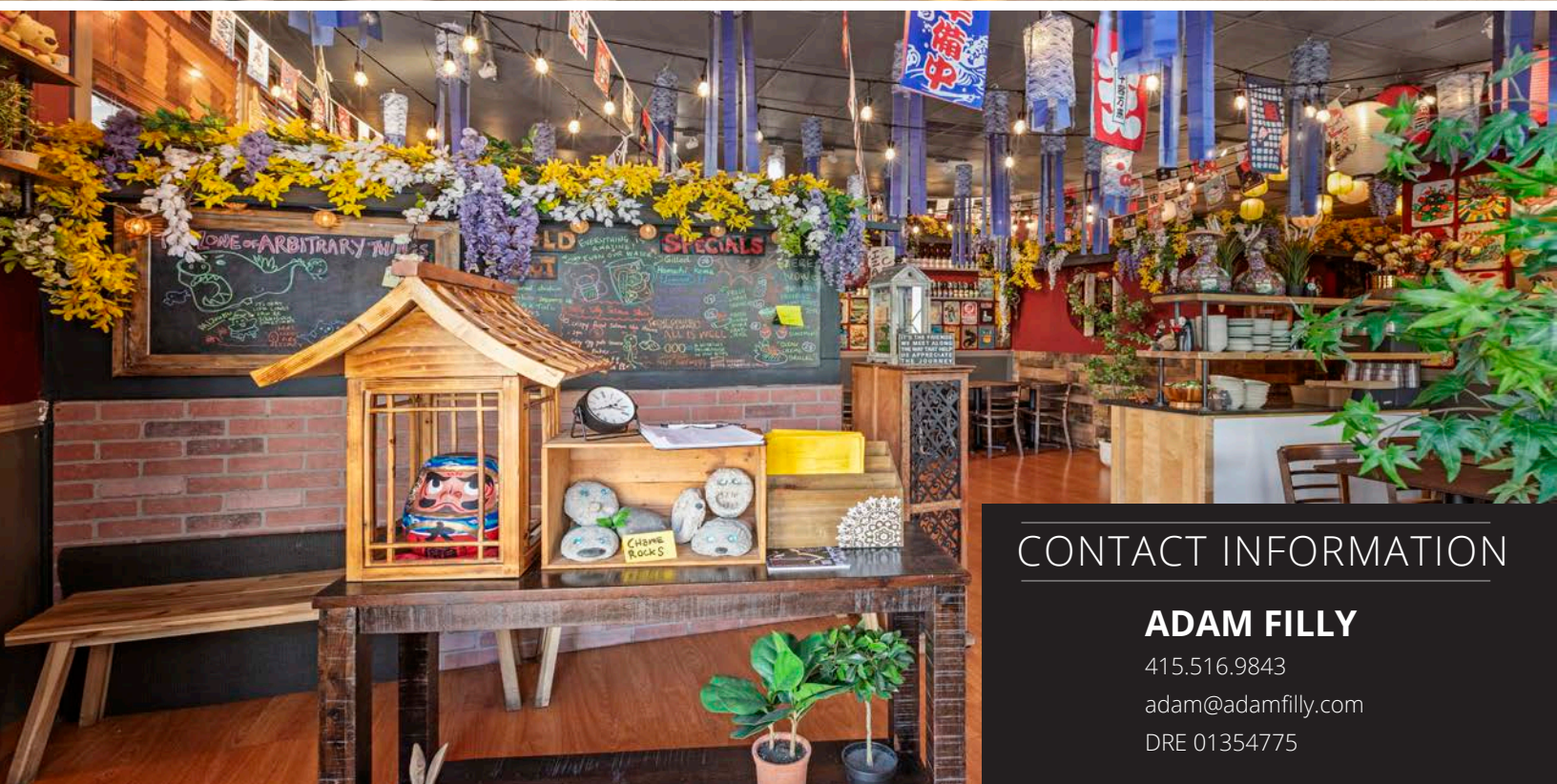


3601-3603 26TH STREET  
MIXED-USE | \$2,200,000

**AF**  
ADAM FILLY



## CONTACT INFORMATION

**ADAM FILLY**

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adam@adamfilly.com

DRE 01354775



# INVESTMENT OVERVIEW



- ✓ Four Unit Mixed-Use Investment
- ✓ Apartment Mix: 1 - 1bd/1ba and 2 - 2bd/1ba
- ✓ Successful Restaurant Tenant
- ✓ Full Basement for Storage & Operations
- ✓ 2bd/1ba Apartment Delivered Vacant
- ✓ Low Operating Expenses
- ✓ Parking For Up To Three Cars
- ✓ Priced at 11.3 GRM | 6.0% Cap Rate

