

1250 PINE STREET
11 UNITS | OFFERED AT \$3,150,000

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COMPASS COMMERCIAL

1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW



- ✓ Boutique Nob Hill Apartment Building - 11 Units
- ✓ 7 Studios & 4 One-Bedrooms
- ✓ Charming Units with Unique Features
- ✓ Two Units Delivered Vacant
- ✓ Professionally Managed and Maintained
- ✓ Designed by Famous Architect James Francis Dunn
- ✓ Grand and Welcoming Lobby
- ✓ Parquet Floors, Decorative Fireplaces, Arched Windows
- ✓ Huge Storage Room May Provide ADU Potential
- ✓ Priced at 12.8GRM | \$396 Per Square Foot

Constructed in 1919 and designed by renowned San Francisco architect James Francis Dunn, this is truly a rare buying opportunity. This Nob Hill property consists of 11 charming apartments, 7 studios and 4 one-bedrooms. The ornate façade is representative of the Art Nouveaux style with an attractive shell motif. The lobby boasts multiple archways that complement the façade and provide a welcoming entryway for tenants. Some units have large arched windows, parquet floors, decorative fireplaces, wainscoting, and built-in cabinets. These homes exemplify San Francisco apartment living.

The units are separately metered for both gas and electricity. Heat is supplied by a steam boiler. The property has been owned by the same family for many years and is professionally managed. The common areas and building systems have been maintained to a high standard. At the ground level there is a laundry room and huge storage area with high-ceilings. This space may offer ADU potential and the ability to add tremendous value. This is a very convenient location for tenants, providing access to the world class amenities of Nob Hill, Russian Hill, and Downtown. Do not miss this opportunity to own a boutique apartment building in a classic San Francisco neighborhood.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1919
Parcel Number	0251-010
# of Units	11
Unit Mix	4 One-Bedrooms & 7 Studios
Sq. Feet	7,950
Lot Sq. Feet	3,458
Neighborhood	Nob Hill
Zoning	RC-4

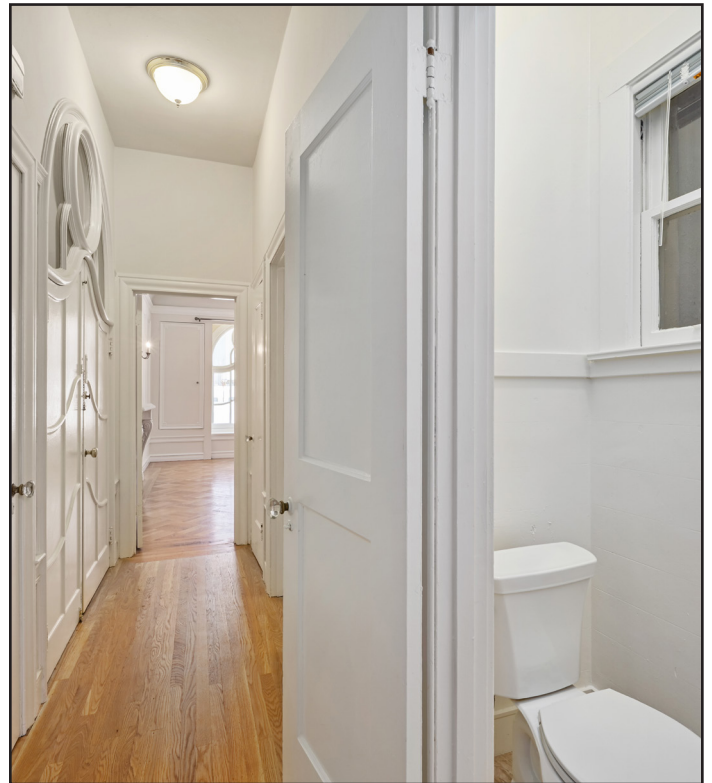
BUILDING SYSTEMS

Structure	Wood-Frame
Stories	Three
Foundation	Concrete
Laundry	Coin Operated
Roof	Tar and Gravel
Heat	Steam Boiler
Gas & Electric	Separately Metered
Water Service	Master Metered

