

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

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## INVESTMENT OVERVIEW



- ✓ Inner Richmond Mixed-Use Investment Opportunity
- ✓ Residential Units: Top Floor 1bd/1ba, Lower 2bd/1ba
- ✓ Prime Clement Street Corner Location
- ✓ Well-Maintained and Professionally Managed Asset
- ✓ Two Residential and Three Commercial Units
- ✓ Strong Retail Tenants
- ✓ Low Operating Expenses
- ✓ Excellent Rental Location

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
Circuit Breakers	In Each Unit
Roof	Mostly Pitched Shingled
Commercial PG&E	Tenants Pay
Residential PG&E	Tenants Pay



## RENT ROLL

Unit	Type	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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