

1045-1049 BUSH STREET  
**17 UNITS | OFFERED AT \$4,200,000**

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**COMPASS COMMERCIAL**  
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## INVESTMENT OVERVIEW



- ✓ 17 Units in Nob Hill
- ✓ 15 Apartments and 2 Commercial
- ✓ Charming Units with Period Details
- ✓ Views from Upper Units
- ✓ 11,500 Square Feet
- ✓ Separately Metered for Gas & Electricity
- ✓ Centrally Located Near Conveniences
- ✓ Priced at 10.8 GRM | 6.1% Cap Rate

Centrally located in the heart of Nob Hill, 1045-1049 Bush Street is an outstanding San Francisco investment opportunity. This 17 unit mixed-use building consists of two commercial spaces, 13 studios, and 2 one-bedrooms. Tenants enter through a central lobby, which is situated between two neighborhood commercial spaces with attractively designed windows. The apartments are spacious and receive great natural light. The units also boast high-ceilings, hardwood floors, and large closets. Apartments on the upper floors have nice outlooks over Nob Hill and the San Francisco skyline. At the rear of the building is a large patio for tenants to enjoy. The apartments are separately metered for gas and electricity. Heat is supplied by electric wall-heaters, helping to keep expenses low. It's central location and great character make it an attractive place to live.

# PROPERTY DETAILS



## PROPERTY OVERVIEW

Year Built	1922
Parcel Number	0281-016A
# of Units	17
Unit Mix	2 One-Bedrooms, 13 Studios, & 2 Commercial
Sq. Feet	11,500
Lot Sq. Feet	4,586
Neighborhood	Nob Hill
Zoning	RC-4
Property Sub Type	Mixed-Use

## BUILDING SYSTEMS

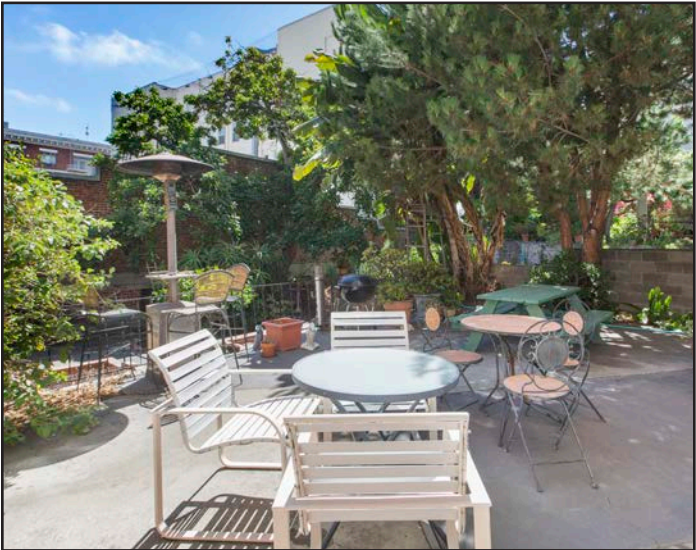
Building Style	Edwardian
Foundation	Concrete
Laundry	Coin Operated
Roof	Modified Bitumen
Heat	Electric Wall Heaters
Electrical Service	Separately Metered
Gas Service	Separately Metered
Water Service	Master Metered
Elevator	Yes
Door Entry	Intercom System



