

2501 VAN NESS AVENUE COW HOLLOW



Mixed-Use | OFFERED AT \$3,950,000



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COMPASS

INVESTMENT SUMMARY



Key details

- Prime Cow Hollow Mixed-Use Asset
- Rare Northside Residential Hotel
- Excellent Retail Tenants
- 13 SRO on Two-Levels
- 4 Retail Spaces
- 1 Two-Level Apartment
- High-Identity Corner Location
- Immediate Upside Potential
- Incredible Value at \$406/Sq. Ft.

2501 Van Ness is a corner mixed-use property located in Cow Hollow. This highly-desirable asset consists of four commercial tenants, 13 SRO, and a two-level apartment. The SRO are operated by a master leasee who also occupies the two-level apartment. The master lease is month-to-month at a rent that is significantly below market rate and provides for excellent upside potential. There are 13 SRO's split between two levels. Each floor has one shared toilet and shower. At street-level are four retail units with stable tenants who are all month-to-month or with a short time remaining on their lease. The largest of these spaces is a convenience store along Van Ness Avenue. This space has a large basement area that is used for storage. Tenants currently pay all utilities, except for a common area PG&E account that only costs about \$800/year, keeping operating expenses to a minimum. The property requires a soft-story seismic retrofit, approved plans for which are available for review. This is a unique opportunity for a new owner to drastically increase the property's income by operating the SRO themselves or restructuring the current agreement. Residential hotels are not common in Cow Hollow, allowing this building to meet the market's needs for basic housing in an upscale location.

INVESTMENT DETAILS



Property Overview

Year Built	1906
Parcel Number	0527-009
# of Units	18
Unit Mix	4 Commercial Spaces, 13 SRO, and 1 Two-Level Apartment
Parking	None
Sq.Feet	9,741
Lot Sq. Feet	3,693
Neighborhood	Cow Hollow
Zoning	RC-3
Water Service	Master Metered
Electrical Service	Individually Metered
Gas Service	Individually Metered

RENT ROLL

Unit	Type	Rent	Stabilized	Lease Notes
Union Street Hotel	Room 1		\$821.00	
	1A		\$769.00	
	2		\$523.00	
	3		\$586.00	
	4		\$1,100.00	Vacating 12/1/21
	5		\$850.00	
	6		\$900.00	
	7		\$591.00	
	8		\$825.00	
	9		\$900.00	
	10		\$466.00	
	11		\$750.00	
	12		\$725.00	
3bd/1.5ba	Apartment		\$4,500.00	Occupied by Hotel Master Tenant
SRO Master Tenant		\$4,300.00		Month-to-Month
Blossom Dao		\$3,200.00	\$3,200.00	Month-to-Month
Peppermint Cuts		\$1,065.00	\$1,065.00	Lease expires 11/20/22 - no options
The Black Horse		\$1,900.00	\$1,900.00	Month-to-Month
The Silver Platter		\$6,600.00	\$6,600.00	Month-to-Month
	Monthly Total	\$17,065.00	\$27,071.00	
	Annual Total	\$204,780.00	\$324,852.00	
	Upside		59%	

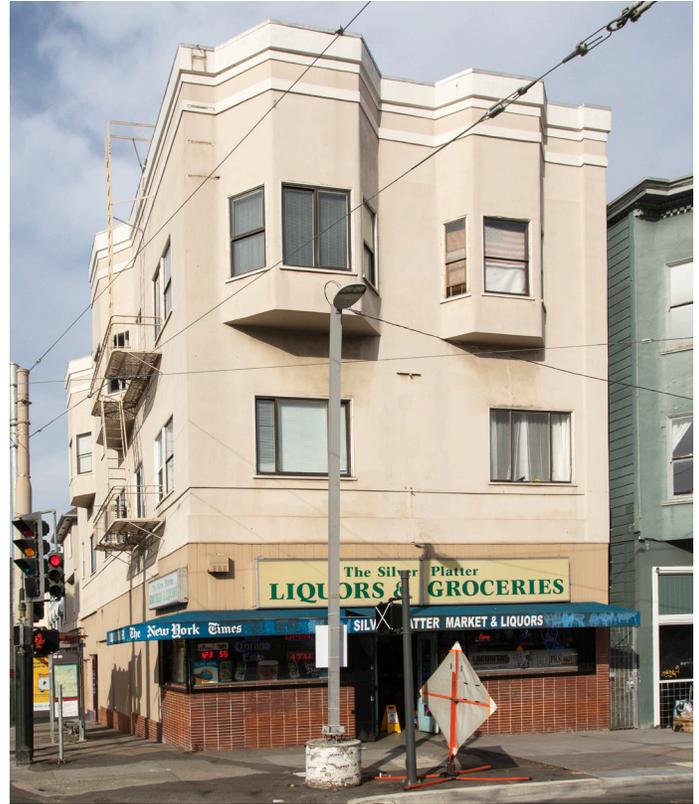


INVESTMENT DETAILS



Financial Overview

Price	\$3,950,000
Price per Unit	\$219,444
Price per Sq Foot	\$406
GRM	19.3
Cap Rate	2.8%
Stablized GRM	12.2
Stablized Cap Rate	5.7%
Annual Income	\$204,780
Estimated Annual Expenses	\$82,199



Estimated Expenses

New Property Taxes (est. @ 1.198%)		\$47,321
Insurance		\$13,831
PG&E		\$808
Management	5%	\$10,239
Repairs & Maintenance		\$10,000
Total Expenses:		\$82,199

Annualized Operating Data

Scheduled Gross Income:		\$204,780
Less Vacancy Rate:	5.0%	\$10,239
Gross Operating Income:		\$194,541
Less Expenses:	40.1%	\$82,199
Net Operating Income:		\$112,342

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