

2937 MISSION STREET

5 UNIT MIXED-USE | \$2,600,000



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CONTACT INFORMATION

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INVESTMENT OVERVIEW



- ✓ Mission District Mixed-Use Investment
- ✓ Four Recently Remodeled One-Bedroom Apts
- ✓ Modern Finishes w/ Classic San Francisco Charm
- ✓ Anchored by Evil Eye Cocktail Lounge
- ✓ Garage Parking
- ✓ 400 Amp Electrical Service
- ✓ Separately Metered Gas & Electric
- ✓ Prime Mission Street Location

2937 Mission Street is a well-located mixed-use investment opportunity in San Francisco's vibrant Mission District. The property consists of four one-bedroom apartments and one ground floor commercial space. All four residential units have been recently remodeled with tasteful, modern finishes including hardwood floors, updated kitchens with marble countertops and stainless-steel appliances, and refreshed bathrooms, all while preserving the building's original charm. The commercial space is leased to Evil Eye Cocktail Lounge, a strong anchor tenant providing a reliable income stream, and the residential units offer stable occupancy with significant upside as tenancies turn over. The building also features garage parking at the rear, accessed on Lilac Street, that is currently leased by the commercial tenant.. Additional systems include 400-amp electrical service and separately metered gas and electricity for all units. Situated on a walkable, transit-rich stretch of Mission Street, the property benefits from immediate proximity to BART, restaurants, retail, and nightlife in one of the city's most dynamic and culturally rich neighborhoods. This is a compelling opportunity to acquire a turnkey, income-producing mixed-use asset in a high-demand San Francisco corridor.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1904
Parcel Number	6528-028
# of Units	5
Unit Mix	4 One-Bedrooms & 1 Commercial
Sq. Feet	5,370
Lot Sq. Feet	3,450
Neighborhood	Mission
Zoning	NC-3

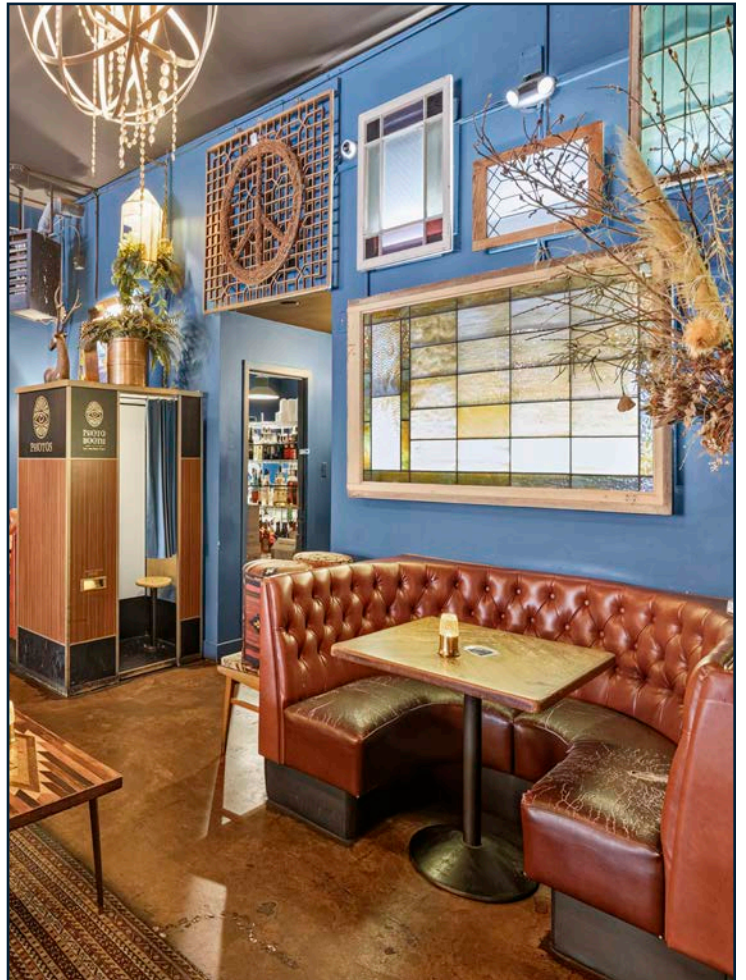
BUILDING SYSTEMS

Structure	Wood-Frame
Heat Source	Wall Heaters
Parking	Garage
Laundry	In Common Area
Water Service	Master Metered
Electrical Service	400 Amp
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

