

1371-1379 MINNA STREET
9 UNITS | OFFERED AT \$5,400,000

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COMPASS COMMERCIAL

1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW



- ✓ Inner Mission Nine Units
- ✓ Great Mix of Large and Small Units
- ✓ All Units & Building Systems Redone in 2014
- ✓ Laundry in All Units
- ✓ Solar System to Minimize Landlord Utility Costs
- ✓ All Units Remodeled with Condo Quality Finishes
- ✓ Double-Pane Windows Throughout
- ✓ Storage Lockers and Bike Storage Room
- ✓ 100% Occupancy
- ✓ Priced at 13.5 GRM | 4.7% Cap Rate

Unique opportunity to purchase a highly-upgraded nine unit building in the Mission District. The building consists of a nice mix of units ranging from 1bd to 4bd/2ba. All of the units were taken down to the studs and remodeled in 2014 with condominium quality finishes; including stone countertops, stainless steel appliances, in-unit laundry, and an appealing modern aesthetic. There is a shared bicycle storage room and storage lockers. The quality and conveniences of these apartments keeps them in high-demand in any rental market. All of the building systems, including foundation, plumbing, radiant heat, electrical, roof, solar panels, and windows were all replaced in 2014. The property is compliant with the San Francisco Soft-Story ordinance. Unit 1375 ½ has a spacious private roof deck with downtown views. This is a truly turn-key investment opportunity in one of the city's hottest rental locations. It is convenient to bars, restaurants, and public transportation. Priced to sell at a 13.5 GRM and 4.7% Cap Rate!

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1906
Parcel Number	3548-045
# of Units	9
Unit Mix	Three 4bd/2ba, Three 2bd/2ba, & Three 1bd/1ba
Sq. Feet	8,508
Lot Sq. Feet	3,998
Neighborhood	Mission
Zoning	RTO-M

BUILDING SYSTEMS

Structure	Wood-Frame
Stories	Three
Foundation	Concrete
Laundry	In Each Unit
Roof	Tar and Gravel
Heat	Radiant Floor Heating
Gas & Electric	Separately Metered
Water Service	Master Metered

