

1745 MARKET STREET

56 UNITS | \$16,750,000



ADAM FILLY



CONTACT INFORMATION

ADAM FILLY

415.516.9843

adam@adamfilly.com

DRE 01354775

INVESTMENT OVERVIEW



- 56-Unit Mid-Market Mixed-Use Investment Opportunity
- Residential Mix: 13 Studios | 22 One-Bedrooms | 3 Two-Bedrooms | 10 SROs
- 8 Retail Spaces, Anchored by Martuni's
- Additional Billboard and Cell Tower Income
- Many Units Recently Remodeled
- 800 Amp Electrical Service
- Seismic Retrofit Completed in 2020
- Steps from BART, Muni Metro, and the Market Street Corridor
- Incredible Value at Only \$292 per Square Foot

INVESTMENT OVERVIEW



1745 Market Street is a 56-unit mixed-use building in San Francisco's Mid-Market neighborhood, comprising 48 residential apartments and 8 retail spaces, with additional income from a billboard and a cell tower. The residential unit mix includes 13 studios, 22 one-bedrooms, 3 two-bedrooms, and 10 SROs — a diversified range of unit types well-suited to the depth of demand this corridor consistently attracts. A significant number of apartments have been recently remodeled with stainless appliances, stone countertops, and LVT flooring. The retail component is anchored by Martuni's, a renowned piano bar and long-standing San Francisco institution, complemented by a laundry café, grocery, and tattoo artist. At approximately 57,448 sq.ft., the property offers meaningful scale for an incoming operator.

Located at the convergence of Hayes Valley, the Lower Haight, the Mission District, and Civic Center, 1745 Market Street places residents within walking distance of the city's best dining, shopping, and entertainment. Minutes from Opera Plaza, Davies Symphony Hall, the Asian Art Museum, and The Warfield, the property occupies one of San Francisco's most vibrant and in-demand corridors.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1909
Parcel Number	3503-005
# of Units	56
Unit Mix	10 SRO, 13 Studio, 22 One-Bedroom, 3 Two-Bedroom, 8 Commercial
Sq. Feet	57,448
Lot Sq. Feet	13,422
Neighborhood	Mid-Market
Zoning	NCT-3

BUILDING SYSTEMS

Structure	Wood-Frame
Parking	None
Roof	Bitumen
Laundry	Some In-Unit
Water Service	Master Metered
Electrical Service	800 Amps
Electrical & Gas	Separately Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	1bd/1ba	\$2,325.04	\$3,395.00	07/01/2011
2	1bd/1ba	\$2,231.95	\$3,395.00	01/01/2008
3	SRO	\$947.72	\$1,295.00	11/19/2011
4	2bd/1ba	\$2,986.08	\$4,000.00	11/07/2022
5	1bd/1ba	\$1,738.97	\$3,395.00	07/08/2006
6	Studio	\$1,808.73	\$2,250.00	04/18/2012
7	1bd/1ba	\$1,627.84	\$3,395.00	01/01/1997
8	1bd/1ba	\$3,150.00	\$3,395.00	05/01/2026
9	1bd/1ba	\$1,201.52	\$3,395.00	08/09/2013
10	Studio	\$2,250.00	\$2,250.00	06/20/2025
14	SRO	\$923.75	\$1,295.00	12/13/2008
15	SRO	\$1,295.00	\$1,295.00	04/01/2026
16	SRO	\$753.19	\$1,295.00	01/19/2013
17	SRO	\$766.98	\$1,295.00	07/01/2004
18	SRO	\$1,295.00	\$1,295.00	05/31/2025
21	1bd/1ba	\$1,520.63	\$3,395.00	01/01/1997
22	1bd/1ba	\$2,015.40	\$3,395.00	04/03/2003
24	1bd/1ba	\$2,099.40	\$3,395.00	02/02/2007
25	1bd/1ba	\$2,710.21	\$3,395.00	05/23/2014
26	Studio	\$2,250.00	\$2,250.00	01/20/2026
27	1bd/1ba	\$1,285.47	\$3,395.00	05/01/2006
28	1bd/1ba	\$2,732.73	\$3,395.00	06/03/2024
29	1bd/1ba	\$1,245.39	\$3,395.00	01/01/1980
30	Studio	\$2,095.00	\$2,250.00	02/06/2025
31	Studio	\$2,250.00	\$2,250.00	Vacant
32	Studio	\$1,853.95	\$2,250.00	02/02/2007
33	SRO	\$907.84	\$1,295.00	07/08/2020
34	1bd/1ba	\$2,500.00	\$3,395.00	01/01/2024
35	Studio	\$2,195.00	\$2,250.00	03/01/2026
36	Studio	\$2,159.00	\$2,250.00	12/28/2024
37	SRO	\$1,335.46	\$1,295.00	09/15/2023
41	1bd/1ba	\$1,970.22	\$3,395.00	12/01/2012
42	2bd/1ba	\$3,191.69	\$4,000.00	07/28/2023
44	1bd/1ba	\$2,704.34	\$3,395.00	01/19/2024
45	1bd/1ba	\$1,052.91	\$3,395.00	04/16/2000