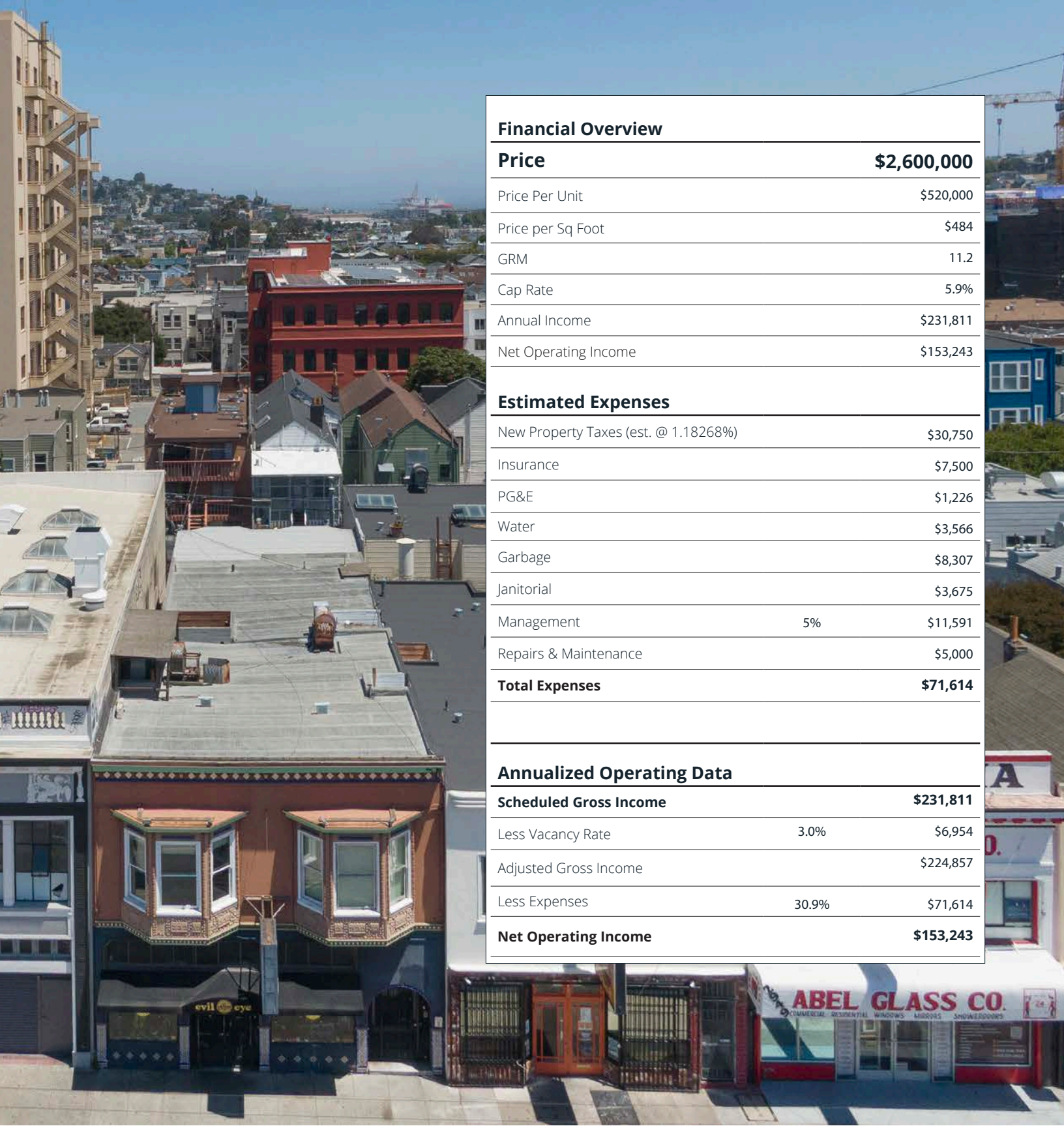
RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
#1	One-Bedroom	\$2,881.54	\$3,500.00	03/21/2016
#2	One-Bedroom	\$2,076.57	\$3,500.00	11/20/2020
#3	One-Bedroom	\$2,395.00	\$3,500.00	04/04/2026
#4	One-Bedroom	\$1,964.51	\$3,500.00	05/01/2022
Commercial	Commercial	\$10,000.00	\$10,000.00	Exp 5/30/2031 w/ option 5yr extension

