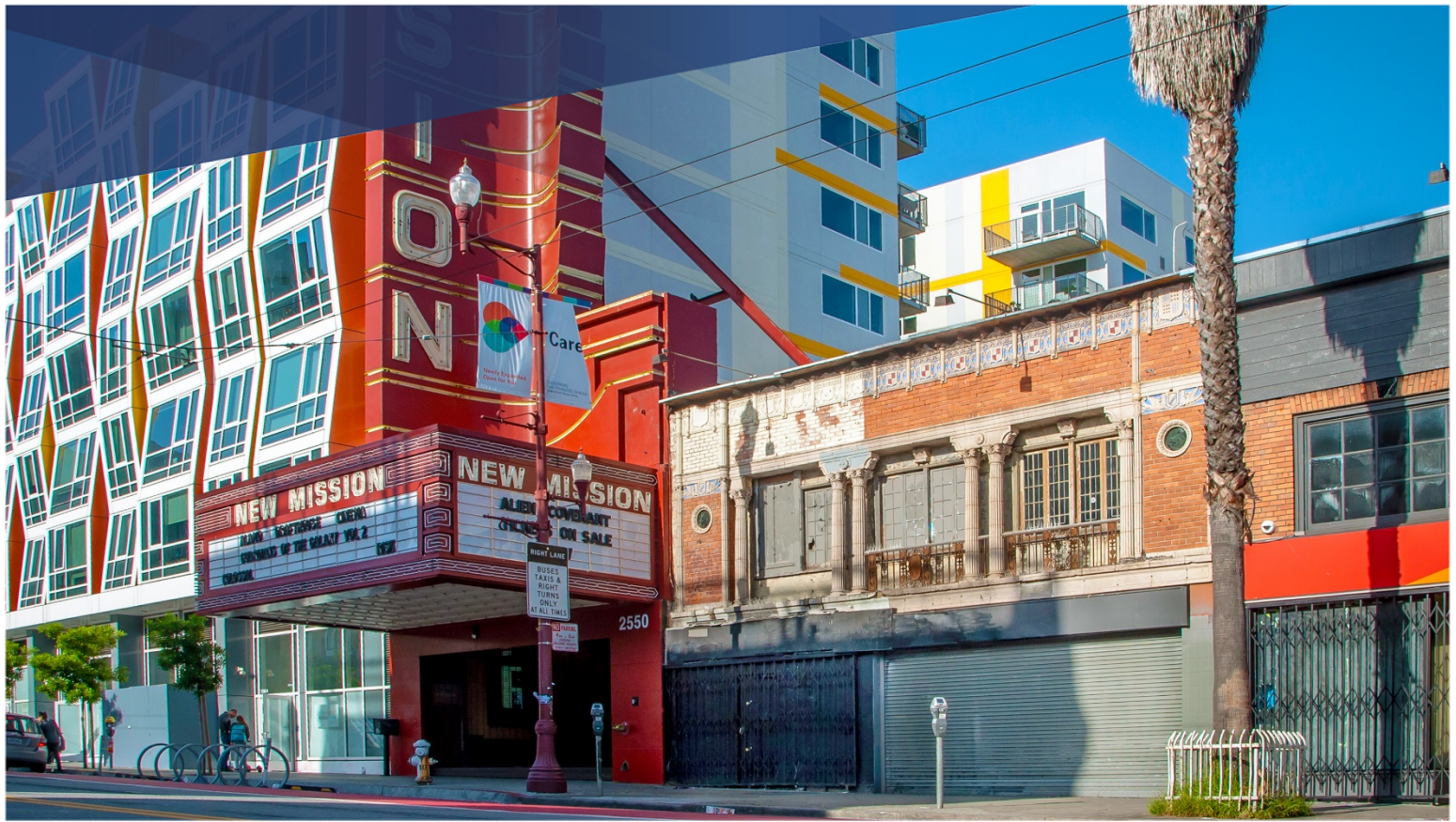




EXTRAORDINARY DELIVERED

SHERWOOD DESIGNS

San Francisco, California
Tenant Advisory Services and Capital Markets

OPPORTUNITY

The Transwestern team represented Sherwood Designs in securing a 7-year lease of 5,900 sq. ft. in San Francisco in 2012, strategically accounting for the rising rental market and spreading costs of tenant improvement dollars by amortization throughout the term. Nearing lease expiration, with rental rates peaking and low interest rates remaining, there was an opportunity for a purchase investment.

SOLUTION

- Identify existing buildings to meet client's size, location, zoning and price criteria
- Consider upfront versus renovation and repositioning costs and future ROI
- Obtain SBA financing

RESULTS

Sherwood Designs purchased 2548 Mission Street, a 13,553-sq. ft. asset in the burgeoning Mission neighborhood for \$394/SF, well below market average, with plans for a full creative rehab to deliver a new National Headquarters prior to expiration of its current lease.