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date	SQFT
44	1bd/1ba	\$2,704.34	\$3,395.00	01/19/2024	
45	1bd/1ba	\$1,052.91	\$3,395.00	04/16/2000	
46	Studio	\$2,250.00	\$2,250.00	02/01/2026	
47	2bd/1ba	\$3,746.73	\$4,000.00	05/24/2024	
48	1bd/1ba	\$3,395.00	\$3,395.00	01/01/2026	
49	1bd/1ba	\$2,535.74	\$3,395.00	06/20/2011	
50	Studio	\$2,250.00	\$2,250.00	Vacant	
51	Studio	\$2,240.74	\$2,250.00	01/31/2024	
52	1bd/1ba	\$3,050.00	\$3,395.00	04/11/2026	
53	SRO	\$949.14	\$1,295.00	05/17/2017	
54	Studio	\$1,521.46	\$2,250.00	07/01/2011	
55	Studio	\$897.90	\$2,250.00	07/23/2002	
56	1bd/1ba	\$3,050.00	\$3,395.00	05/01/2026	
57	SRO	\$810.05	\$1,295.00	09/18/2008	
62	1bd/1ba	\$2,161.11	\$3,395.00	03/01/2017	
4 Valencia	Martuni's Martinis	\$8,091.64	\$8,091.64	3/1/2022 -2/28/2027	1590
6 Valencia	Commercial	\$2,200.00	\$2,200.00	Vacant	516
8 Valencia	Laundry and Café	\$3,281.87	\$3,281.87	6/1/2018-12/31/21 - MTM	1567
10 Valencia	Lost & Found	\$1,477.46	\$1,477.46	9/1/2016-8/31/21 - MTM	303
12A Valencia	Retail	\$4,200.00	\$4,200.00	Vacant	1400
12B Valencia	Retail	\$4,200.00	\$4,200.00	Vacant	1400
14 Valencia	Ketama Cooperative	\$5,345.82	\$5,345.82	08/01/2011	699
16 Valencia	Valmar Supermarket	\$5,500.00	\$5,500.00	06/19/2015	2053
1745 Market	AT&T Cell Tower	\$5,536.94	\$5,536.94	05/01/2014	
1755 Market	Gold Leaf Tattoo	\$3,713.15	\$3,713.15	01/15/2019	664
Signage	Billboard	\$2,712.88	\$2,712.88	04/01/2021	
Passthrough		\$8,616.84	\$8,616.84		