Monthly Income	\$19,317.62	\$24,000.00
Annual Income	\$231,811.44	\$288,000.00
Upside	24.2%	

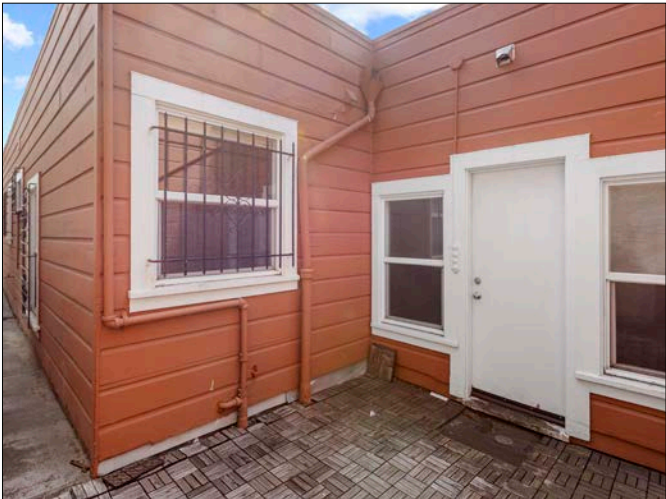
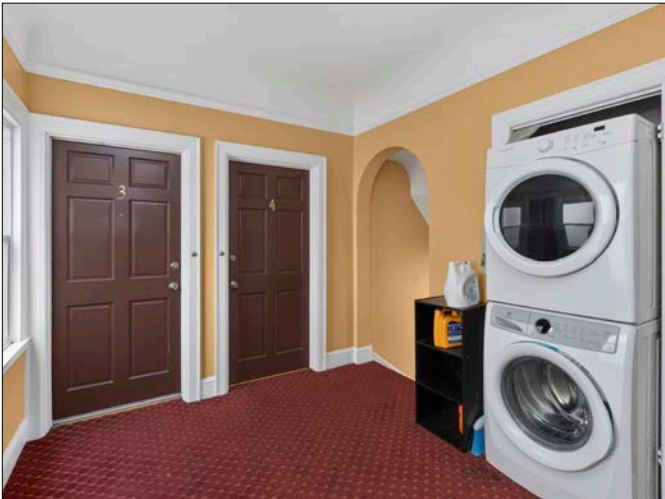
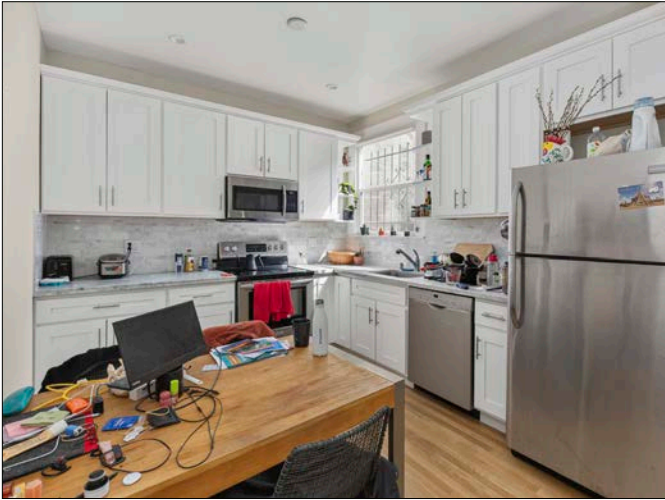
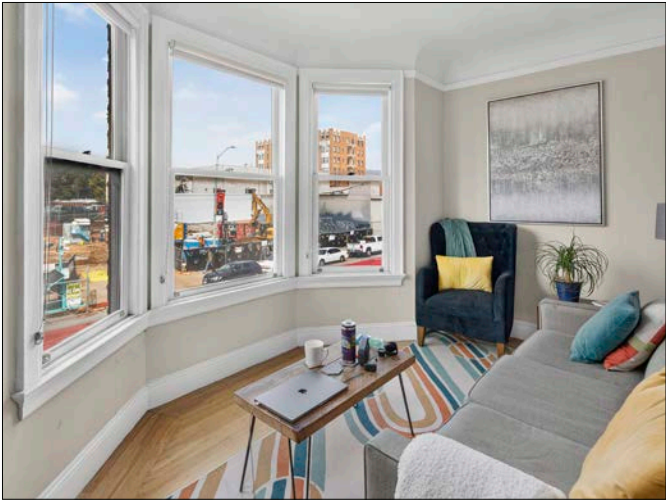
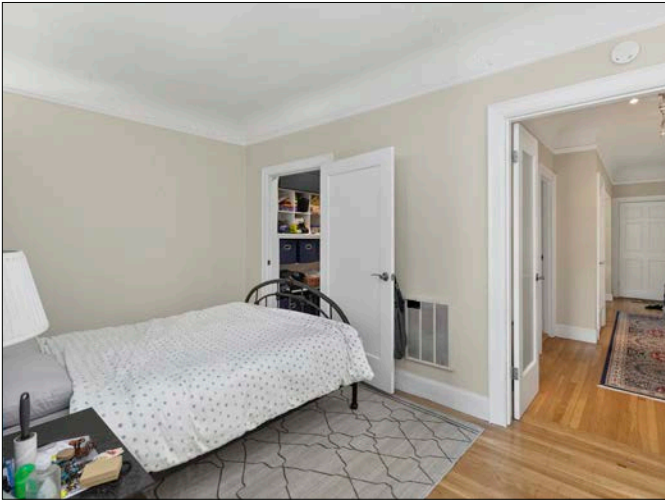


