

3632 SACRAMENTO STREET  
**3 COMMERCIAL UNITS**  
**OFFERED AT \$2,400,000**

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**COMPASS COMMERCIAL**  
1699 Van Ness Ave, San Francisco, CA 94109

# INVESTMENT OVERVIEW



- ✓ Presidio Heights Commercial Building
- ✓ Three Unit Property
- ✓ Two Full-Floor Flats and Flexible Use Rear Cottage
- ✓ Two Car Tandem Garage
- ✓ A+ Location on Sacramento Street
- ✓ Stable Tenancy with Upside
- ✓ Built as a Residential Property
- ✓ Excellent Owner-User or Investment Opportunity

Located on the best commercial block of Sacramento Street in Presidio Heights, 3632 Sacramento Street is a boutique property that offers a unique opportunity to a new owner. Built as a residential property, the structure now consists of two full-floor flats that have been converted to office space and a flexible use rear cottage. The front two spaces offer much of their period charm with kitchens and large floor plans that allow for multiple configurations and use. The private rear free-standing cottage has a private entryway and also offers a footprint for multiple uses. There is a garage that offers two-car tandem parking as well as additional storage; currently used by the tenants. A lovely landscaped patio and deck area separates the front building from the rear cottage. While the property is currently fully occupied, this would make an excellent owner-user investment opportunity. This world-class location provides immediate access to the best high-end retail shopping and dining in Presidio Heights. The location is within walking distance to Laurel Village, the Presidio and Pacific Heights. The location will also be further enhanced by the redevelopment of the CPMC Hospital and UCSF Laurel Heights Medical Campus in the years to come. Do not miss this rare investment opportunity!

