1101 CLEMENT STREET 5 UNITS | OFFERED AT \$2,250,000







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INVESTMENT OVERVIEW





1101 Clement Street is a five-unit mixed-use corner property. This prime Inner Richmond location is desirable to both commercial and residential tenants. The property consists of two residential units, a 2bd and a 1bd, and three commercial spaces. The commercial units are occupied by a Dentist, an Accountant, and an Antique Coin & Jewelry Store. These are strong businesses that have shown a commitment to the property. The top floor 1bd was recently remodeled with high-quality finishes throughout. This is a turnkey asset with excellent growth potential.

WELCOME TO INNER RICHMOND

This Inner Richmond location is extremely convenient for tenants. It is within walking distance to all of Clement Street's best amenities. There are countless shops, restaurants, and nightlife at their doorstep. Golden Gate Park, Mountain Lake Park, and the Presidio are easily accessible, as is public transportation.

PROPERTY DETAILS



PROPERTY OVERVIEW

| Year Built | 1906 |
|---------------|--------------------------------|
| Parcel Number | 1444-001 |
| # of Units | 5 |
| Unit Mix | 2 Residential and 3 Commercial |
| Sq. Feet | 4,220 |
| Lot Sq. Feet | 3,250 |
| Neighborhood | Inner Richmond |

BUILDING SYSTEMS

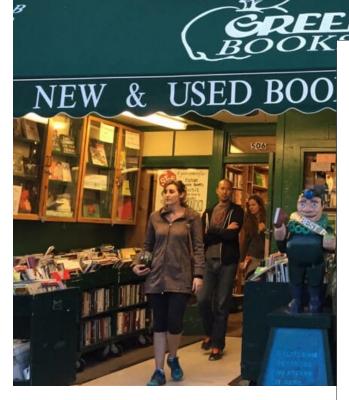
| Property Sub Type | Mixed-Use |
|-------------------|-------------------------|
| Stories | Three |
| Structure | Wood-Frame |
| Circut Breakers | In Each Unit |
| Roof | Mostly Pitched Shingled |
| Commercial PG&E | Tenants Pay |
| Residential PG&E | Tenants Pay |

RENT ROLL

| Unit | Туре | Rent | Lease Information | |
|--------------|----------------------|--------------|-----------------------------------|--|
| Residential | | | | |
| 1 | 2bd - Lower Unit | \$1,780.66 | Move in - 11/1/1999 | |
| 2 | 1bd | \$2,200.00 | Move-in - 11/1/2021 | |
| Commercial | | | | |
| 303 12th Ave | Coin & Jewelry Store | \$2,958.00 | Lease Exp 3/31/23 - 1 4yr Option | |
| 307 12th Ave | Dentist | \$1,950.00 | Lease Exp 3/31/27 - No Options | |
| 311 12th Ave | Accountant | \$1,500.00 | Lease Exp 11/30/24 - 1 3yr Option | |
| | | | | |
| | Monthly Income | \$10,388.66 | | |
| | Annual Income | \$124,663.92 | | |



FINANCIAL OVERVIEW





Financial Overview

| Price | \$2,250,000 |
|----------------------|-------------|
| Price Per Unit | \$450,000 |
| Price per Sq Foot | \$533 |
| GRM | 18.0 |
| Cap Rate | 3.0% |
| Annual Income | \$124,664 |
| Net Operating Income | \$67,067 |

Estimated Expenses

| New Property Taxes (est. @ 1.182%) | | \$26,606 |
|------------------------------------|----|----------|
| Insurance | | \$6,905 |
| PG&E | | \$427 |
| Water | | \$3,330 |
| Garbage | | \$3,241 |
| Pest Control | | \$2,115 |
| Management | 5% | \$6,233 |
| Repairs & Maintenance | | \$5,000 |
| Total Expenses | | \$53,857 |
| | | |

Annualized Operating Data

| Scheduled Gross Income | | \$124,664 |
|------------------------|-------|-----------|
| Less Vacancy Rate | 3.0% | \$3,740 |
| Adjusted Gross Income | | \$120,924 |
| Less Expenses | 43.2% | \$53,857 |
| Net Operating Income | | \$67,067 |



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