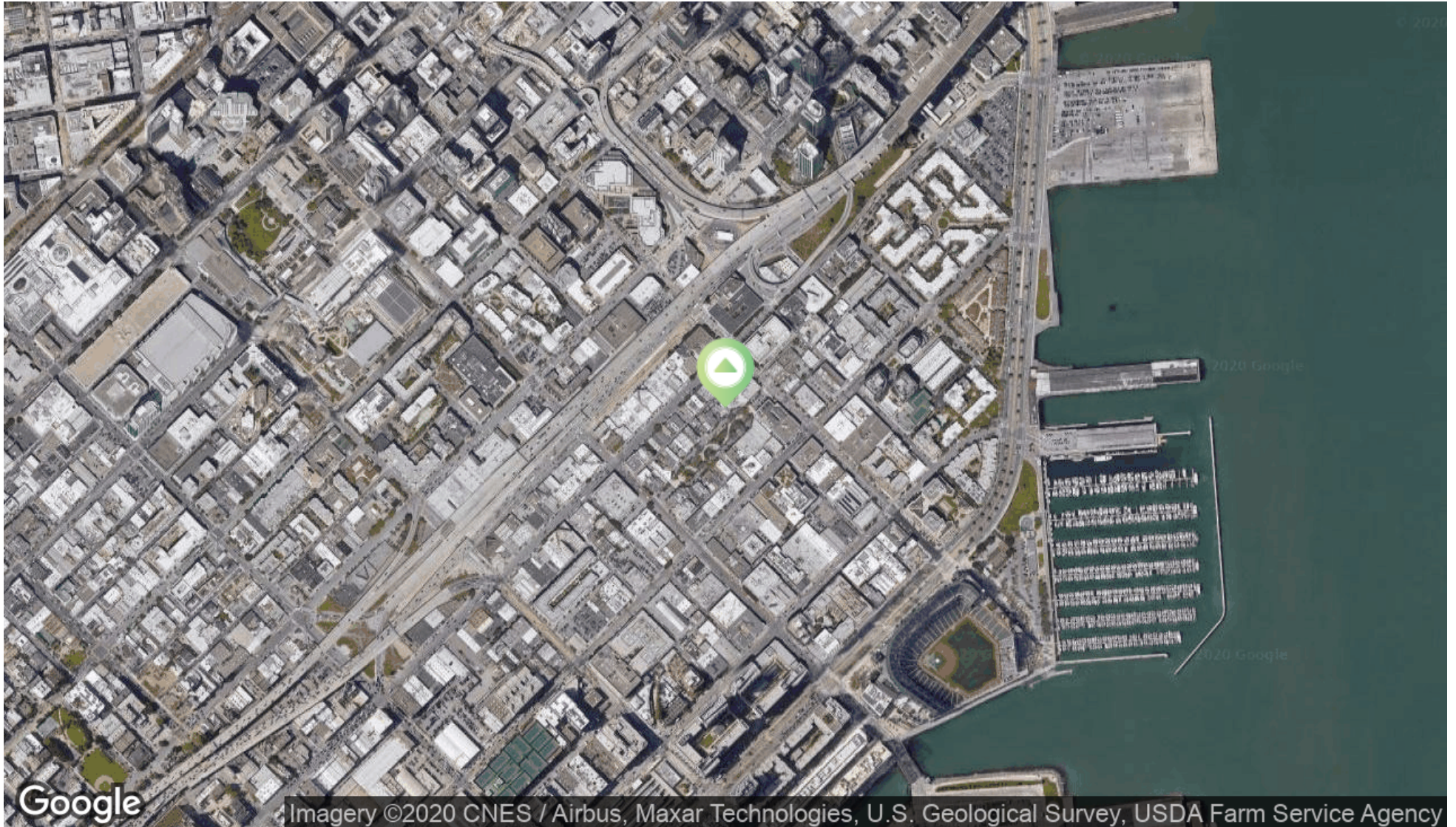


LOCATION MAPS





AERIAL MAPS





COMMERCIAL PARTNERS
NORTH

SECTION 3

FINANCIALS





FINANCIAL SUMMARY

INVESTMENT OVERVIEW

2012

Price	\$2,000,000
Price per SF	\$4.88
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

