

4826 MISSION STREET
5 UNITS | OFFERED AT \$2,295,000

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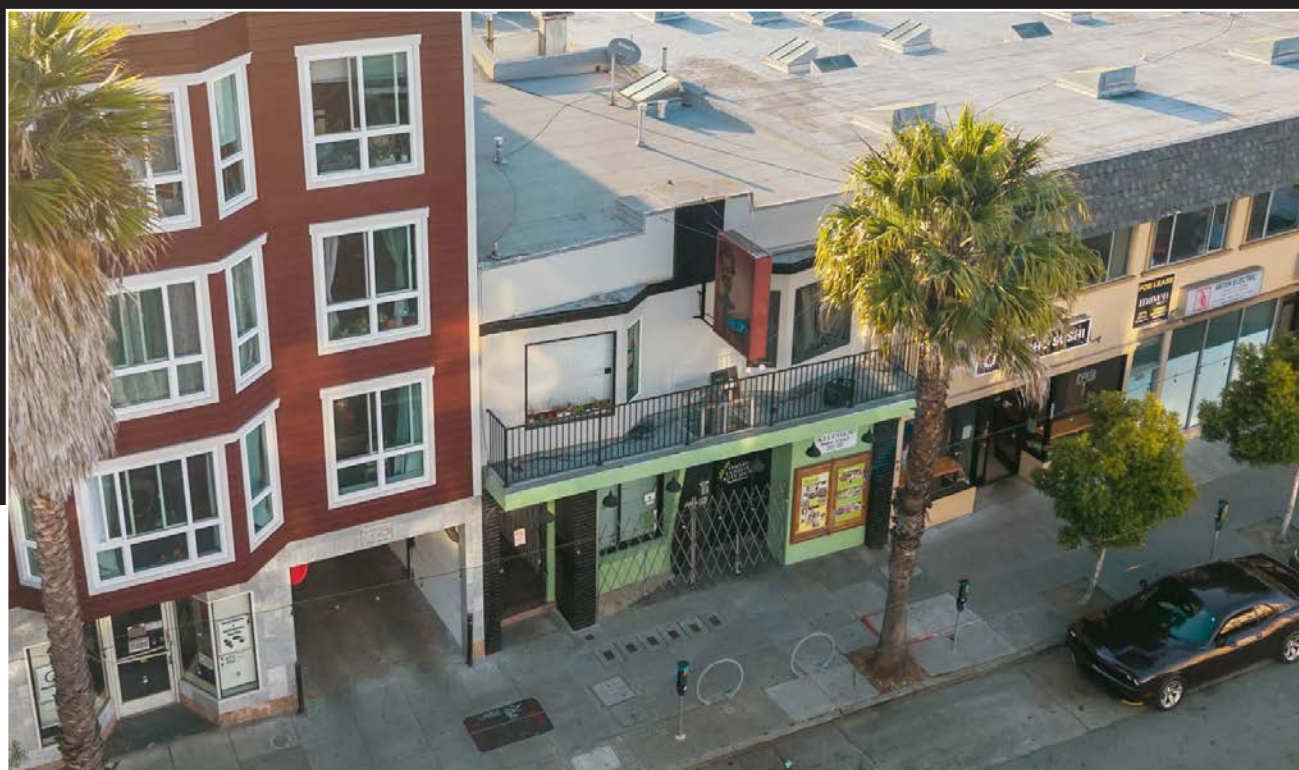
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COMPASS COMMERCIAL
1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW



- ✓ Five-Unit Mixed-Use Building in Mission Terrace
- ✓ Two 1bd/1ba, Two Studios, & One Commercial
- ✓ Three Apartments Recently Remodeled
- ✓ New Restaurant Lease Thru July 2035
- ✓ Low Operating Costs
- ✓ Well-Maintained Asset
- ✓ New Roof In 2021
- ✓ Priced at 7.0% Cap Rate | 10.4 GRM

4826–4828 Mission Street is a five-unit mixed-use property in San Francisco's Mission Terrace neighborhood. The building features four apartments and one ground-floor commercial space leased to a restaurant tenant on a new ten year lease.

The apartments include two studios and two one-bedrooms, with three units recently remodeled with quality finishes and modern appliances. Each unit is separately metered for gas and electricity, keeping operating costs low.

There is a large garage accessed at the rear of the property that is currently leased to a contractor on a 3 year lease for \$1,995/month. The roof was replaced in 2021.

This turnkey asset offers investors strong in-place income, low expenses, and a desirable Mission Terrace location—a rare opportunity to acquire a cash-flow-positive property in a proven San Francisco market.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1952
Parcel Number	6959-032
# of Units	5
Unit Mix	Two 1bd/1ba, Two Studios, & One Commercial
Sq. Feet	4,266
Lot Sq. Feet	2,920
Neighborhood	Mission Terrace
Zoning	RH-2

BUILDING SYSTEMS

Structure	Wood-Frame
Heat Source	Wall Heaters
Yard	None
Roof	Replaced in 2021
Water Service	Master Metered
Circuit Breakers	In Each Unit
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