FINANCIAL OVERVIEW

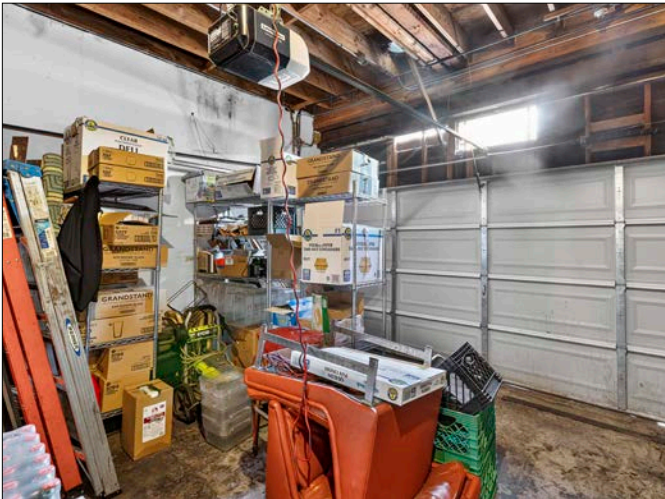
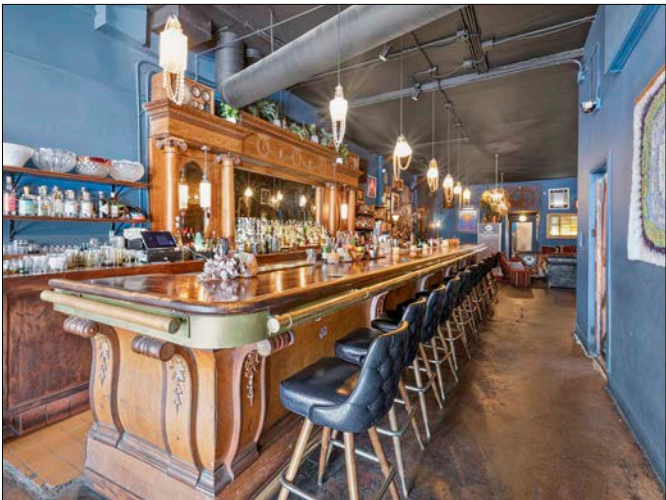


Financial Overview		
Price		\$2,600,000
Price Per Unit		\$520,000
Price per Sq Foot		\$484
GRM		11.2
Cap Rate		5.9%
Annual Income		\$231,811
Net Operating Income		\$153,243
Estimated Expenses		
New Property Taxes (est. @ 1.18268%)		\$30,750
Insurance		\$7,500
PG&E		\$1,226
Water		\$3,566
Garbage		\$8,307
Janitorial		\$3,675
Management	5%	\$11,591
Repairs & Maintenance		\$5,000
Total Expenses		\$71,614
Annualized Operating Data		
Scheduled Gross Income		\$231,811
Less Vacancy Rate	3.0%	\$6,954
Adjusted Gross Income		\$224,857
Less Expenses	30.9%	\$71,614
Net Operating Income		\$153,243

PHOTOS



PHOTOS





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