



ADAM FILLY

500 HAIGHT STREET

\$12,200,000 | MIXED-USE | LOWER HAIGHT





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COMPASS COMMERCIAL

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INVESTMENT OVERVIEW



PROPERTY HIGHLIGHTS

- Trophy Corner Mixed-Use Asset
- 11 Residential Units
- 5 Commercial Units
- Building Square Feet - 29,410
- South Facing Retail with 14' Ceilings
- Over 50% Upside in Residential Rents
- Full Basement (not included in SqFt)
- One Residential Unit Delivered Vacant
- Large Residential Flats with Significant Upside
- Soft-Story Seismic Retrofit Completed in 2017
- New Plumbing Infrastructure and Sewer Lateral in 2022
- Vibrant Location at Historic Haight & Fillmore Intersection

INVESTMENT OVERVIEW



Prominent 16-Unit Mixed-Use Property at Haight and Fillmore Streets, San Francisco

Located at the iconic and highly trafficked corner of Haight and Fillmore Streets, 500-530 Haight Street is a significant 16-unit mixed-use property, offering a rare investment opportunity in one of San Francisco's most desirable and vibrant neighborhoods. The property features five retail spaces and eleven residential units, with potential for improvement and long-term value growth.

The retail spaces are generous in size and ideal for a variety of uses. Four of these units measure approximately 1,850 square feet each, while the corner unit at 500 Haight stands at around 2,400 square feet. These south-facing spaces benefit from 14-foot ceilings, mostly clear-span layouts, and excellent street visibility, ensuring abundant natural light and a strong retail presence. This high-profile corner has long supported successful neighborhood-serving businesses, reinforcing its value as a commercial hub. Additionally, a large basement serves most of the retail spaces for storage and operational support. The basement's square footage is not included in the total, and adds around 9,800 sq.ft. of usable space.

The property's eleven residential units, primarily configured as large 5bd and 6bd flats, feature classic Edwardian characteristics, including high ceilings, hardwood floors, built-in cabinetry, and spacious layouts. Though these flats retain their original charm, they offer significant upside potential upon turnover and remodeling. Unit 510, unlike the others, has been divided into two separate units: a 1bd and a 2bd/1.5ba configuration. All residential units are separately metered for gas and electricity, with individual heating systems. The building has a master water meter, with commercial tenants reimbursing the landlord for a significant portion of the water costs. An extensive seismic retrofit was completed in 2019. Significant improvements were made to the buildings plumbing infrastructure, including a new sewer lateral, in 2022.

The property's Edwardian architecture lends it historic character, though there is room for upgrading and improving the residential spaces to better meet modern standards. 500-530 Haight Street is situated in a thriving and diverse neighborhood with excellent access to transportation, retail, dining, and entertainment. The corner of Haight and Fillmore is known for its high foot traffic and vibrant community atmosphere, making it a prime location for both residential and commercial tenants.

This offering is an exceptional opportunity to acquire a mixed-use asset with significant upside potential in a dynamic San Francisco neighborhood. With its combination of long-established retail tenants, spacious residential units, and significant visibility at a prominent corner, 500-530 Haight Street presents a compelling investment opportunity for those seeking growth and stability in the heart of the city.

PROPERTY PROFILE

Year	1900
Parcel Number	0848-004
# of Residential Units	11
# of Commercial Units	5
Parking	0
Sq. Feet	29,410
Lot Sq. Feet	12,317
Zoning	NC-3

BUILDING INFORMATION

Neighborhood	Lower Haight
Heat Source	Individual
Roof	Bitumen
Laundry	In Some Units
Water Service	Master Meter
Electrical Service	600 Amps for Commercial 200 Amps for Residential
Electrical Meters	Individual Meters
Gas Meters	Individual Meters



RENT ROLL

Unit	Type	Rent	Pass Through	Total Rent	Move-In
Residential					
504	5bd/1.5ba	\$5,424.76	\$642.16	\$6,066.92	07/01/2011
506	5bd/1.5ba	\$3,372.34	\$642.16	\$4,014.50	06/01/2004
510	1bd/1ba	\$3,300.00	\$78.09	\$3,378.09	09/11/2023
510A	2bd/1.5ba	\$3,700.00	\$15.00	\$3,715.00	06/01/2024
512	6bd/1.5ba	\$3,596.45	\$591.00	\$4,187.45	08/01/2000
514	6bd/1.5ba	\$5,146.72	\$131.96	\$5,278.68	11/01/2017
516	6bd/1.5ba	\$2,537.94	\$673.26	\$3,211.20	08/01/1995
522	5bd/2ba	\$6,295.00		\$6,295.00	03/01/2025
524	6bd/1.5ba	\$4,637.04	\$652.60	\$5,289.64	08/01/2012
526	6bd/1.5ba	\$2,550.36	\$676.26	\$3,226.62	04/01/1996
528	5bd/2ba	\$6,295.00		\$6,295.00	Vacant

