

1745 MARKET STREET

56 UNITS | \$16,750,000



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CONTACT INFORMATION

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INVESTMENT OVERVIEW



- 56-Unit Mid-Market Mixed-Use Investment Opportunity
- Residential Mix: 13 Studios | 22 One-Bedrooms | 3 Two-Bedrooms | 10 SROs
- 8 Retail Spaces, Anchored by Martuni's
- Additional Billboard and Cell Tower Income
- Many Units Recently Remodeled
- 800 Amp Electrical Service
- Seismic Retrofit Completed in 2020
- Steps from BART, Muni Metro, and the Market Street Corridor
- Incredible Value at Only \$292 per Square Foot

INVESTMENT OVERVIEW



1745 Market Street is a 56-unit mixed-use building in San Francisco's Mid-Market neighborhood, comprising 48 residential apartments and 8 retail spaces, with additional income from a billboard and a cell tower. The residential unit mix includes 13 studios, 22 one-bedrooms, 3 two-bedrooms, and 10 SROs — a diversified range of unit types well-suited to the depth of demand this corridor consistently attracts. A significant number of apartments have been recently remodeled with stainless appliances, stone countertops, and LVT flooring. The retail component is anchored by Martuni's, a renowned piano bar and long-standing San Francisco institution, complemented by a laundry café, grocery, and tattoo artist. At approximately 57,448 sq.ft., the property offers meaningful scale for an incoming operator.

Located at the convergence of Hayes Valley, the Lower Haight, the Mission District, and Civic Center, 1745 Market Street places residents within walking distance of the city's best dining, shopping, and entertainment. Minutes from Opera Plaza, Davies Symphony Hall, the Asian Art Museum, and The Warfield, the property occupies one of San Francisco's most vibrant and in-demand corridors.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1909
Parcel Number	3503-005
# of Units	56
Unit Mix	10 SRO, 13 Studio, 22 One-Bedroom, 3 Two-Bedroom, 8 Commercial
Sq. Feet	57,448
Lot Sq. Feet	13,422
Neighborhood	Mid-Market
Zoning	NCT-3

BUILDING SYSTEMS

Structure	Wood-Frame
Parking	None
Roof	Bitumen
Laundry	Some In-Unit
Water Service	Master Metered
Electrical Service	800 Amps
Electrical & Gas	Separately Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	1bd/1ba	\$2,288.43	\$3,395.00	07/01/2011
2	1bd/1ba	\$2,196.80	\$3,395.00	01/01/2008
3	SRO	\$927.88	\$1,295.00	11/19/2011
4	2bd/1ba	\$2,986.08	\$4,000.00	11/07/2022
5	1bd/1ba	\$1,711.58	\$3,395.00	07/08/2006
6	Studio	\$1,780.25	\$2,250.00	04/18/2012
7	1bd/1ba	\$1,602.20	\$3,395.00	01/01/1997
8	1bd/1ba	\$3,395.00	\$3,395.00	Vacant
9	1bd/1ba	\$1,182.60	\$3,395.00	08/09/2013
10	Studio	\$2,250.00	\$2,250.00	06/20/2025
14	SRO	\$909.20	\$1,295.00	12/13/2008
15	SRO	\$1,295.00	\$1,295.00	Vacant
16	SRO	\$741.33	\$1,295.00	01/19/2013
17	SRO	\$754.90	\$1,295.00	07/01/2004
18	SRO	\$1,295.00	\$1,295.00	05/31/2025
21	1bd/1ba	\$1,496.68	\$3,395.00	01/01/1997
22	1bd/1ba	\$1,983.66	\$3,395.00	04/03/2003
24	1bd/1ba	\$2,066.34	\$3,395.00	02/02/2007
25	1bd/1ba	\$2,667.53	\$3,395.00	05/23/2014
26	Studio	\$2,250.00	\$2,250.00	01/20/2026
27	1bd/1ba	\$1,265.23	\$3,395.00	05/01/2006
28	1bd/1ba	\$2,732.73	\$3,395.00	06/03/2024
29	1bd/1ba	\$1,225.78	\$3,395.00	01/01/1980
30	Studio	\$2,095.00	\$2,250.00	02/06/2025
31	Studio	\$2,250.00	\$2,250.00	Vacant
32	Studio	\$1,824.75	\$2,250.00	02/02/2007
33	SRO	\$907.84	\$1,295.00	07/08/2020
34	1bd/1ba	\$2,500.00	\$3,395.00	01/01/2024
35	Studio	\$2,195.00	\$2,250.00	03/01/2026
36	Studio	\$2,125.00	\$2,250.00	12/28/2024
37	SRO	\$1,335.46	\$1,295.00	09/15/2023
41	1bd/1ba	\$1,939.19	\$3,395.00	12/01/2012
42	2bd/1ba	\$3,191.69	\$4,000.00	07/28/2023
44	1bd/1ba	\$2,661.75	\$3,395.00	01/19/2024
45	1bd/1ba	\$1,036.33	\$3,395.00	04/16/2000

