

1040 HOWARD STREET

9 UNITS | \$2,450,000

AF

ADAM FILLY



CONTACT INFORMATION

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INVESTMENT OVERVIEW



- ✓ Nine Unit Mixed-Use Investment
- ✓ Four 1bd/1ba, Four Studios, One Large Commercial
- ✓ Commercial Space Delivered Vacant
- ✓ All Apartments Occupied
- ✓ Professionally Managed Turn-Key Asset
- ✓ Most Units Recently Updated
- ✓ Seismic Retrofit Completed - 2025
- ✓ New Fire Alarm System - 2024
- ✓ Sleep Alarm Compliant - 2024
- ✓ New Exterior Paint - 2025
- ✓ 400 Amp Electrical Service
- ✓ Separately Metered for Gas & Electricity
- ✓ Turn-Key Asset on Great Block in SOMA
- ✓ Priced to Sell at 6% Cap Rate and \$375/SqFt

INVESTMENT OVERVIEW



*Digitally Altered Photo

1040 Howard Street is a nine-unit mixed-use property located on a strong block in SOMA. This turn-key asset has been professionally managed and well maintained, offering an excellent investment opportunity. The property consists of four one-bedroom units, four studios, and a large ground-floor commercial space.

The commercial space will be delivered vacant and occupies the entire ground floor of the building. It features a large open area upon entry, a full kitchen, in-unit laundry, and three additional rooms that could serve as private offices. Alternatively, a new owner may explore the potential to convert the space to a residential unit, for which the layout is well suited.

Most of the residential units have been tastefully updated in recent years. Improvements include tile kitchen floors, stone countertops, LVT flooring, and select newer windows. Common areas are well maintained.

The main electrical indicates 400 amps of service, and all units are separately metered for gas and electricity. It is flanked on both sides by a nonprofit that provides a positive and stabilizing presence on the block.

Overall, this is a compelling opportunity to acquire a turn-key mixed-use building with upside potential at an attractive entry-level price point.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1914
Parcel Number	3726-018
# of Units	9
Unit Mix	4 One-Bedrooms, 4 Studios, & 1 Commercial
Sq. Feet	6,540
Lot Sq. Feet	2,796
Neighborhood	South of Market
Zoning	MUG

BUILDING SYSTEMS

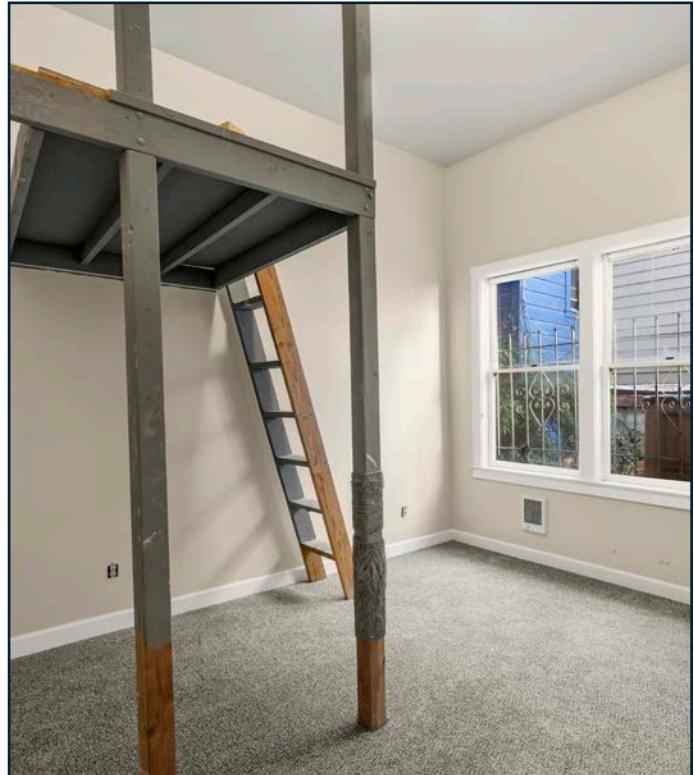
Structure	Wood-Frame
Heat Source	Wall Heaters
Parking	None
Roof	Tar & Gravel
Laundry	None
Water Service	Master Metered
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	1bd/1ba	\$1,890.13	\$2,950.00	02/15/2022
2	Studio	\$1,485.00	\$2,200.00	01/18/2025
3	Studio	\$1,485.00	\$2,200.00	01/01/2025
4	1bd/1ba	\$1,820.13	\$2,950.00	09/15/2024
5	1bd/1ba	\$1,917.70	\$2,950.00	10/20/2022
6	Studio	\$1,450.00	\$2,200.00	04/15/2024
7	Studio	\$1,502.20	\$2,200.00	03/01/2022
8	1bd/1ba	\$1,895.00	\$2,950.00	02/01/2025
1042	Commercial	\$5,000.00	\$5,000.00	Vacant

Monthly Income **\$18,445.16** **Market Rent** **\$25,600.00**
Annual Income **\$221,341.92** **Market Rent** **\$307,200.00**

Upside **39%**



FINANCIAL OVERVIEW



Financial Overview

Price	\$2,450,000
Price Per Unit	\$272,222
Price per Sq Foot	\$375
GRM	11.1
Cap Rate	6.0%
Annual Income	\$221,342
Net Operating Income	\$146,631