2012

Gross Scheduled Income	\$20,626,288
Other Income	\$746,736
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

2012

Down Payment	-
Loan Amount	-
Interest Rate	-%
Amortization Schedule	- Years
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



INCOME & EXPENSES

INCOME SUMMARY	2012	PER SF
Expense Reimbursements	\$315,087	\$0.77
HVAC OT Income	\$12,090	\$0.03
Access Card Income	\$423	\$0.00
Parking Income	\$97,328	\$0.24
Additional Parking Income	\$0	\$0.00
Base Rent Abatement Reimb.	\$465,824	\$1.14
Conference Room Income	\$1,814	\$0.00
Gross Income	\$9,207,653	\$22.46
EXPENSE SUMMARY	2012	PER SF
Payroll & Benefits	\$253,752	\$0.62
Leasing Commissions	\$333,479	\$0.81
Tenant Improvements	\$599,364	\$1.46
Property Taxes	\$956,420	\$2.33
Utilities	\$816,156	\$1.99
Security	\$188,072	\$0.46
Administrative	\$34,920	\$0.09
Marketing/Promotions	\$9,722	\$0.02
Cleaning	\$338,109	\$0.82
Management Fee	\$153,412	\$0.37
Insurance	\$342,701	\$0.84
Repairs & Maintenance	\$371,655	\$0.91
Capital Reserves	\$35,182	\$0.09
Gross Expenses	\$4,432,944	\$10.81
Net Operating Income	-	-



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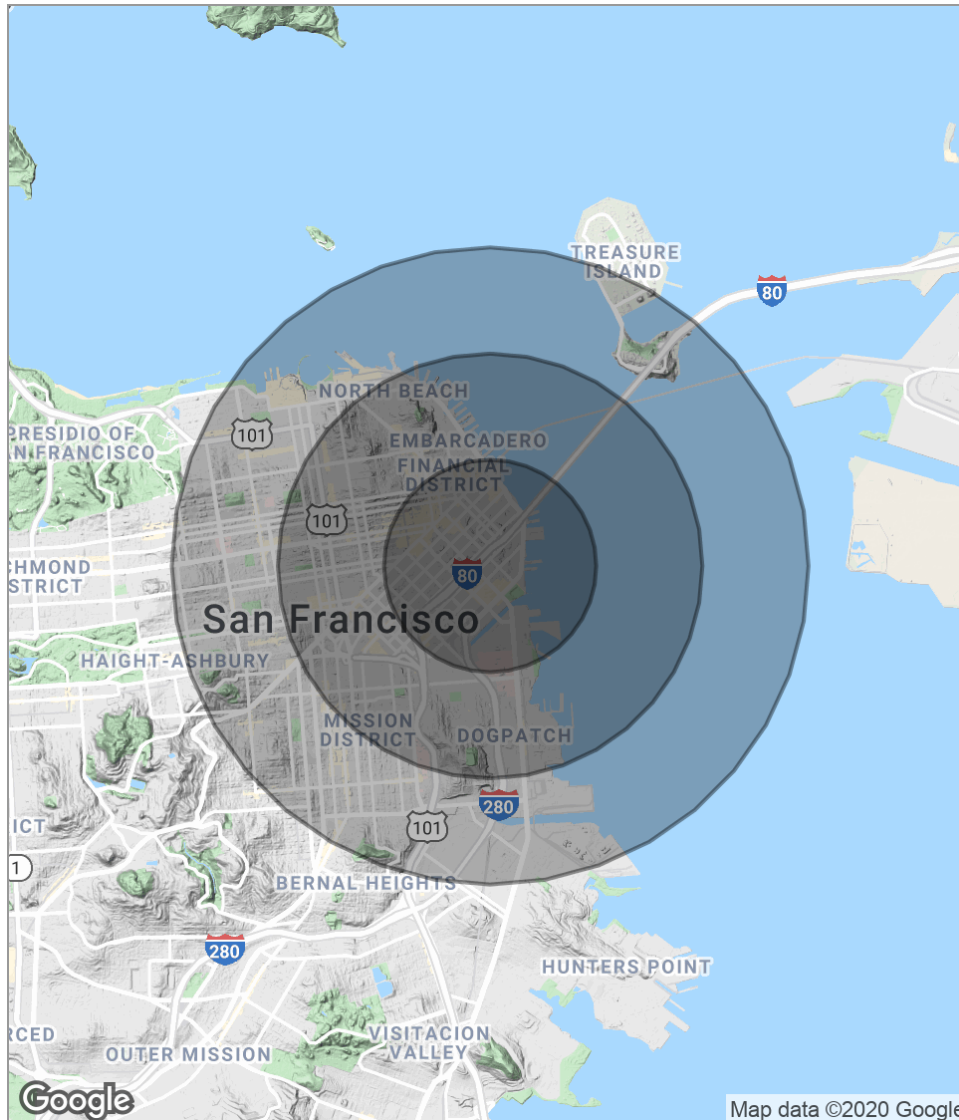
SECTION 4