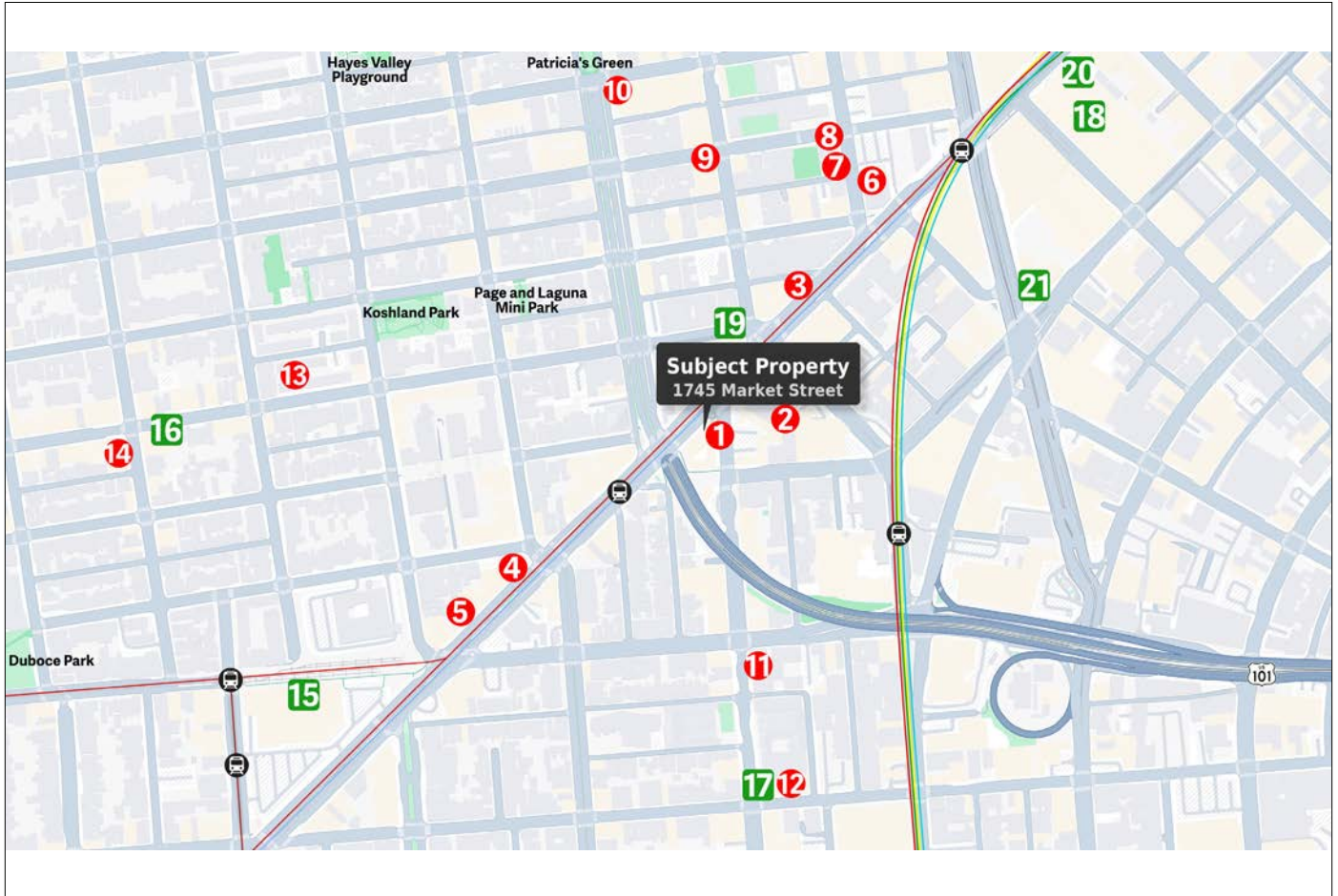
Monthly Income	\$149,111	\$183,767
Annual Income	\$1,789,331	\$2,205,199

FINANCIAL OVERVIEW



Financial Overview		
Price		\$16,750,000
Price Per Unit		\$299,107
Price per Sq Foot		\$292
GRM		9.4
Cap Rate		6.8%
Annual Income		\$1,789,331
Net Operating Income		\$1,147,031
Estimated Expenses		
New Property Taxes (est. @ 1.18268%)		\$198,099
Insurance		\$76,525
PG&E		\$33,054
Water		\$73,152
Garbage		\$34,176
Janitorial		\$12,000
Telephone		\$7,146
Pest Control		\$10,000
Resident Manager		\$15,000
Management	5%	\$89,467
Repairs & Maintenance		\$40,000
Total Expenses		\$588,620
Annualized Operating Data		
Scheduled Gross Income		\$1,789,331
Less Vacancy Rate	3.0%	\$53,680
Adjusted Gross Income		\$1,735,651
Less Expenses	32.9%	\$588,620
Net Operating Income		\$1,147,031

AMENITY MAP



1745 Market Street Neighborhood Guide

● Restaurants & Bars

■ Neighborhood Essentials

Restaurants & Bars

Neighborhood Essentials

- | | |
|-------------------------------------|-------------------------|
| 1 Martuni's | 8 RT Rotisserie |
| 2 Rocket Sushi Conveyor Belt | 9 Rich Table |
| 3 Zuni Café | 10 Dumpling Home |
| 4 Kantine | 11 Burma Love |
| 5 The Mint Karaoke Lounge | 12 Shizen |
| 6 The Buoy | 13 Nickie's |
| 7 Nakamura Sushi | 14 Zeitgeist |

- 15** Safeway
- 16** CVS Pharmacy
- 17** Chase Bank
- 18** Fitness SF
- 19** Perform For Life
- 20** Orangetheory Fitness
- 21** Equinox

PHOTOS



PHOTOS





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 or constitute an indication that there has been no change in the business or 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