

1280 PINE STREET
25 UNITS | OFFERED AT \$5,900,000

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

INVESTMENT OVERVIEW



✓ Prime Nob Hill Investment Opportunity



✓ Excellent Rental Location

✓ 9.9 GRM | 5.6% Cap Rate

PROPERTY DETAILS



PROPERTY OVERVIEW

| | |
|---------------|---|
| Year Built | 1927 |
| Parcel Number | 0251-014 |
| # of Units | 25 |
| Unit Mix | 6 One-Bedrooms & 18 Studios & 1 Mezzanine |
| Sq. Feet | 16,680 |
| Lot Sq. Feet | 3,781 |
| Neighborhood | Nob Hill |
| Zoning | RC-4 |
| | |

BUILDING SYSTEMS

| | |
|--------------------|--------------------|
| Foundation | Concrete |
| Heat Source | |
| Yard | |
| Roof | Modified Bitumen |
| Water Service | Master Meter |
| Electrical Service | Separately Metered |
| Gas Service | Separately Metered |
| Sleep Alarm | |

RENT ROLL

| Unit | Type | Rent | Market Rent | Move-In Date |
|----------------|------------------|--------------|--------------|--------------|
| Mezzanine | Resident Manager | \$1,343.69 | \$3,250.00 | 09/01/2009 |
| 101 | 1bd | \$2,495.00 | \$2,650.00 | 08/01/2022 |
| 102 | Studio | \$1,627.20 | \$1,850.00 | 10/08/2021 |
| 103 | Studio | \$1,678.05 | \$1,850.00 | 09/20/2021 |
| 104 | Studio | \$1,850.00 | \$1,850.00 | 10/06/2023 |
| 201 | 1bd | \$2,700.00 | \$2,750.00 | 05/18/2024 |
| 202 | Studio | \$1,750.00 | \$1,850.00 | 11/23/2024 |
| 203 | Studio | \$1,850.00 | \$1,850.00 | 04/01/2023 |
| 204 | Studio | \$1,817.48 | \$1,850.00 | 11/01/2020 |
| 301 | 1bd | \$2,069.52 | \$2,900.00 | 05/15/2009 |
| 302 | Studio | \$1,850.00 | \$1,850.00 | 09/01/2024 |
| 303 | Studio | \$1,795.00 | \$1,850.00 | 11/08/2024 |
| 304 | Studio | \$1,795.00 | \$1,850.00 | 01/15/2022 |
| 401 | 1bd | \$2,650.00 | \$2,950.00 | 08/01/2023 |
| 402 | Studio | \$1,850.00 | \$1,850.00 | 02/25/2023 |
| 403 | Studio | \$1,800.00 | \$1,850.00 | 09/24/2023 |
| 404 | Studio | \$1,850.00 | \$1,850.00 | 01/09/2022 |
| 501 | 1bd | \$1,299.39 | \$2,950.00 | 10/01/1993 |
| 502 | Studio | \$1,850.00 | \$1,950.00 | 01/01/2022 |
| 503 | Studio | \$1,895.00 | \$1,950.00 | 09/15/2022 |
| 504 | Studio | \$2,215.00 | \$1,950.00 | 03/08/1974 |
| 601 | 1bd | \$2,975.47 | \$3,250.00 | 06/16/2017 |
| 602 | Studio | \$1,950.00 | \$2,050.00 | 07/18/2024 |
| 603 | Studio | \$1,900.00 | \$2,050.00 | 07/01/2021 |
| 604 | Studio | \$2,050.00 | \$2,050.00 | 01/01/2025 |
| | Parking | \$300.00 | \$300.00 | Vacant |
| | Parking | \$300.00 | \$300.00 | Vacant |
| | Laundry | \$200.00 | \$200.00 | |
| Monthly Income | | \$49,705.80 | \$55,700.00 | |
| Annual Income | | \$596,469.60 | \$668,400.00 | |

FINANCIAL OVERVIEW



| Financial Overview | | |
|--------------------------------------|-------|-------------|
| Price | | \$5,900,000 |
| Price Per Unit | | \$236,000 |
| Price per Sq Foot | | \$354 |
| GRM | | 9.9 |
| Cap Rate | | 5.6% |
| Annual Income | | \$596,470 |
| Net Operating Income | | \$330,104 |
| Estimated Expenses | | |
| New Property Taxes (est. @ 1.17769%) | | \$69,443 |
| Insurance | | \$16,125 |
| Water | | \$25,135 |
| Garbage | | \$17,086 |
| PG&E | | \$39,447 |
| Intercom | | \$1,023 |
| Resident Manager | | \$16,188 |
| License & Permits | | \$2,272 |
| Management | 5% | \$29,823 |
| Repairs & Maintenance | | \$20,000 |
| Total Expenses | | \$236,542 |
| Annualized Operating Data | | |
| Scheduled Gross Income | | \$596,470 |
| Less Vacancy Rate | 5.0% | \$29,823 |
| Adjusted Gross Income | | \$566,646 |
| Less Expenses | 39.7% | \$236,542 |
| Net Operating Income | | \$330,104 |



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