3601 26th Street is a four-unit mixed-use property on the border of Noe Valley and the Mission District. The property consists of three apartments and a successful restaurant tenant. There are two 2bd/1ba apartments and a 1bd/1ba. One of the 2bd units will be delivered vacant and ready to rent. The apartments have high-ceilings, hardwood floors, and period charm, and they receive great natural light. The restaurant, Chome, has been operating at this location since 2024 with a thriving business. Their lease expires in September 2028 with two five-year extension options at Fair Market Value. The restaurant has use of a full basement that provides extra space for storage and operations. The restaurant has use of a parking area that may accommodate three cars. The units are separately metered for gas and electricity, and the restaurant pays for their own water service, thus operating expenses are very low. The property has been owned by the same family for many years and has been maintained to a high standard. The location provides tenants with access to all the best of Noe Valley, the Mission District, and Bernal Heights. This is an excellent opportunity to purchase a turn-key mixed-use asset that will provide immediate cash flow.

# PROPERTY DETAILS



## PROPERTY OVERVIEW

Year Built	1900
Parcel Number	6568-033
# of Units	4
Unit Mix	2 Two-Bedrooms, 1 One-Bedroom, & 1 Commercial
Sq. Feet	4,004
Lot Sq. Feet	3,441
Neighborhood	Mission District
Zoning	NCT

## BUILDING SYSTEMS

Structure	Wood-Frame
Heat Source	Wall Heaters
Parking	3 Car
Roof	Bitumen
Laundry	None
Water Service	Two Meters
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

