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







ADAM FILLY 415.516.9843 adam@adamfilly.com DRE 01354775

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

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

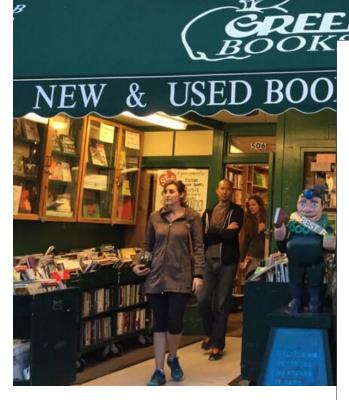
Property Sub Type	Mixed-Use
Stories	Three
Structure	Wood-Frame
Circut Breakers	In Each Unit
Roof	Mostly Pitched Shingled
Commercial PG&E	Tenants Pay
Residential PG&E	Tenants Pay

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



CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

COMPASS COMMERCIAL