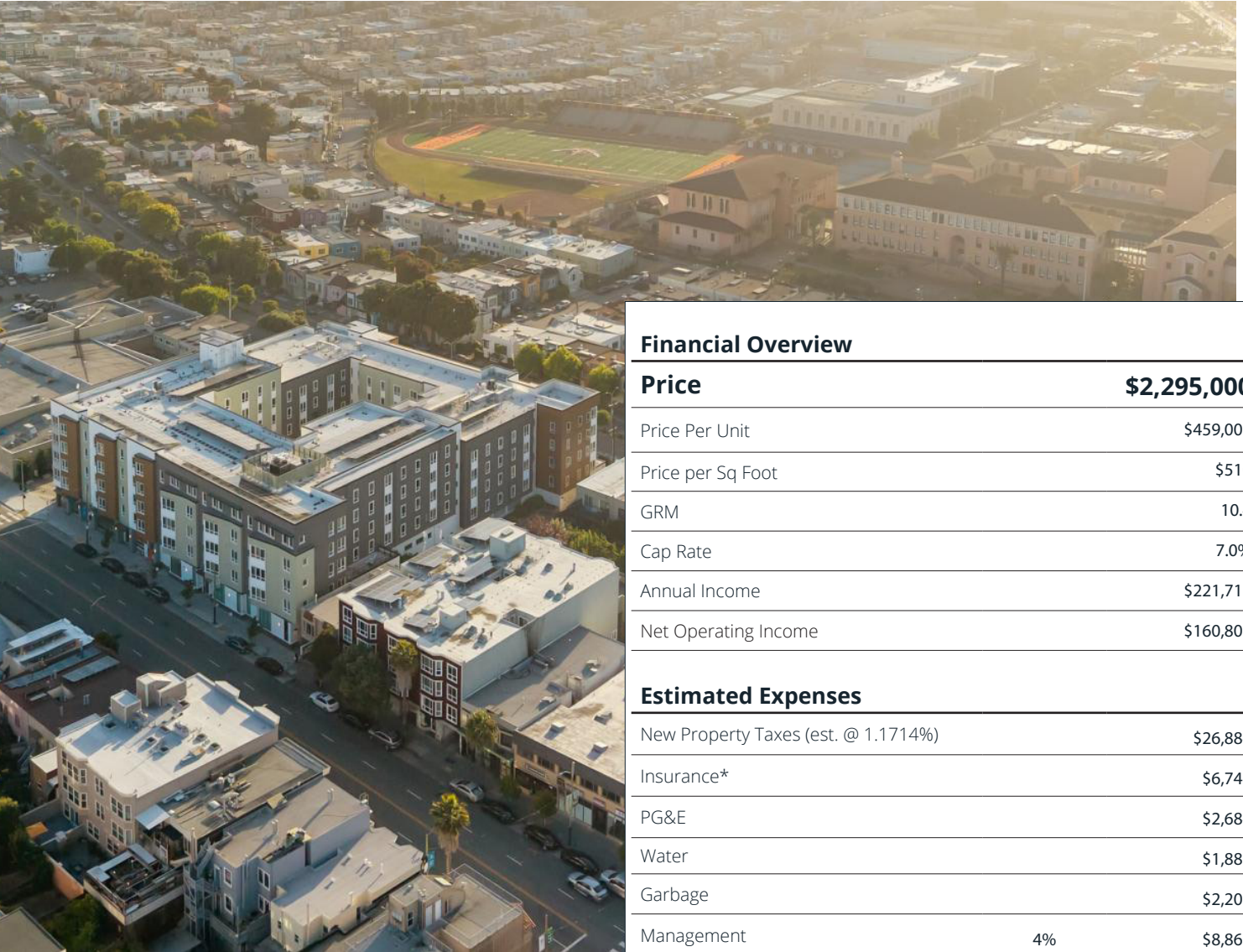
RENT ROLL

Unit	Type	Rent	Move-In Date
1	Studio	\$1,165.05	02/01/2002
2	Studio	\$1,865.24	07/01/2018
3	1bd/1ba	\$3,250.00	02/15/2026
4	1bd/1ba	\$3,071.00	10/24/2020
4826 Mission	Restaurant	\$6,500.00	Lease Thru July 2035
	Garage	\$2,250.00	Includes \$150/mo Utility Reimbursements
	RUBS	\$375.00	

Monthly Income	\$18,476.29
Annual Income	\$221,715.48



FINANCIAL OVERVIEW



Financial Overview

Price	\$2,295,000
Price Per Unit	\$459,000
Price per Sq Foot	\$510
GRM	10.4
Cap Rate	7.0%
Annual Income	\$221,715
Net Operating Income	\$160,800

Estimated Expenses

New Property Taxes (est. @ 1.1714%)	\$26,884
Insurance*	\$6,745
PG&E	\$2,684
Water	\$1,880
Garbage	\$2,203
Management	4% \$8,869
Repairs & Maintenance	\$5,000
Total Expenses	\$54,264

* Insurance cost may increase from current plan. Buyers should investigate current cost of insurance to their own satisfaction.

Annualized Operating Data

Scheduled Gross Income		\$221,715
Less Vacancy Rate	3.0%	\$6,651
Adjusted Gross Income		\$215,064
Less Expenses	24.5%	\$54,264
Net Operating Income		\$160,800





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