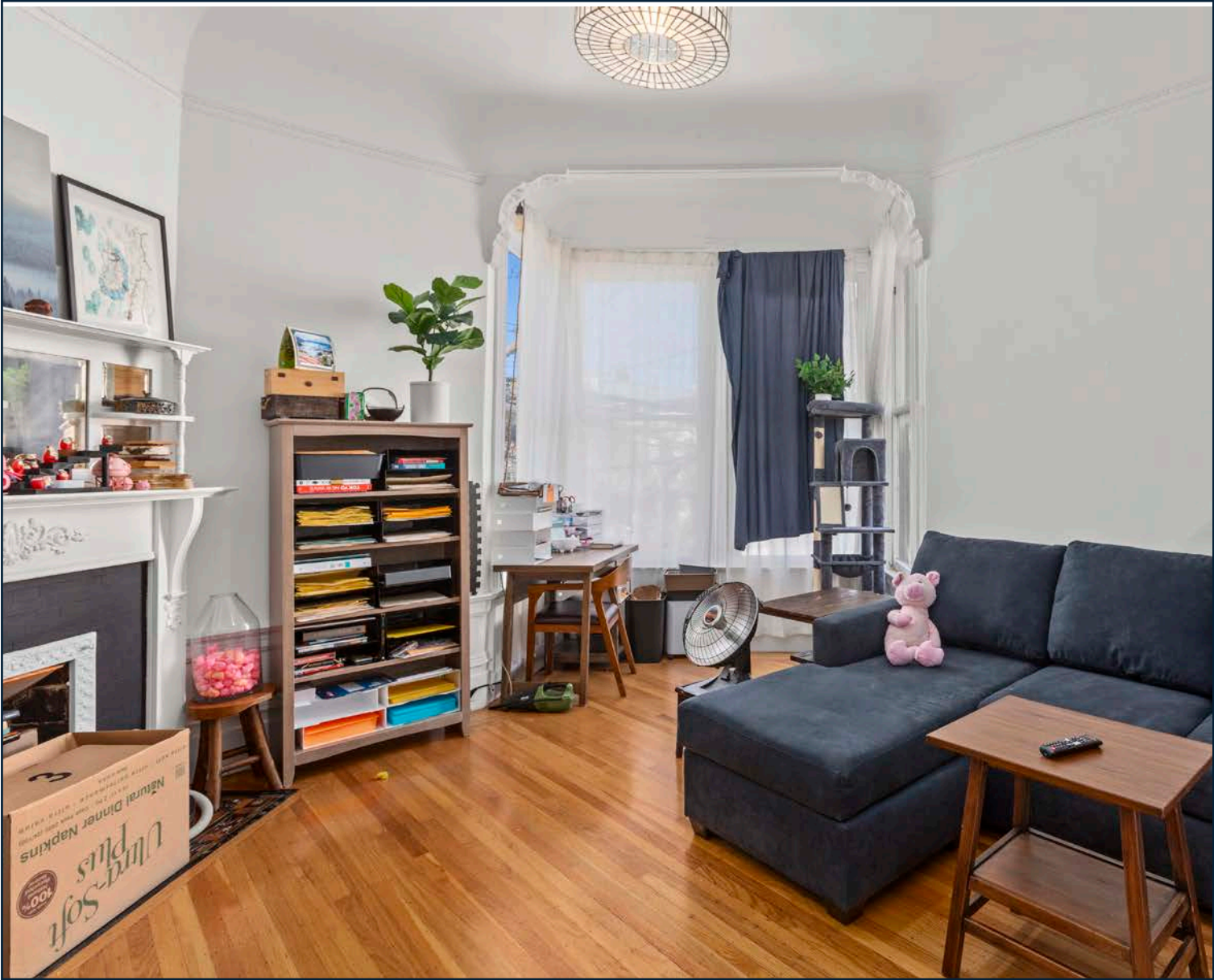


# RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
3601	Restaurant	\$7,210.00	\$7,210.00	01/01/2024*
3603	1bd/1ba	\$2,950.00	\$2,950.00	05/15/2024
3603A	2bd/1ba	\$3,850.00	\$3,850.00	Vacant
3603B	2bd/1ba	\$2,238.71	\$3,850.00	11/15/2005
	3 Car Parking	\$0.00	\$600.00	Included with Restaurant Lease

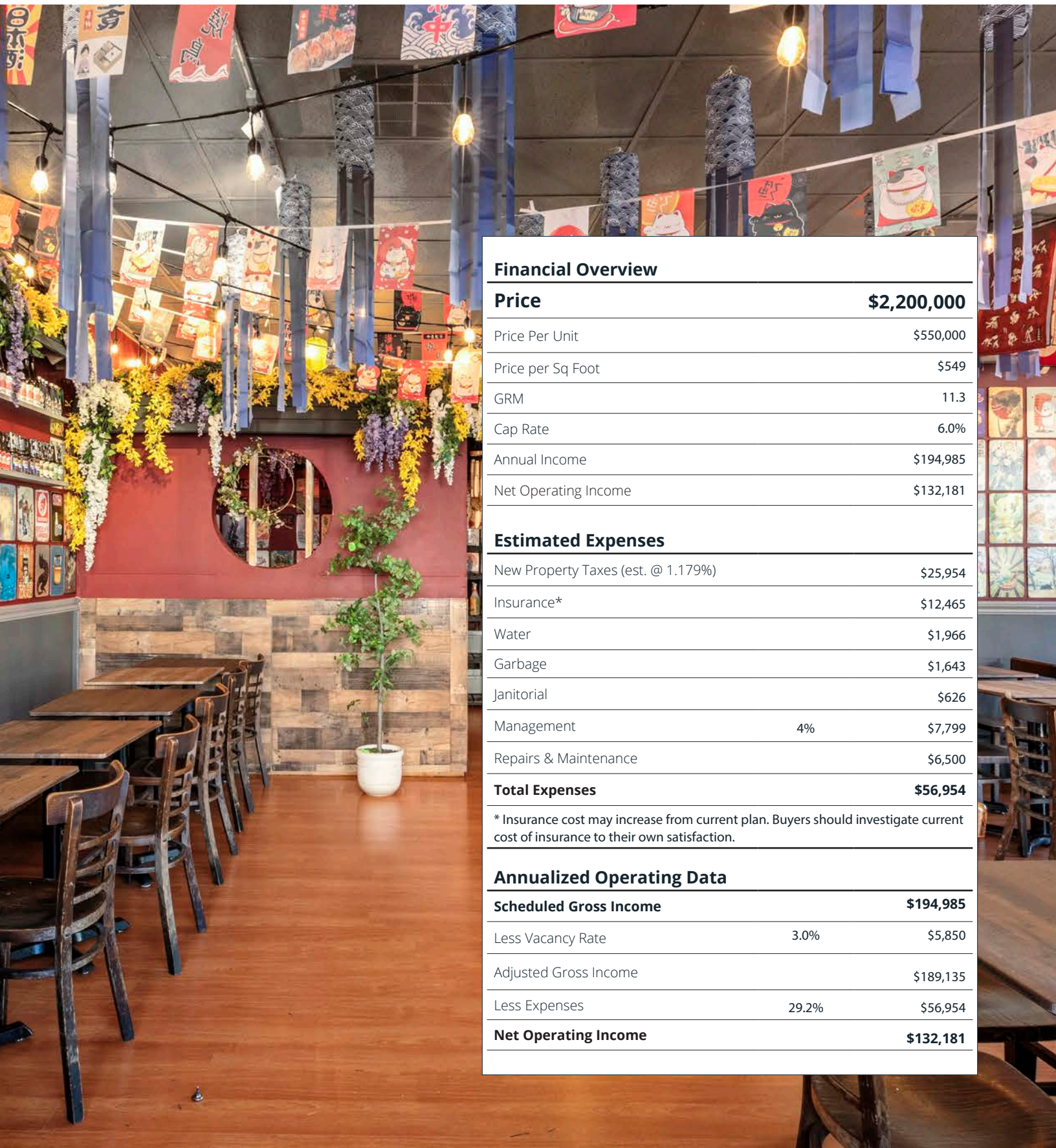
Monthly Income	\$16,248.71	\$18,460.00
Annual Income	\$194,984.52	\$221,520.00

