

**OFFICE OF THE ASSESSOR-RECORDER - CITY & COUNTY OF SAN FRANCISCO
MILLS ACT VALUATION**

APN:	0141-013	Lien Date:	7/1/2017
Address:	101 Vallejo Street	Application Date:	5/25/2017
SF Landmark No.:	#91	Valuation Date	7/1/2017
Applicant's Name:	Glenn Gillmore	Valuation Term	12 Months
Agt./Tax Rep./Atty:	None	Last Sale Date:	7/1/2016
Fee Appraisal Provided:	None	Last Sale Price:	\$11,250,000

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$4,182,000	Land	\$3,000,000	Land	\$3,813,750
Imps.	\$7,293,000	Imps.	\$5,250,000	Imps.	\$8,898,750
Personal Prop	\$0	Personal Prop	\$0	Personal Prop	\$0
Total	\$11,475,000	Total	\$8,250,000	Total	\$ 12,712,500

Property Description

Property Type:	Office Bldg.	Year Built:	1906	Neighborhood:	South of Market
Type of Use:	Office Bldg.	(Total) Rentable Area:	16,950	Land Area:	5,064
Owner-Occupied:	No	Stories:	2	Zoning:	C2
Unit Type:	Office	Parking Spaces:	0		

Total No. of Units: 1

Special Conditions (Where Applicable)

Conclusions and Recommendations

	Per Unit	Per SF	Total
Factored Base Year Roll	\$11,475,000	\$677	\$ 11,475,000
Income Approach - Direct Capitalization	\$8,250,000	\$487	\$ 8,250,000
Sales Comparison Approach	\$12,712,500	\$750	\$ 12,712,500
Recommended Value Estimate	\$ 8,250,000	\$ 487	\$ 8,250,000

