



647-649 SPRUCE STREET, SAN FRANCISCO

Vacant Remodeled Duplex in Laurel Heights

Excellent Location near Laurel Village

Upgraded Electrical and Plumbing

Newly Remodeled Kitchens and Baths

Large Back Yard with Deck

VITALY RUTUS

INVESTMENT ADVISOR

415.802.6415

VITALY@VITALYRUTUS.COM

LICENSE: 01961739

JAY GREENBERG

SENIOR DIRECTOR

415.378.6755

JAY@JAYHGREENBERG.COM

LICENSE: 01049568

TRIGG SPLENDIA

SENIOR INVESTMENT ADVISOR

415.308.6560

TRIGG@TRIGGSPLENDIA.COM

LICENSE: 01484698

COMPASS

PROPERTY SUMMARY

This fully remodeled duplex will be delivered VACANT. Bottom unit #649 is a large two-level 2br/2ba flat measuring over 1400 sf, with the top unit #647 a 2br/1ba flat that can be used as a 3br. Both units feature fireplaces and hardwood floors. The building sits on a large 3000 sf lot with a huge back yard and a deck.

Located in the prestigious Laurel Heights area, the property is less than two blocks away from Laurel Village, several playgrounds, and fast transit along Geary and California Streets. Nearby Park Presidio offers excellent outdoor recreation with numerous hiking trails and a golf course. 96 Walk Score!

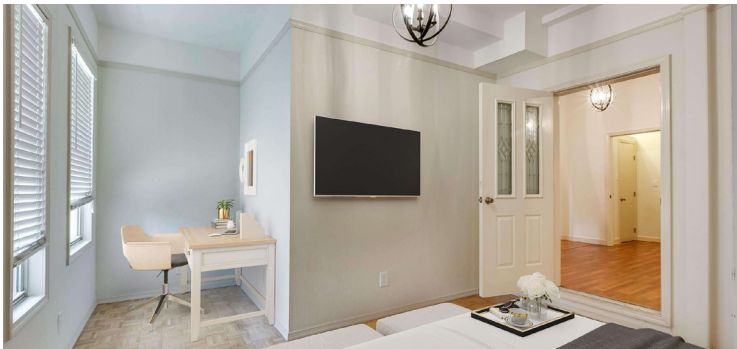
Fully upgraded systems include a new 100 Amp electrical panel and 100% copper plumbing. Each unit is separately metered for gas and electric. The property is wood frame construction with a concrete foundation; it sits on a large lot with the potential to add square footage by expanding the building envelope.

TOTAL UNITS	2
YEAR COMPLETED	1925
LOT SQUARE FOOTAGE	3,000
BUILDING SQUARE FOOTAGE	2,262
GAS & ELECTRICAL	Separately Metered
HEATING	Gas Furnace
ROOF	Tar & Gravel, 2008
CONSTRUCTION	Wood Frame with Concrete Foundation

Laundry Rooms

Hardwood Floors

Double-Pane Windows





647-649 SPRUCE STREET

The information contained in this 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 or constitute an indication that there has been no change in the business or 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 was prepared by 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 purchase 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.

The Offering is the property of Compass Commercial and may be used only by parties approved by Compass Commercial.