DEMOGRAPHICS





DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	29,453	166,330	336,355
Median age	41.0	41.1	38.8
Median age (male)	40.0	41.1	38.8
Median age (Female)	40.8	40.8	38.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	15,743	89,419	173,899
# of persons per HH	1.9	1.9	1.9
Average HH income	\$119,628	\$80,369	\$91,615
Average house value	\$809,515	\$811,596	\$838,553
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	8.4%	12.3%	16.5%
RACE (%)	1 MILE	2 MILES	3 MILES
White	49.0%	46.7%	57.3%
Black	8.1%	5.9%	6.3%
Asian	35.2%	38.3%	27.2%
Hawaiian	0.5%	0.4%	0.3%
American Indian	0.4%	0.7%	0.6%
Other	3.5%	4.8%	4.9%

* Demographic data derived from 2010 US Census



DEMOGRAPHICS REPORT

	1 MILE	2 MILES	3 MILES
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Total households	15,743	89,419	173,899
Total persons per HH	1.9	1.9	1.9
Average HH income	\$119,628	\$80,369	\$91,615
Average house value	\$809,515	\$811,596	\$838,553
Total Population - White	14,430	77,716	192,675
% White	49.0%	46.7%	57.3%
Total Population - Black	2,396	9,786	21,348
% Black	8.1%	5.9%	6.3%
Total Population - Asian	10,368	63,696	91,621
% Asian	35.2%	38.3%	27.2%
Total Population - Hawaiian	134	648	978
% Hawaiian	0.5%	0.4%	0.3%
Total Population - American Indian	123	1,141	2,153
% American Indian	0.4%	0.7%	0.6%
Total Population - Other	1,024	7,962	16,577
% Other	3.5%	4.8%	4.9%
Total Population - Hispanic	2,486	20,413	55,640
% Hispanic	8.4%	12.3%	16.5%

SECTION 5

ADVISOR BIOS





ADVISOR BIO 1



KRISTOPHER KRISCO

Principal

kris@cpartners.com

Direct: 555.555.5555

PROFESSIONAL BACKGROUND

- Kristopher Krisco specializes in representing property owners and tenants to facilitate the sale and leasing of medical and office properties throughout Macomb County.
- Before joining Commercial Partners in early 2012, Kris spent eight years at L. Mason Capital, Inc.
- Prior to his commercial real estate career, he spent seven years working for a commercial & residential construction company.
- Having a construction background has served as a benefit to clients in both negotiating tenant improvement cost and utilizing the cost approach to complete transactions.
- By focusing on creating and maintaining long-term relationships with his clients, Kris has steadily increased his portfolio of listings and tenants over his nine years in the industry.

This is a test~~~~~

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312.992.0786



ADVISOR BIO 2



KEVIN REED

Principal

kevin@cpartners.com

Direct: 312.992.0787

PROFESSIONAL BACKGROUND

- Kevin Reed specializes in representing property owners and tenants to facilitate the sale and leasing of medical and office properties throughout Macomb County.
- Before joining Principal Associates in early 2012, Evelyn spent eight years at L. Mason Capital, Inc.
- Prior to her commercial real estate career, she spent seven years working for a commercial & residential construction company.
- Having a construction background has served as a benefit to clients in both negotiating tenant improvement cost and utilizing the cost approach to complete transactions.
- By focusing on creating and maintaining long-term relationships with her clients, Kevin has steadily increased her portfolio of listings and tenants over her nine years in the industry.

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