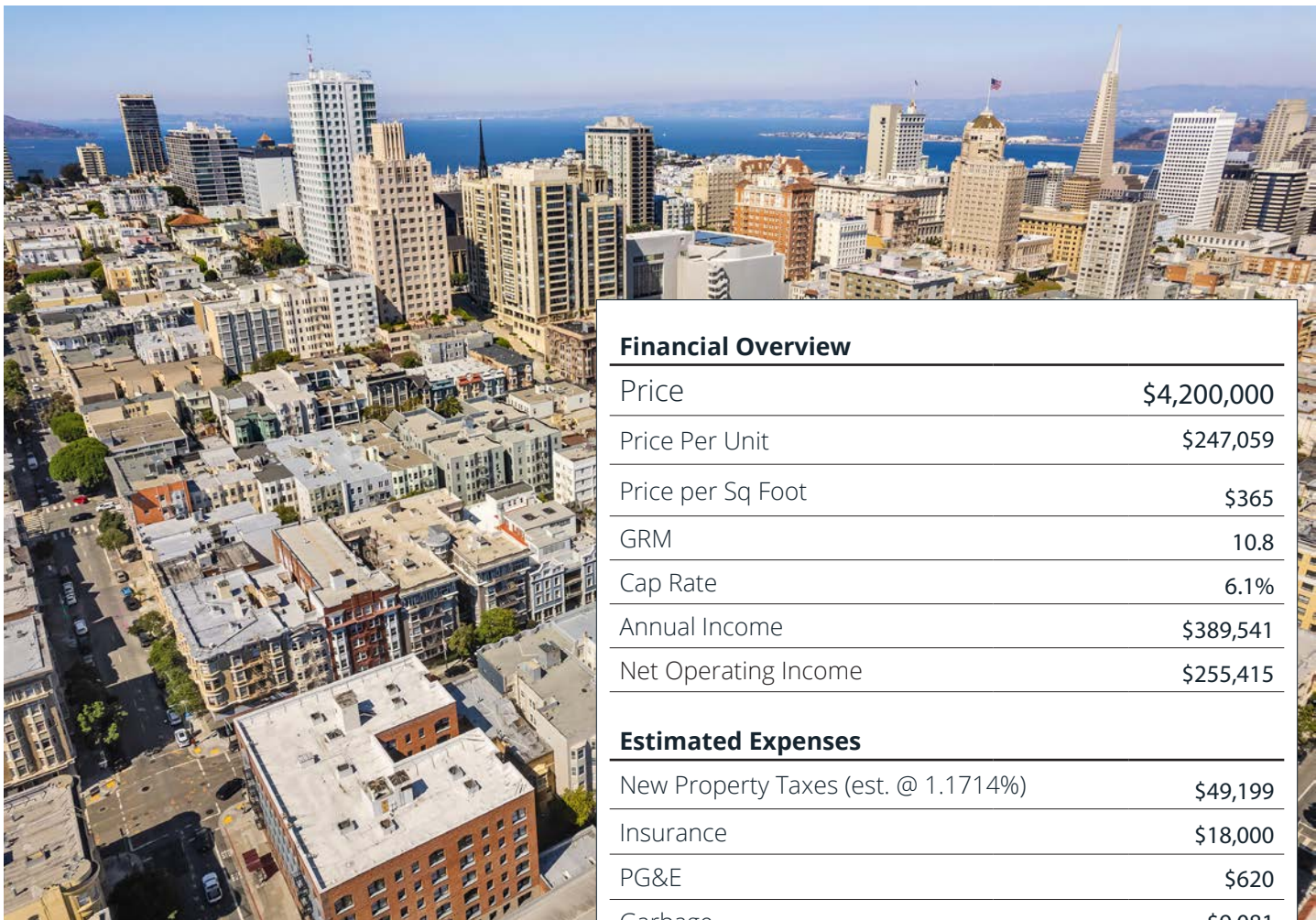
# RENT ROLL

Unit	Type	Rent	Move-In Date
1	1bd w/patio	\$2,850.00	09/01/2024
2	Studio	\$1,270.62	04/01/2001
3	Studio	\$1,995.00	3/1/2024
4	Studio	\$1,900.00	2/19/2025
5	Studio	\$2,900.00	06/01/2024
6	Studio	\$1,244.39	10/01/1995
7	Studio	\$1,217.51	11/7/2003
8	Studio	\$1,995.00	9/1/2023
9	Studio	\$1,995.00	4/1/2025
10	Studio	\$1,198.62	11/1/2002
11	Studio	\$1,995.00	10/1/2023
12	Studio	\$2,300.00	vacant
14	Studio	\$1,244.56	9/15/2003
15	1bd	\$2,420.46	10/9/2013
16	Studio	\$935.56	2/11/1995
1045	Retail	\$1,900.00	1/1/2024
1049	Retail	\$3,100.00	1/1/2025