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
46	Studio	\$2,250.00	\$2,250.00	02/01/2026
47	2bd/1ba	\$3,746.73	\$4,000.00	05/24/2024
48	1bd/1ba	\$3,395.00	\$3,395.00	01/01/2026
49	1bd/1ba	\$2,495.81	\$3,395.00	06/20/2011
50	Studio	\$2,250.00	\$2,250.00	Vacant
51	Studio	\$2,205.45	\$2,250.00	01/31/2024
52	1bd/1ba	\$2,327.13	\$3,395.00	06/01/2024
53	SRO	\$934.19	\$1,295.00	05/17/2017
54	Studio	\$1,497.50	\$2,250.00	07/01/2011
55	Studio	\$883.76	\$2,250.00	07/23/2002
56	1bd/1ba	\$3,395.00	\$3,395.00	Vacant
57	SRO	\$797.29	\$1,295.00	09/18/2008
62	1bd/1ba	\$2,161.11	\$3,395.00	03/01/2017
4 Valencia	Martuni's Martinis	\$7,855.96	\$7,855.96	3/1/2022 -2/28/2027
6 Valencia	Commercial	\$2,200.00	\$2,200.00	Vacant
8 Valencia	Laundry and Café	\$3,281.87	\$3,281.87	6/1/2018-12/31/21 - MTM
10 Valencia	Lost & Found	\$1,477.46	\$1,477.46	9/1/2016-8/31/21 - MTM
12A Valencia	Retail	\$4,200.00	\$4,200.00	Vacant
12B Valencia	Retail	\$4,200.00	\$4,200.00	Vacant
14 Valencia	Ketama Cooperative	\$5,345.82	\$5,345.82	08/01/2011
16 Valencia	Valmar Supermarket	\$5,500.00	\$5,500.00	06/19/2015
1745	AT&T Cell Tower	\$5,536.94	\$5,536.94	05/01/2014
1755	Gold Leaf Tattoo	\$3,713.15	\$3,713.15	01/15/2019
Signage	Billboard	\$2,712.88	\$2,712.88	04/01/2021
Passthrough		\$8,616.84	\$8,616.84	

