

1945-1955 LYON STREET
6 UNITS | OFFERED AT \$4,375,000

AF
ADAM FILLY

COMPASS COMMERCIAL





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INVESTMENT OVERVIEW



- ✓ Rare Pacific Heights Investment Opportunity
- ✓ Six Flats with Private Entrances
- ✓ Five Units Delivered Vacant
- ✓ Six Car Garage
- ✓ All Units Can Be 2bd or 3bd
- ✓ Storage Rooms for Each Unit
- ✓ Charming Units w/ Fireplaces, Hardwoods, Built-Ins
- ✓ Each Flat has Laundry or Hook-Ups
- ✓ Soft-Story Retrofit Complete
- ✓ Separately Metered for PG&E
- ✓ Separate Water Heaters
- ✓ Priced at 6.0% Cap Rate | 12.1 GRM

1945-1955 Lyon Street is a beautiful apartment building in Pacific Heights. This rare offering consists of six charming flats with private entrances and a six car garage. Each of the flats is five rooms and can be used as a 2bd or 3bd. Five of the units will be delivered vacant. The tenant in 1951 Lyon pays \$4,918 per month, which includes parking. These charming flats receive great light and boast period charm with hardwood floors, fireplaces, and built-in cabinets. Each unit has laundry in the unit or hook-ups. The middle and upper units have nice eastern outlooks and receive great natural light. One of the lower units has a small private deck off of the dining room. The vacant units provide an investor with the opportunity to complete a TIC project in one of the city's premiere locations, or to continue renting these highly desirable apartments. The garage was added in 2003, and the work included upgrading the foundation and adding six storage lockers. In 2016 additional seismic work was completed to comply with the soft-story ordinance. There are separate meters for gas and electricity, and separate water heaters, keeping operating expenses low. Located half a block from Sacramento Street, occupants are within walking distance to the excellent shopping, dining, and conveniences of Presidio Heights and Laurel Village. Do not miss this unique opportunity to purchase a mostly vacant building in a world class San Francisco location!

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1907
Parcel Number	1007-002
# of Units	6
Unit Mix	6 Two-Bedrooms
Parking	6 Garage Spots
Storage	6 Storage Rooms
Sq. Feet	6,927
Lot Sq. Feet	3,194
Neighborhood	Pacific Heights
Zoning	RH-2