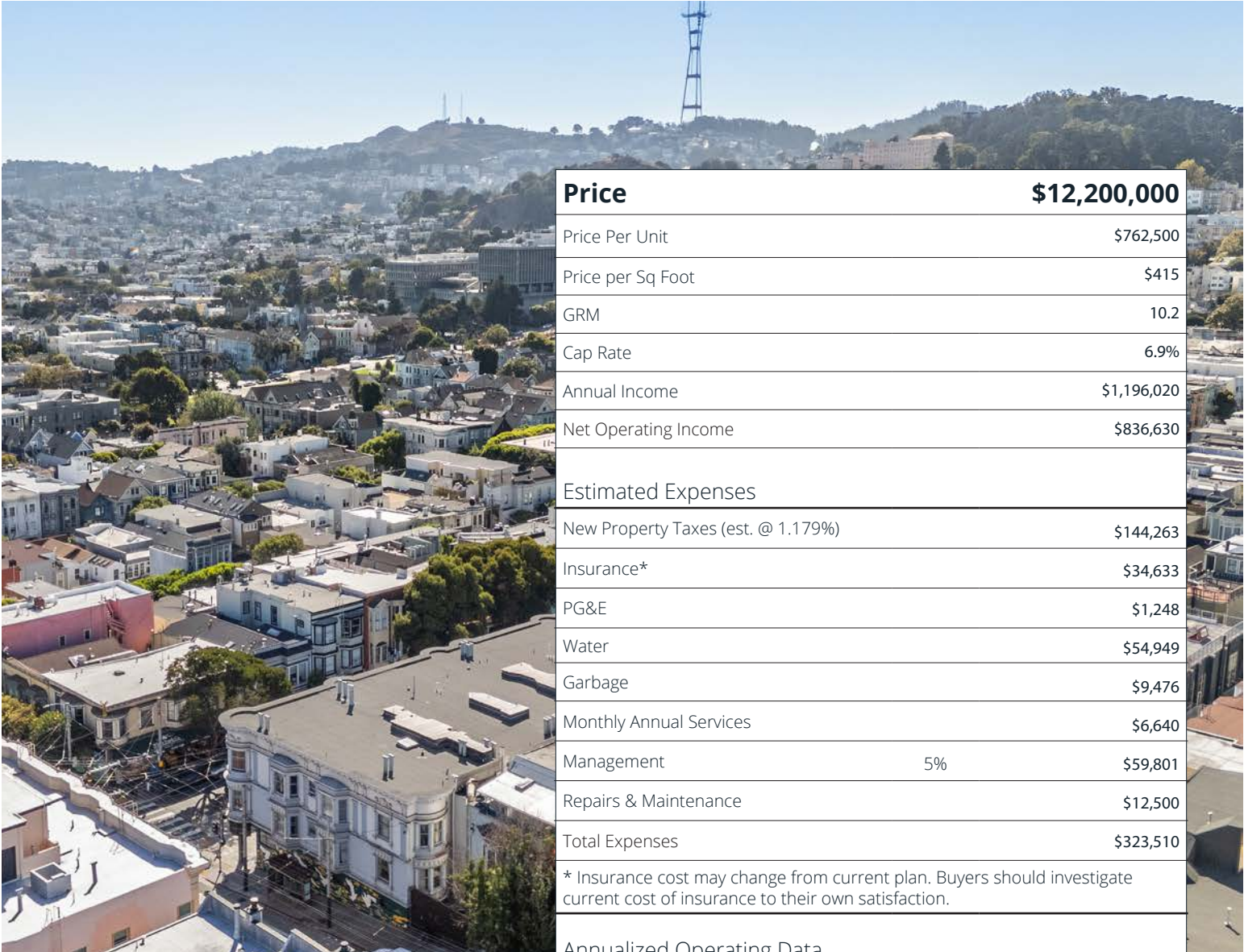
Commercial			Reimbursements		Est. Sq Ft
500	YH-Beijing	\$10,438.18	\$565.43	\$11,003.61	2400
508	Café International	\$7,500.00	\$1,159.69	\$8,659.69	1850
518	Nara Restaurant	\$7,928.78	\$320.70	\$8,249.48	1850
520	Vertical Barre	\$8,755.00		\$8,755.00	1850
530	Woods Beer & Wine Co	\$11,457.72	\$677.23	\$12,134.95	1850

Monthly Income \$99,668.37
Annual Income \$1,196,020.44

Lease Notes:

- 500 Haight Street - Expires 7/31/2029 w/One 5yr Option at FMV
- 508 Haight Street - Expires 5/1/2027 - No Options - SF Legacy Business
- 518 Haight Street - Expires 9/30/2029 w/One 5 yr Option at FMV
- 520 Haight Street - Expires 1/31/2026 w/Two 5yr Options at FMV
- 530 Haight Street - Expires in 2035 w/One 5yr Option at FMV

FINANCIAL OVERVIEW



Price		\$12,200,000
Price Per Unit		\$762,500
Price per Sq Foot		\$415
GRM		10.2
Cap Rate		6.9%
Annual Income		\$1,196,020
Net Operating Income		\$836,630
Estimated Expenses		
New Property Taxes (est. @ 1.179%)		\$144,263
Insurance*		\$34,633
PG&E		\$1,248
Water		\$54,949
Garbage		\$9,476
Monthly Annual Services		\$6,640
Management	5%	\$59,801
Repairs & Maintenance		\$12,500
Total Expenses		\$323,510
* Insurance cost may change from current plan. Buyers should investigate current cost of insurance to their own satisfaction.		
Annualized Operating Data		
Scheduled Gross Income		\$1,196,020
Less Vacancy Rate	3.0%	\$35,884
Adjusted Gross Income		\$1,160,140
Less Expenses	27.0%	\$323,510
Net Operating Income		\$836,630



PHOTOS





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