

TRI NEWS UPDATE

Owner/User Investment Services

TRI Commercial is uniquely positioned to Owner/Users of properties. Our in-depth knowledge in this specialty is supported by professionals with decades of experience in maximizing the value of properties. We cover the entire Bay Area through our six strategically located offices. Our complete lines of brokerage services cover office properties, industrial sites, retail, medical use, multi-family and investment sales. We are highly qualified and motivated to assist you.

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Is it time to sell? Hold on or cash out and leaseback?

With substantial capital gains tax increases looming along with the potential repeal of the “stepped up” basis there are a lot of things a business owner who own their real estate may need to consider their options and the disappearance of the 1031 Exchange option potentially becoming a reality, many owners of commercial properties are faced with having to make serious decisions.

“The inheritors of properties are going to get killed”; Is your asset at risk?

MUST-READ ARTICLES:

Biden Hopes to Eliminate Stepped-Up Basis for Millionaires

by Rocky Mengle, Kiplinger

1031 Exchange: Deal or No Deal

by Brad Thomas, Brad Thomas

Big Tax Bills to Hit Even Modest Inheritances if Step-up in Basis...

by Lynnley Browning, FinancialPlanning

RECENT OWNER/USER SALES

BUYER	TYPE	ADDRESS	SIZE	PRICE
Amazon	Distribution Facility	900 7th St, San Francisco	510,000 SF	\$200,000,000
Solobyte	Industrial	2530 18th St, San Francisco	23,000 SF	\$7,000,000
	Industrial	2360 Post St, San Francisco	10,762 SF	\$4,800,000
	Medical Office	600 Alabama St, San Francisco	26,000 SF	\$4,500,000
	Industrial	80 Elmira St, San Francisco	10,500 SF	\$3,600,000

Jason James

Senior Advisor

Dir: 415.268.2263

jason.james@tricommercial.com

CA DRE: # 01245470

Markus Shayeb, SVP

San Francisco Managing Director

Dir: 415.268.2222

markus.shayeb@tricommercial.com

CA DRE: # 00982926