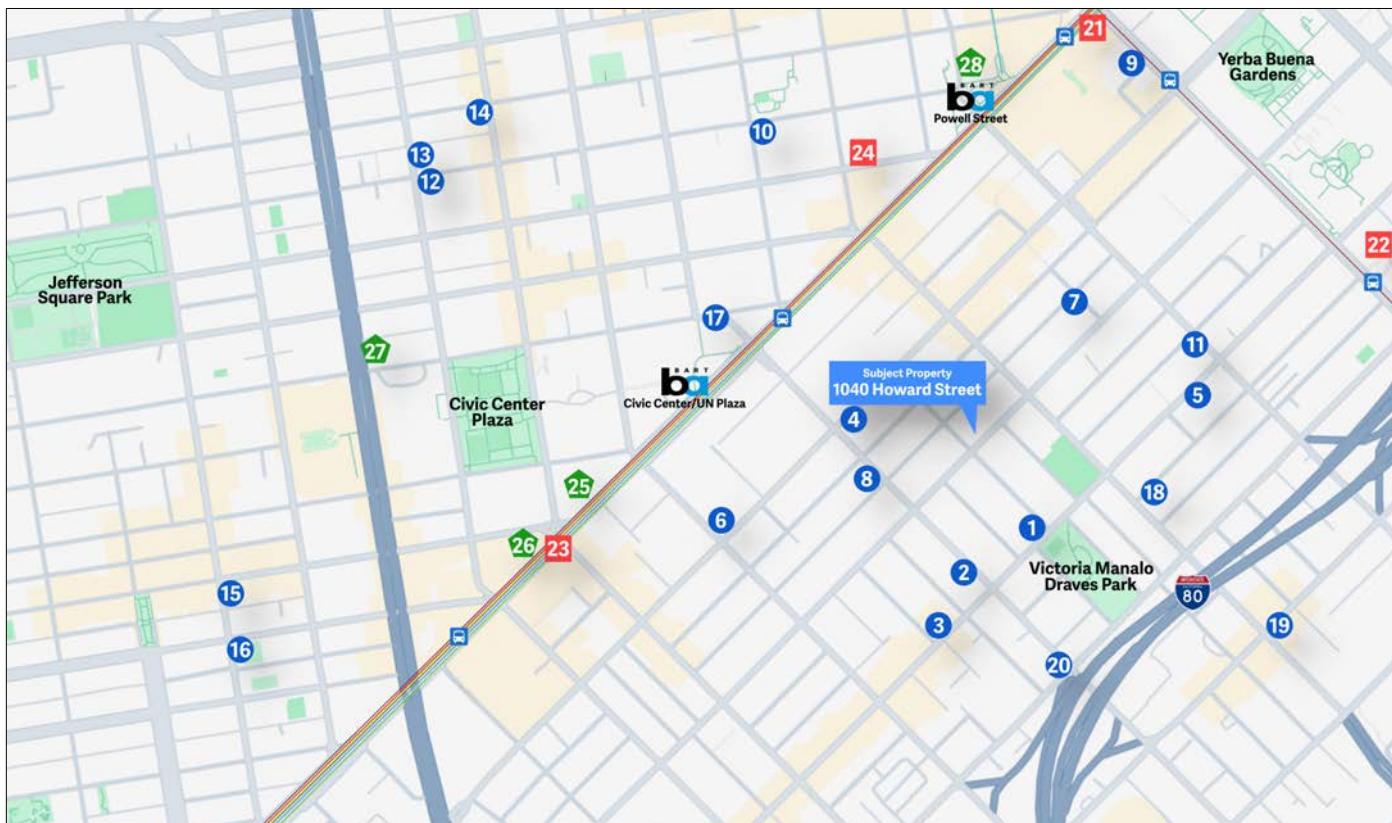
Estimated Expenses

New Property Taxes (est. @ 1.18268%)	\$28,976	
Insurance (new quote)	\$11,700	
PG&E	\$1,098	
Water	\$2,977	
Garbage	\$4,272	
Janitorial	\$273	
Fire Alarm Monitoring	\$708	
Management	5%	\$11,067
Repairs & Maintenance	\$7,000	
Total Expenses	\$68,070	

Annualized Operating Data

Scheduled Gross Income	\$221,342	
Less Vacancy Rate	3.0%	\$6,640
Adjusted Gross Income		\$214,702
Less Expenses	30.8%	\$68,070
Net Operating Income	\$146,631	

NEIGHBORHOOD AMENITIES



● Restaurants & Bars ■ Grocery & Pharmacy ◆ Banks

Neighborhood Amenities

1 Deli Board	8 7 Mission Restaurant	15 Nightbird	22 Whole Food's Market
2 Sightglass Coffee	9 The Harlequin	16 Dumpling Home	23 Walgreens Pharmacy
3 HK Lounge Bistro	10 Z Zoul Cafe	17 Arsicault Bakery	24 Tip Top Grocery Market
4 Birdsong	11 Mr. East Kitchen	18 Telescope Coffee	25 Wells Fargo
5 The Roll	12 Brenda's French Soul Food	19 Pho De Nguyen	26 Redwood Credit Union
6 Turquaz SF	13 Son and Garden	20 Yossie's Cantina	27 Chase Bank
7 Tempest Bar and Box Kitchen	14 Los Yucatecos Restaurant	21 Trader Joe's	28 Bank of America

PHOTOS





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