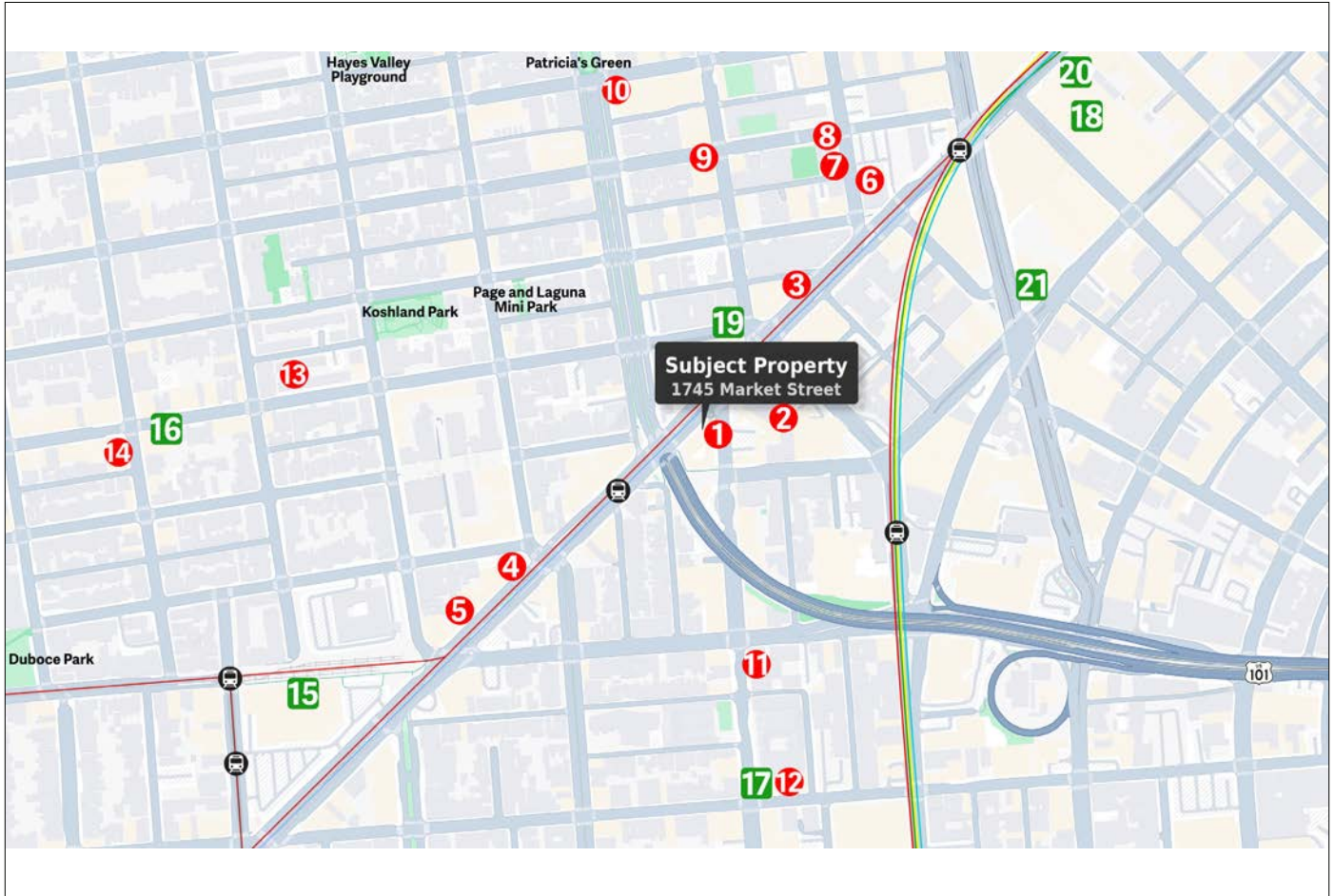
Monthly Income	\$148,046	\$183,531
Annual Income	\$1,776,553	\$2,202,371
Upside	24%	

FINANCIAL OVERVIEW



Financial Overview		
Price		\$16,750,000
Price Per Unit		\$299,107
Price per Sq Foot		\$292
GRM		9.4
Cap Rate		6.8%
Annual Income		\$1,776,553
Net Operating Income		\$1,135,276
Estimated Expenses		
New Property Taxes (est. @ 1.18268%)		\$198,099
Insurance		\$76,525
PG&E		\$33,054
Water		\$73,152
Garbage		\$34,176
Janitorial		\$12,000
Telephone		\$7,146
Pest Control		\$10,000
Resident Manager		\$15,000
Management	5%	\$88,828
Repairs & Maintenance		\$40,000
Total Expenses		\$587,981
Annualized Operating Data		
Scheduled Gross Income		\$1,776,553
Less Vacancy Rate	3.0%	\$53,297
Adjusted Gross Income		\$1,723,257
Less Expenses	33.1%	\$587,981
Net Operating Income		\$1,135,276

AMENITY MAP



1745 Market Street Neighborhood Guide

● Restaurants & Bars

■ Neighborhood Essentials

Restaurants & Bars

Neighborhood Essentials

- | | |
|-------------------------------------|-------------------------|
| 1 Martuni's | 8 RT Rotisserie |
| 2 Rocket Sushi Conveyor Belt | 9 Rich Table |
| 3 Zuni Café | 10 Dumpling Home |
| 4 Kantine | 11 Burma Love |
| 5 The Mint Karaoke Lounge | 12 Shizen |
| 6 The Buoy | 13 Nickie's |
| 7 Nakamura Sushi | 14 Zeitgeist |

- 15** Safeway
- 16** CVS Pharmacy
- 17** Chase Bank
- 18** Fitness SF
- 19** Perform For Life
- 20** Orangetheory Fitness
- 21** Equinox

PHOTOS



PHOTOS





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