Appraiser: Kan Shen

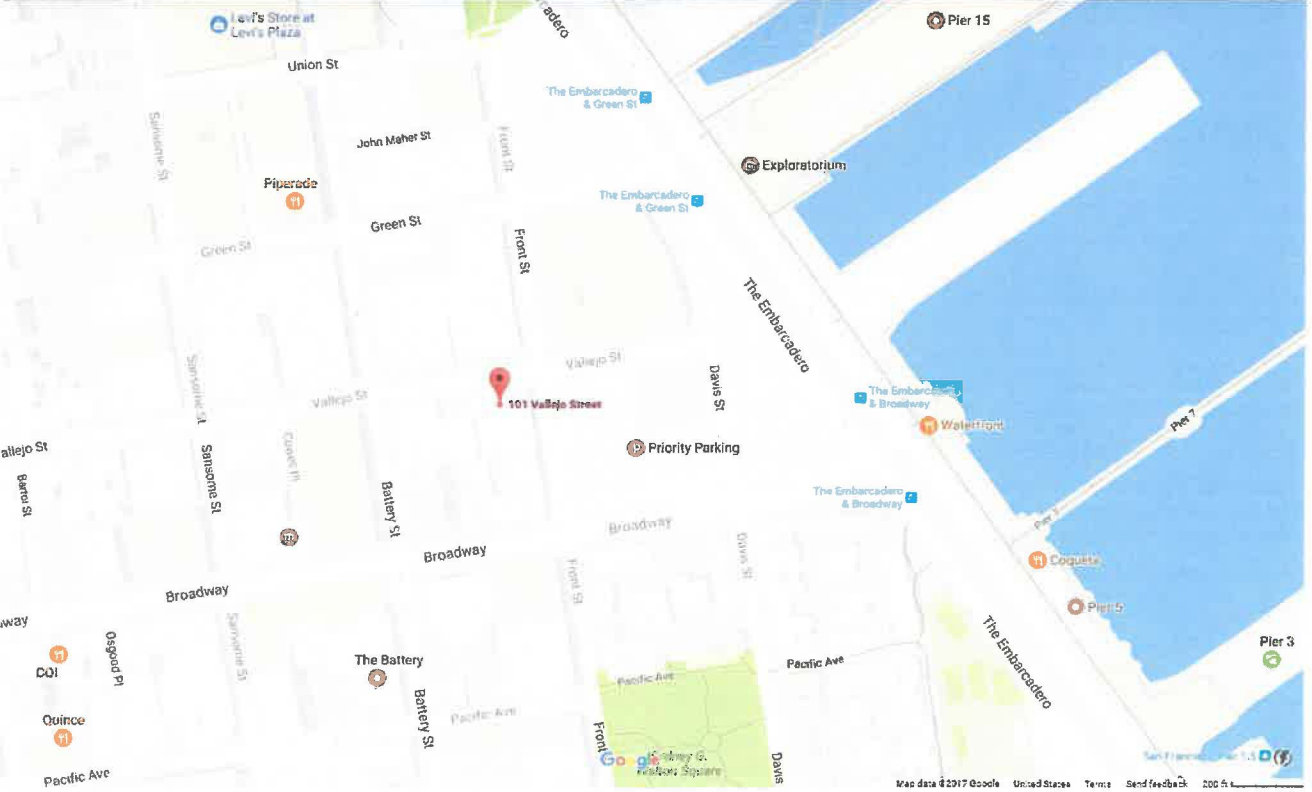
Principal Appraiser: Greg Wong

Date of Report: 8/1/2017

Subject Photographs and Locator Map

Address: 101 Vallejo Street

APN: 0141-013



Property Summary

Address: 101 Vallejo Street
AAB: 0141-013

Sub-Market: North Waterfront

Property Description: This nineteenth-century Commercial Style building was added to the National Register of Historic Places in 1977 as the Gibb, Daniel & Co. Warehouse. The property is significant under Criterion A (Pattern of Events) and C (Architecture), with years 1855 and 1906 specified as the period of significance. The building is also listed on the California Register of Historical Places, is designated as San Francisco Landmark #91, and sits within the Northeast Waterfront Historic District. Despite being damaged from the 1906 earthquake and undergoing a significant remodel in 1972, the gold-rush era building retains character-defining features dating from 1855 and/or 1906. These features include: brick and timber construction; granite water table; sandstone door surround on Front Street; cast iron doors; windows set within blind arches; marble street name inserts at the second story; and corbeled brick cornice, etc.

Tenant Profile: Multi-Tenants

Building Size (NRA): 16,950

Year Built: 1906

Class: O

Floors: 2

Lot Size: 5,064 Sq.Ft. (Total property site area)

Parking: 0

Views/Special Features:

Occupancy as of 7/1/17 : 100%

Sale History

Sale Date: 11/2/2011
 Sale Price: \$5,500,000
 Sale Date: 7/1/2016
 Sale Price: \$11,250,000

Assessment History

2015-2016 \$5,748,063
 2016-2017 \$11,250,000

Income Capitalization Approach

Address: 101 Vallejo Street
 APN: 0141-013
 Fee Simple Value as of 1/1 7/1/2017

		<u>Totals</u>	<u>Comments</u>
Potential Gross Income			
Basement	5,105 sf @ \$46.00 =	\$234,830	
1st Floor	5,568 sf @ \$60.00 =	\$334,080	
2nd Floor	<u>6,277 sf @ \$57.00 =</u>	<u>\$357,789</u>	
Total Potential Income/Square Feet	16,950 sf	\$926,699	
Less Vacancy & Collection Loss			
Retail	\$0 @ 3.0% =	\$0	
Office	\$926,699 @ 5.0% =	(\$46,335)	
Total		<u>(\$46,335)</u>	
Effective Gross Income		\$880,364	
Less: Pre-Tax Expenses	16,950 sf x \$12.54 psf =	(\$212,553)	
Less: Retail Expenses	\$0 x 3.00% =	<u>\$0</u>	
		(\$212,553)	
Pre Tax Net Operating Income		\$667,811	
<i>Pre tax NOI per Sq. Ft.</i>		\$39.40	
Capitalization Rate			
Interest rate per SBE		3.750%	
Risk Rate (4% owner occupied / 2% all others)		2.000%	
Tax Rate 2016/2017		1.179%	
Amortization rate for improvements only		<u>1.1667%</u>	
Remaining econo. life (in years)	60	1.667%	
Improvements as % of total	70%	8.096%	
Stabilized Value Estimate	\$486.65 psf	\$8,248,790	
Less: P.V. Leaseup and Holding Costs		\$0	
Less: Capital Expense Items		<u>\$0</u>	
As Is Value Estimate		\$8,248,790	
Rounded		\$8,250,000	
<i>Price/SF of total area</i>		\$486.73	

Note: Values may not be final and are presented for Discussion Purposes only.