# INVESTMENT OVERVIEW



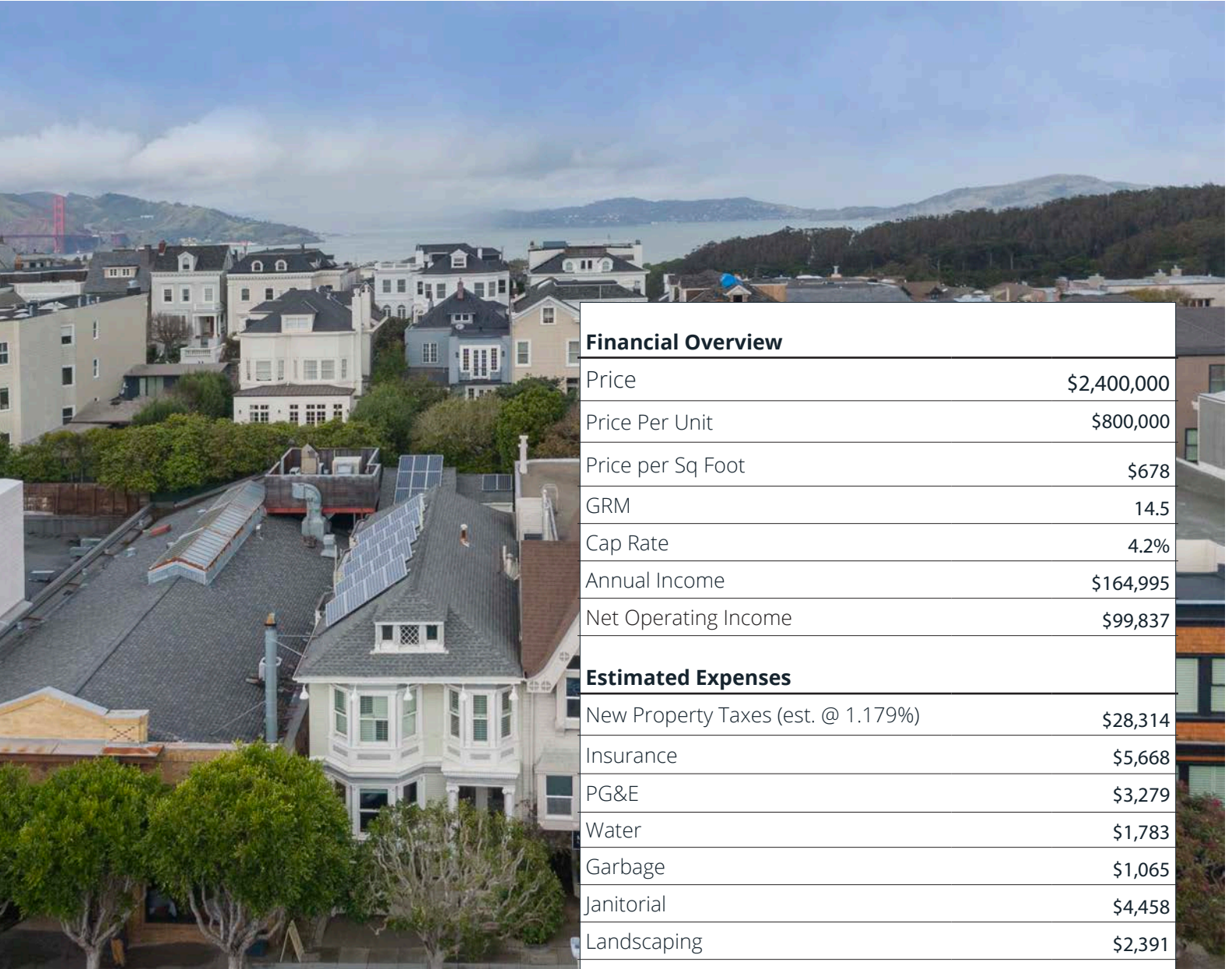
## Property Overview

Year Built	1905
Parcel Number	1011-009
Number of Units	3
Unit Mix	3 Commercial
Sq. Feet	3,540
Lot Sq. Feet	3,188
Neighborhood	Presidio Heights

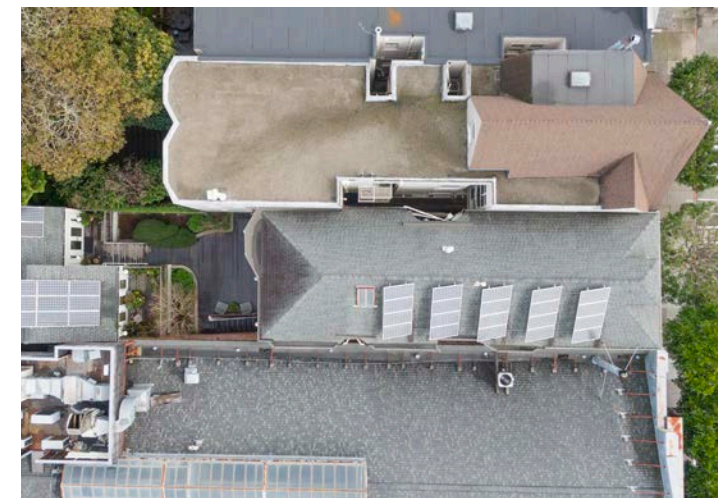
## RENT ROLL

Unit	Type	Rent	Lease Notes
3632	Upper	\$5,623.80	Exp 11/30/2024 - No Options
3634	Lower	\$4,900.00	Exp 11/30/2028 - 3% Increases - No Option
3638	Cottage	\$2,825.76	Increase to \$2,850 on 5/1/24 Exp 5/1/2028 - 3% Increases - No Options
	Utility Reimbursement	\$100.00	
	Garage	\$300.00	
<b>Monthly Income</b>		<b>\$13,749.56</b>	
<b>Annual Income</b>		<b>\$164,994.72</b>	

# FINANCIAL OVERVIEW



<b>Financial Overview</b>		
Price		\$2,400,000
Price Per Unit		\$800,000
Price per Sq Foot		\$678
GRM		14.5
Cap Rate		4.2%
Annual Income		\$164,995
Net Operating Income		\$99,837
<b>Estimated Expenses</b>		
New Property Taxes (est. @ 1.179%)		\$28,314
Insurance		\$5,668
PG&E		\$3,279
Water		\$1,783
Garbage		\$1,065
Janitorial		\$4,458
Landscaping		\$2,391
Management	5%	\$8,250
Repairs & Maintenance		\$5,000
Total Expenses		\$60,207
<b>Annualized Operating Data</b>		
Scheduled Gross Income		\$164,995
Less Vacancy Rate	3.0%	\$4,950
Adjusted Gross Income		\$160,045
Less Expenses	36.5%	\$60,207
Net Operating Income		\$99,837





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## CONFIDENTIALITY & DISCLAIMER

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