BUILDING SYSTEMS

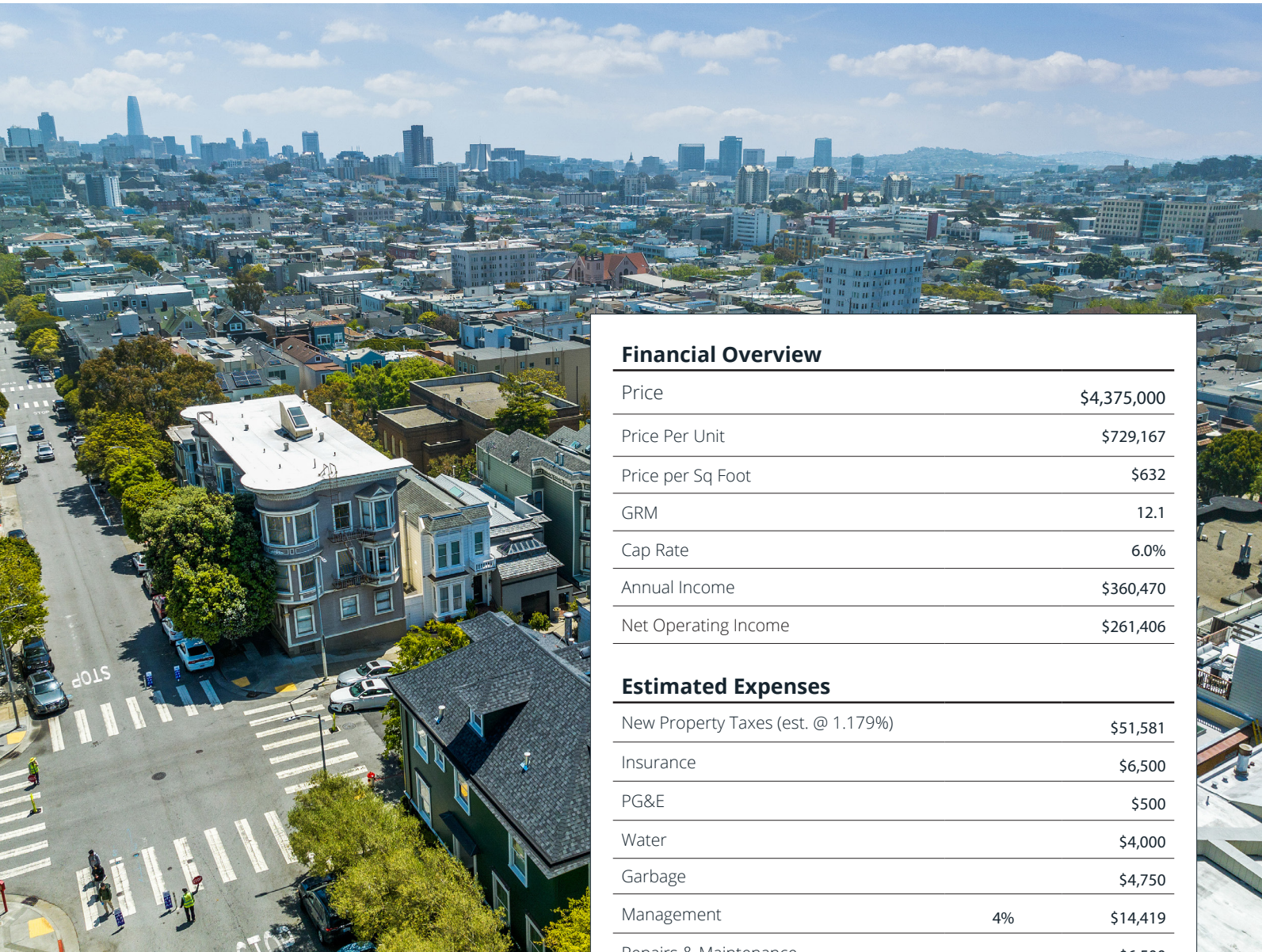
Foundation	Concrete
Structure	Wood-Frame
Heat Source	Forced Air & Electric
Circuit Breakers	In Each Unit
Roof	Bitumen
Laundry	W/D in Each Unit
Water Heaters	6 Separate
Water Service	Master Metered
Electrical Service	Individually Metered
Gas Service	Individually Metered

RENT ROLL

Unit	Type	Rent	Move-In Date
1945	2bd - Middle Left	\$4,695.00	Vacant
1947	2bd - Bottom Left	\$4,495.00	Vacant
1949	2bd - Top Left	\$4,995.00	Vacant
1951	2bd - Top Right	\$4,914.16	Includes Parking
1953	2bd - Bottom Right	\$4,495.00	Vacant
1955	2bd - Middle Right	\$4,695.00	Vacant
Parking	5 Vacant @\$350/Spot	\$1,750.00	
Monthly Income		\$30,039.16	
Annual Income		\$360,469.92	



FINANCIAL OVERVIEW



Financial Overview

Price	\$4,375,000
Price Per Unit	\$729,167
Price per Sq Foot	\$632
GRM	12.1
Cap Rate	6.0%
Annual Income	\$360,470
Net Operating Income	\$261,406

Estimated Expenses

New Property Taxes (est. @ 1.179%)		\$51,581
Insurance		\$6,500
PG&E		\$500
Water		\$4,000
Garbage		\$4,750
Management	4%	\$14,419
Repairs & Maintenance		\$6,500
Total Expenses		\$88,250

* Building has been mostly vacant for several years. No historical expenses are available. Buyers should use their own estimates when considering this investment.

Annualized Operating Data

Scheduled Gross Income		\$360,470
Less Vacancy Rate	3.0%	\$10,814
Adjusted Gross Income		\$349,656
Less Expenses	24.5%	\$88,250
Net Operating Income		\$261,406

PROPERTY PHOTOS

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WELCOME TO PACIFIC HEIGHTS

This demure neighborhood embodies affluent elegance, where visitors stare in envy at Pacific Heights' architectural splendor.

Pacific Heights is San Francisco's star neighborhood, where the streets are lined with a collection of French Chateau and spanish-style mansions. Pacific Heights is a place where life is lived to the fullest, by people who've worked hard to get there.





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