Assessed Value as of	1/1/2017
Land	\$4,182,000
Improvements	<u>\$7,293,000</u>
Total	\$11,475,000

Summary of Subject and Comparable Office Leases

No.	Block	Lot	Address	Tenant	Floor	Year Built	Term (Mo.)	Total Building NRA (SF)	Building Stories	Class	Neighborhood	Lease Signed	Lease Start	Rentable Area (SF)	Starting Rent (\$/SF/YR)	Expense Terms	Lease Type	T.I.'s/ S.F.	Free Rent (Mont)	Escalations/Comments
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Subject Property Office Leases

None Provided																				

Comparable Office Rents

1	3721	122	535 Mission	Expa-I LLC	11	2014	68	354,000	27	A	Financial District South	10/16/15	11/30/16	13,275	\$ 70.00	NNN	N	5	1	3% annual inc. tenants share of exp. 4.3208%
2	0316	010	420 Taylor St.	Reddit	1,2,3 & 4	1942	87	78,060	4	B	Union Square	03/21/16	11/01/16	46,024	\$ 63.96	0	FSG w/BY	0	0	3% yearly inc. 2 tenant bldg, other tenant operates commercial pko garage. \$1 Bumps
3	3717	021	150 Spear Street	Nasdaq OMX Group, Inc.	1650	1983	36	256,827	18	A	South Beach	01/01/14	07/01/16	8,519	\$ 60.00	FSG	R	N/A	N/A	
4	3783	008	600 Townsend St.	Advent	3,4,5	1989	120	215,875	5	A	Mission Bay	NA	11/01/16	129,491	\$ 50.00	FSG w/BY	R	10	0	Expansion and renewal. \$1/SF increases annually. 95 parking spaces incl.
Average															\$ 60.99					

ABBREVIATIONS

Lease Type: N = New Lease, R = Renewal, A = Amendment to Lease, E = Expansion of Space, S = Sublease
 Lease Structure: FSG - full service gross lease MG - modified gross lease IG - industrial gross lease NNN - triple net or net lease



SAN FRANCISCO PLANNING DEPARTMENT

PRE-APPROVAL INSPECTION REPORT

Report Date: May 25, 2017
Inspection Date: May 25, 2017
Case No.: 2017-005396MLS
Project Address: 101 Vallejo Street
Zoning: C-2 (Community Business)
Height & Bulk: 65-X
Block/Lot: 0141/013
Eligibility Landmark Number 91, contributor to the Northeast Waterfront Historic District, and individually listed on the National Register of Historic Places
Property Owner: 855 Front Street LLC
Contact: Glenn Gillmore, glenn@brickandtimbercollective.com, 415-310-9059
Primary Address: 610 W. Ash Street, Ste. 1503
San Diego, CA 92101
Secondary Address: 237 Kearny Street, No. 234
San Francisco, CA 94108
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRE-INSPECTION

Application fee paid

Record of calls or e-mails to applicant to schedule pre-contract inspection

5/10/17: email property and historic preservation consultant to schedule site inspection. Provide initial comments on HSR and Rehab & Maintenance plans.

5/17/17: Email to property owner and historic preservation consultant to confirm site inspection on 5/25/17 at 10:30am.

5/25/17: Phone call with historic preservation consultant regarding HSR and Rehab & Maintenance plans.

INSPECTION OVERVIEW

Date and time of inspection: May 25, 2017; 10:30am

Parties present: Glenn Gilmore, Jesse Feldman (property owners), Elisa Skaggs and Carolyn Kiernat (Page & Turnbull), Shannon Ferguson (SF Planning

- Provide applicant with business cards
- Inform applicant of contract cancellation policy
- Inform applicant of monitoring process

Inspect property. If multi-family or commercial building, inspection included a:

- Thorough sample of units/spaces
- Representative
- Limited
- Review any recently completed and in progress work to confirm compliance with Contract.
- Review areas of proposed work to ensure compliance with Contract.
- Review proposed maintenance work to ensure compliance with Contract.
- Identify and photograph any existing, non-compliant features to be returned to original condition during contract period. **n/a**

- Yes** **No** Does the application and documentation accurately reflect the property's existing condition? If no, items/issues noted:
- Yes** **No** Does the proposed scope of work appear to meet the Secretary of the Interior's Standards? If no, items/issues noted:
- Yes** **No** Does the property meet the exemption criteria, including architectural style, work of a master architect, important persons or danger of deterioration or demolition without rehabilitation? If no, items/issues noted: **n/a**
- Yes** **No** Conditions for approval? If yes, see below.

NOTES AND RECOMMENDATIONS

Scopes of work must be listed by completion date and in same order

Scopes 1-6: need exact date, not a date range.

Scope 4: include window type.

Scope 8: describe work outlined in report

Scope 7: describe work outlined in report

Scope 9: repair, then replace

Scope 11: describe work outlined in report

Scope 12: move to rehab plan. Where is railing located?

Scope 20: not listed in rehab plan. Include rehab scope for this feature

Scope 23: not listed in rehab plan. Include rehab scope for this feature

Scope 25: not listed in rehab plan. Include rehab scope for this feature

Load bearing arches in basement mentioned in Landmark Designation

Beams mentioned in National Register nomination.

Exemption statement: answer questions 1 and 2

CONDITIONS FOR APPROVAL

None

PHOTOGRAPHS