\*Commercial Lease Terms - Exp 9/30/2028 with 2 Options to Extend





# FINANCIAL OVERVIEW



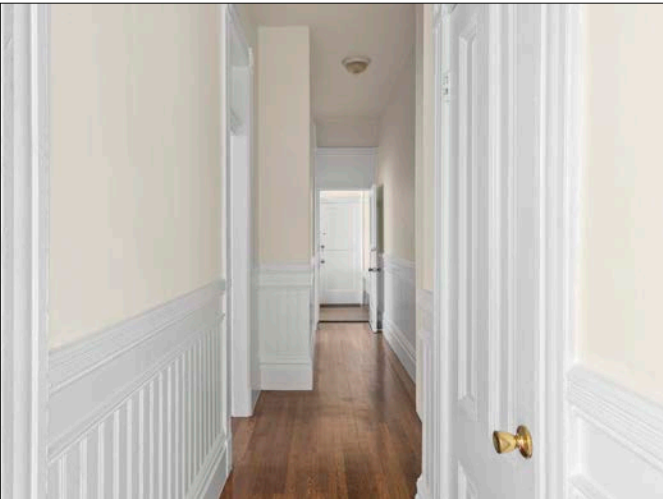
Financial Overview		
Price		\$2,200,000
Price Per Unit		\$550,000
Price per Sq Foot		\$549
GRM		11.3
Cap Rate		6.0%
Annual Income		\$194,985
Net Operating Income		\$132,181
Estimated Expenses		
New Property Taxes (est. @ 1.179%)		\$25,954
Insurance*		\$12,465
Water		\$1,966
Garbage		\$1,643
Janitorial		\$626
Management	4%	\$7,799
Repairs & Maintenance		\$6,500
Total Expenses		\$56,954
* Insurance cost may increase from current plan. Buyers should investigate current cost of insurance to their own satisfaction.		
Annualized Operating Data		
Scheduled Gross Income		\$194,985
Less Vacancy Rate	3.0%	\$5,850
Adjusted Gross Income		\$189,135
Less Expenses	29.2%	\$56,954
Net Operating Income		\$132,181



PHOTOS



PHOTOS







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## CONFIDENTIALITY & DISCLAIMER

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