Monthly Income	\$32,461.72
Annual Income	\$389,540.64



# FINANCIAL OVERVIEW



## Financial Overview

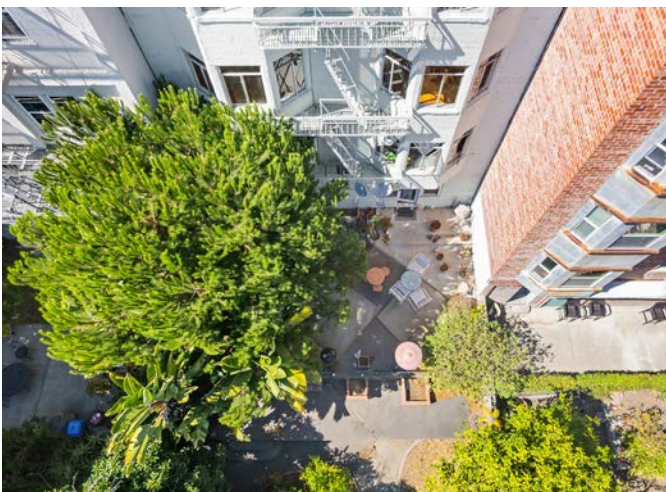
Price	\$4,200,000
Price Per Unit	\$247,059
Price per Sq Foot	\$365
GRM	10.8
Cap Rate	6.1%
Annual Income	\$389,541
Net Operating Income	\$255,415

## Estimated Expenses

New Property Taxes (est. @ 1.1714%)		\$49,199
Insurance		\$18,000
PG&E		\$620
Garbage		\$9,081
Water		\$8,685
AT&T		\$1,971
Elevator		\$487
Pest Control/Janitorial		\$6,420
Management	5%	\$19,477
Repairs & Maintenance	\$500/unit	\$8,500
Total Expenses		\$122,439

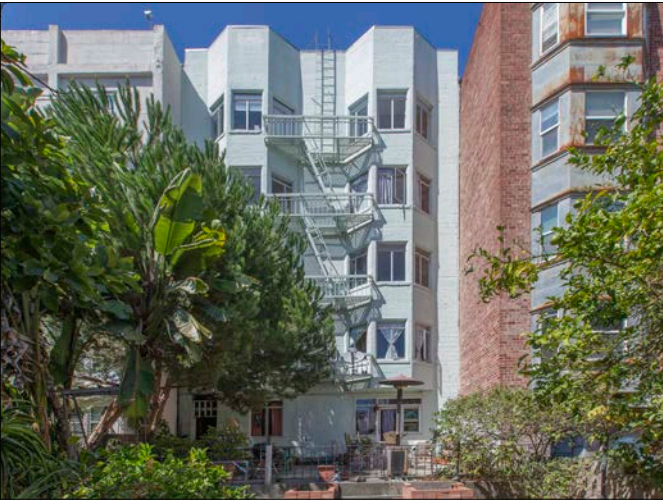
## Annualized Operating Data

Scheduled Gross Income		\$389,541
Less Vacancy Rate	3.0%	\$11,686
Adjusted Gross Income		\$377,854
Less Expenses	31.4%	\$122,439
Net Operating Income		\$255,415