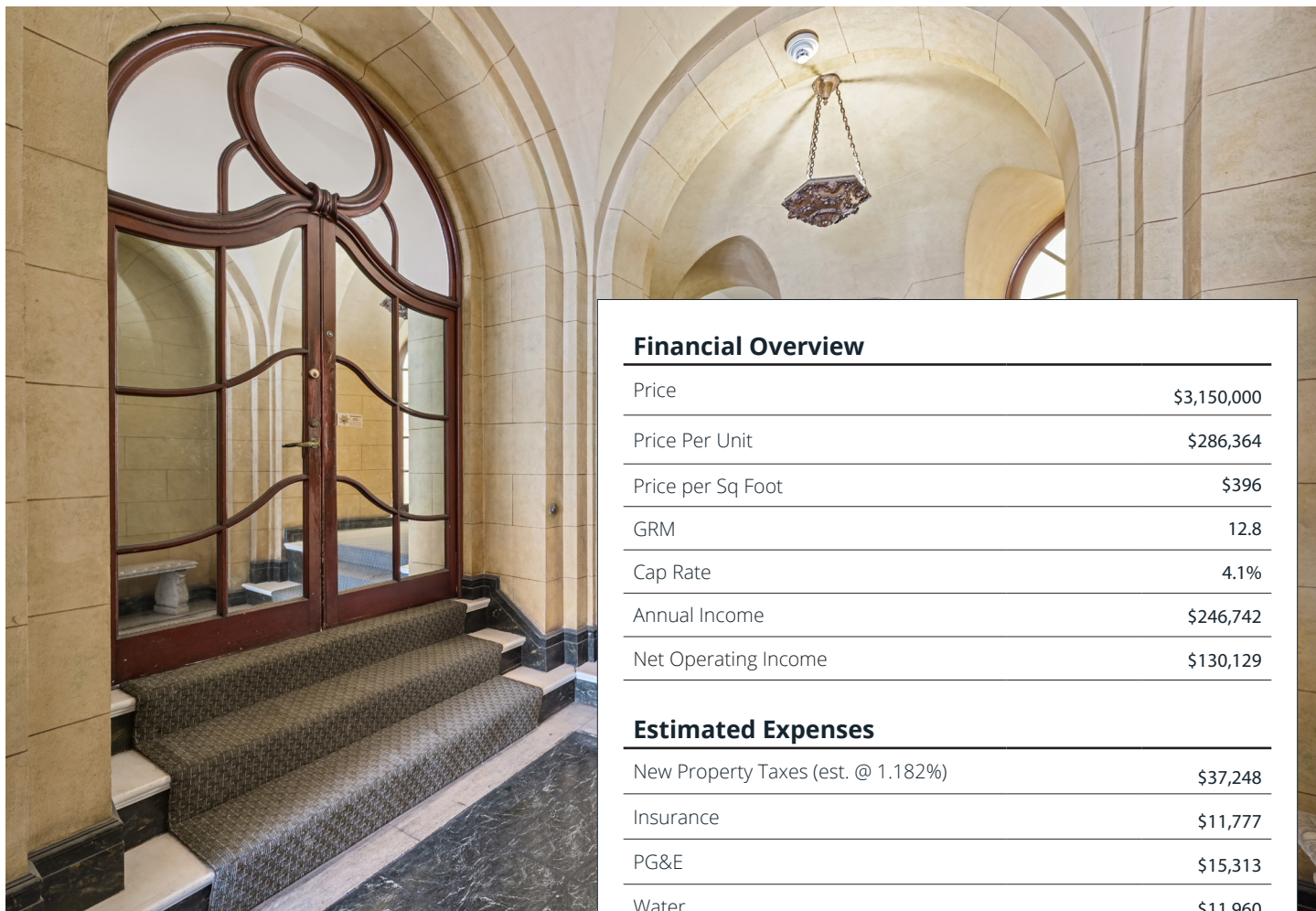
RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	Studio	\$1,995.00	\$2,000.00	July 2022 Move In
2	Studio	\$1,631.68	\$2,000.00	03/08/2021
3	1bd/1ba	\$2,525.00	\$2,800.00	7/15/2020
4	Studio	\$1,037.51	\$2,000.00	12/1/1996
5	Studio	\$835.68	\$2,000.00	10/01/2017
6	Studio	\$2,000.00	\$2,000.00	Vacant
7	1bd/1ba	\$2,350.00	\$2,800.00	9/10/2021
8	1bd/1ba	\$1,650.00	\$2,800.00	8/1/2021
9	1bd/1ba	\$2,700.00	\$2,800.00	5/29/2020
10	Studio	\$2,000.00	\$2,000.00	Vacant
11	Studio	\$1,595.00	\$2,000.00	12/1/2021
	Laundry	\$80.00		
	Utility reimbursement	\$162.00		

Monthly Income	\$20,561.87	\$25,200.00
Annual Income	\$246,742.44	\$302,400.00



FINANCIAL OVERVIEW



Financial Overview

Price	\$3,150,000
Price Per Unit	\$286,364
Price per Sq Foot	\$396
GRM	12.8
Cap Rate	4.1%
Annual Income	\$246,742
Net Operating Income	\$130,129

Estimated Expenses

New Property Taxes (est. @ 1.182%)	\$37,248	
Insurance	\$11,777	
PG&E	\$15,313	
Water	\$11,960	
Garbage	\$8,220	
Phone/Intercom	\$2,356	
Management	5%	\$12,337
Repairs & Maintenance	\$10,000	
Total Expenses	\$109,211	

Annualized Operating Data

Scheduled Gross Income	\$246,742	
Less Vacancy Rate	3.0%	\$7,402
Adjusted Gross Income	\$239,340	
Less Expenses	44.3%	\$109,211
Net Operating Income	\$130,129	



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 98

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.

PHOTOS





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