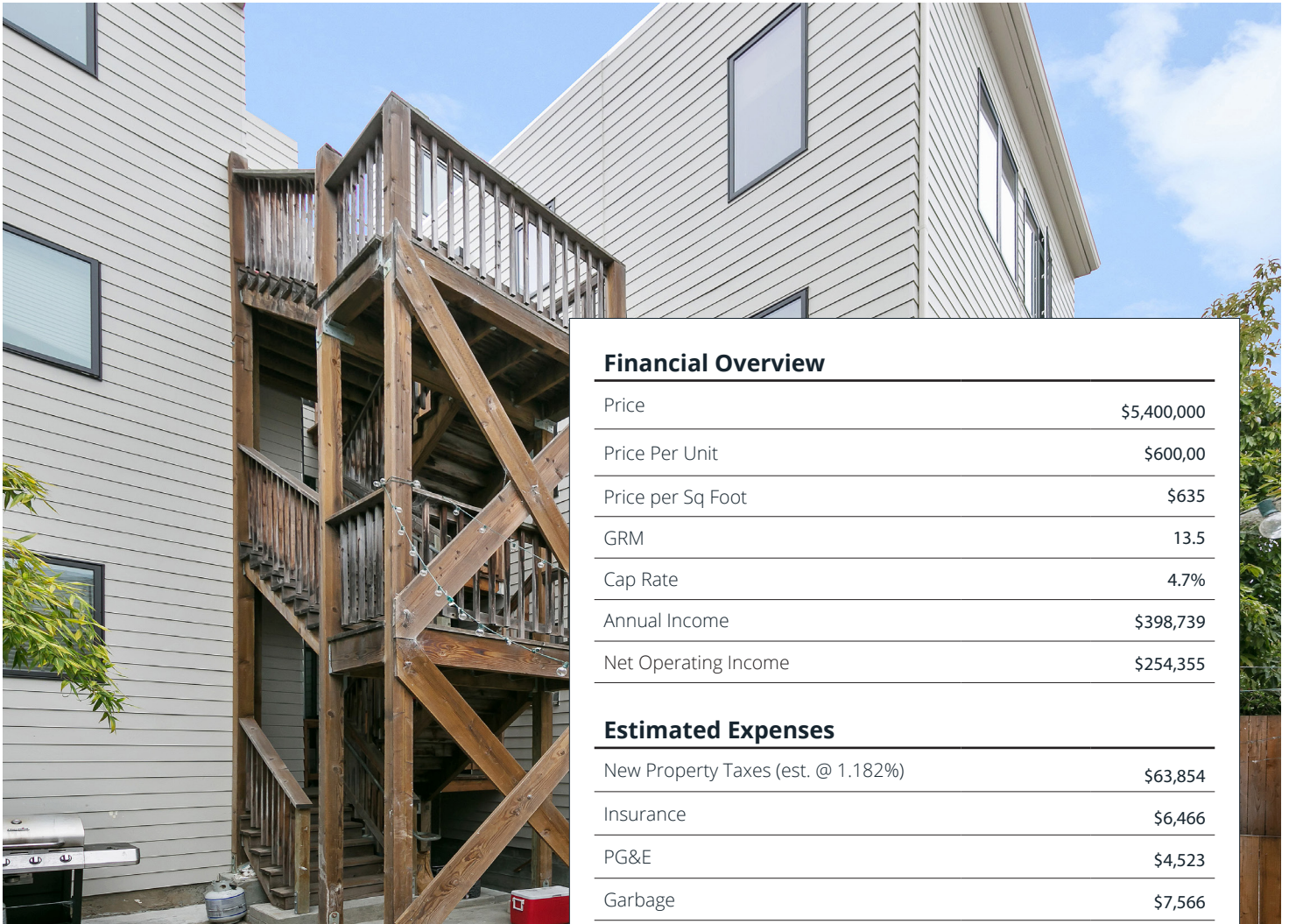
RENT ROLL

Unit	Type	Rent	Move-In Date
1371	1bd/1ba	\$2,455.20	06/24/2021
1371.5	2bd/2ba	\$4,551.00	07/01/2021
1373	1bd/1ba	\$2,795.00	08/1/2022
1373.5	4bd/2ba	\$4,092.00	5/1/2021
1375	1bd/1ba	\$2,800.00	04/18/2015
1375.5	4bd/2ba	\$6,200.00	08/01/2021
1377	2bd/2ba	\$2,915.55	5/1/2021
1377A	3bd/2ba	\$3,900.00	8/1/2022
1379	3bd/2ba	\$3,519.46	10/19/2020

Monthly Income **\$33,228.21**
Annual Income **\$398,738.52**



FINANCIAL OVERVIEW



Financial Overview

Price	\$5,400,000
Price Per Unit	\$600,00
Price per Sq Foot	\$635
GRM	13.5
Cap Rate	4.7%
Annual Income	\$398,739
Net Operating Income	\$254,355

Estimated Expenses

New Property Taxes (est. @ 1.182%)	\$63,854	
Insurance	\$6,466	
PG&E	\$4,523	
Garbage	\$7,566	
Water	\$13,524	
Pest Control/Internet	\$6,552	
Management	5%	\$19,937
Repairs & Maintenance	\$10,000	
Total Expenses	\$132,422	

Annualized Operating Data

Scheduled Gross Income	\$398,739	
Less Vacancy Rate	3.0%	\$11,962
Adjusted Gross Income	\$386,776	
Less Expenses	33.2%	\$132,422
Net Operating Income	\$254,355	



WELCOME TO THE MISSION

Described as one of the nation's "coolest" and "hippest" neighborhoods, tech industry leaders flock to the Mission for its diverse array of retail and culinary pleasures.



COMMUTE TIMES

Financial District 8m by car 17m by bus 15m by bike

Transit Score of 97

Walk Score of 99

Bike Score of 100

WHAT TO EXPECT

A vibrant populace on Valencia Street and side streets lined with Victorian and Edwardian architecture.

THE LIFESTYLE

World-class cultural outlets within a warm, committed community.

UNEXPECTED APPEAL

Seemingly endless dining and shopping options made colorful by a lively bustle.

THE MARKET

A booming interest in the neighborhood met by a plethora of brand-new residences.

YOU'LL FALL IN LOVE WITH

Existing at the city's cultural epicenter.

PHOTOS





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