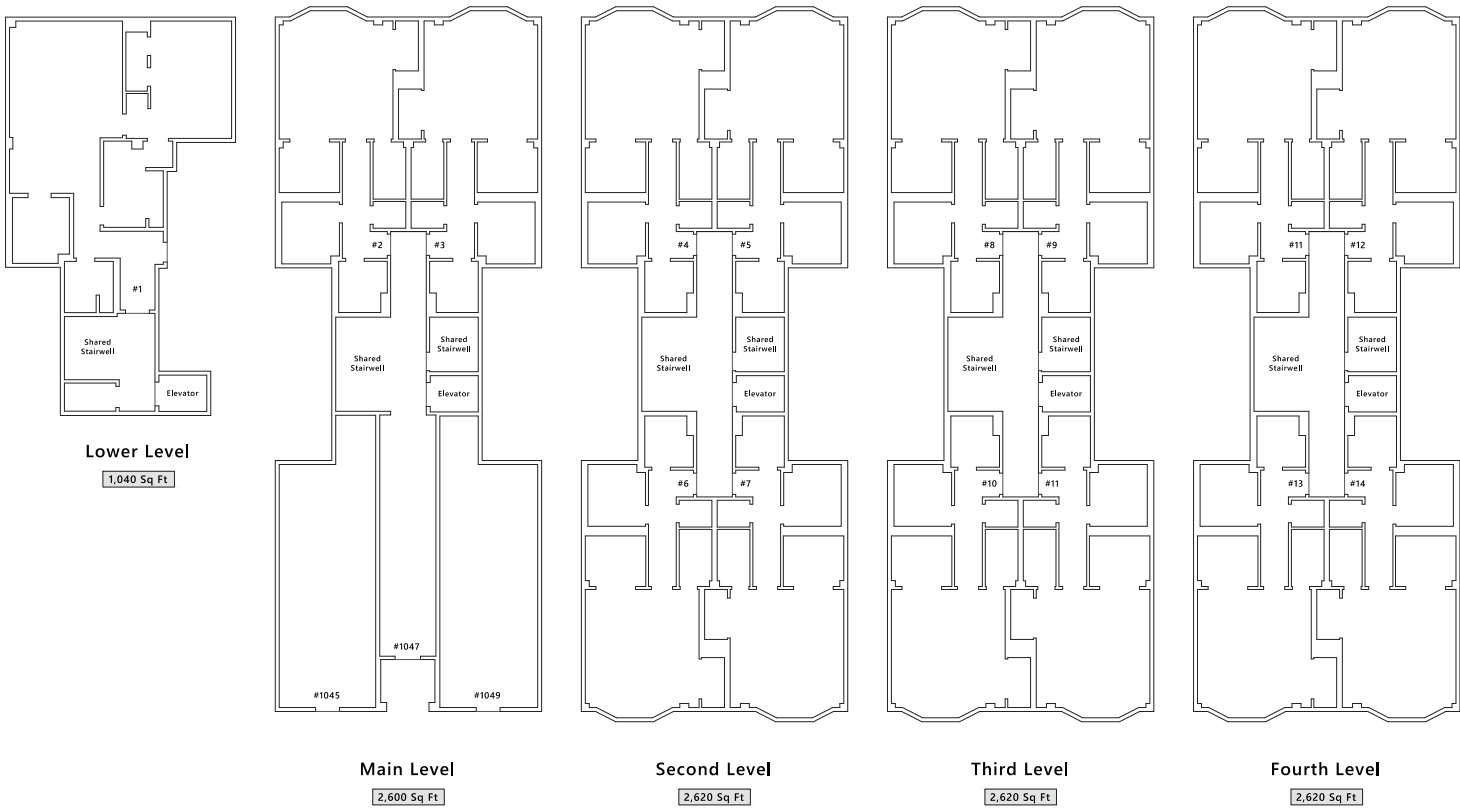
# PHOTOS



# SQUARE FOOTAGE

## 1045-1049 Bush Street San Francisco, CA

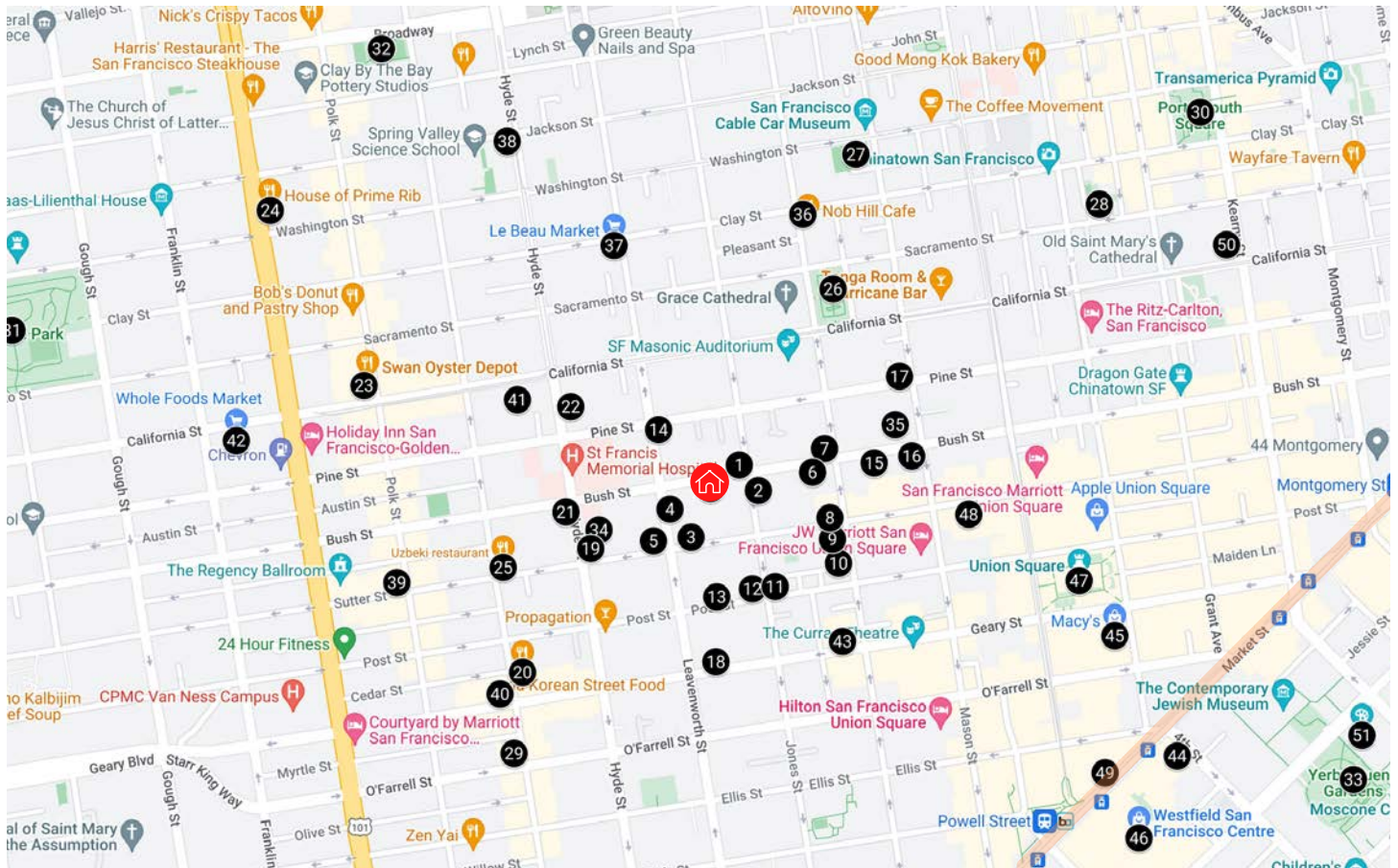
11,500 Sq Ft





# AMENITIES MAP

## AMENITIES MAP 1045-1049 BUSH STREET



### RESTAURANTS

- 1 Gusto Pinsa Romana
- 2 Hideaway Cafe
- 3 Chisme Cantina
- 4 Cup A Joe Coffeehouse
- 5 Bite
- 6 Peacekeeper
- 7 Izakaya Yoki
- 8 Sanraku
- 9 707 Sutter
- 10 Ryoko's Japanese Restaurant
- 11 Lapisara Eatery
- 12 Pearl's Deluxe Burgers
- 13 Farm : Table
- 14 Another Cafe
- 15 Del Popolo
- 16 Tacorea
- 17 Rue Lepic French Restaurant
- 18 Mensho Tokyo SF
- 19 Ace's
- 20 Aria Korean Street Food
- 21 Crostini & Iava

### RECREATION

- 26 Huntington Park
- 27 Betty Ann Ong Recreation Center
- 28 Willie "Woo Woo" Wong Playground
- 29 Sergeant John Macaulay Park
- 30 Portsmouth Square
- 31 Lafayette Park
- 32 Helen Wills Park
- 33 Yerba Buena Gardens

### ESSENTIALS

- 34 Sutter Fine Foods
- 35 Bush Market
- 36 V J Grocery
- 37 Le Beau Market
- 38 J & H Grocery
- 39 Discount Grocers
- 40 Salem Grocery
- 41 Trader Joe's
- 42 Whole Foods Market
- 43 Bel-Clift Grocery
- 44 Trader Joe's
- 45 Macy's
- 46 Westfield San Francisco Centre
- 47 Union Square

### EDUCATION

- 48 Startup Saturdays
- 49 E-Learning Design & Development
- 50 Crimson Education
- 51 Yerba Buena Center for the Arts

**bART** TRANSPORTATION

Market Street Bart



# WELCOME TO NOB HILL

Historic architecture meets burgeoning shops and eateries, encapsulating the iconic elements of San Francisco. Victorian influence lend charm, while a dynamic populace infuses the neighborhood with urban sophistication.



## COMMUTE TIMES

Financial District 3m by car 13m by bus 6m by bike 19m by walking

Transit Score of 100

Walk Score of 99

## WHAT TO EXPECT

The elegance of "old" San Francisco mixed with the bustle of a changing restaurant and bar scene.

## THE LIFESTYLE

Active residents, organic and local markets, and brilliant views of downtown and San Francisco Bay.

## UNEXPECTED APPEAL

The bustle of a vibrant neighborhood brimming with covert historical gems.

## THE MARKET

Highly sought after residences make Nob Hill one of the most desirable Bay Area locales.

## YOU'LL FALL IN LOVE WITH

Eclectic shopping and historic views with modern sensibilities.





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