

1045-1049 BUSH STREET
17 UNITS | OFFERED AT \$4,250,000

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COMPASS COMMERCIAL

1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW



Attractive Seller Financing Available

- ✓ 17 Units in Nob Hill
- ✓ 15 Apartments and 2 Commercial
- ✓ Charming Units with Period Details
- ✓ Views from Upper Units
- ✓ Tremendous Value and Upside Potential
- ✓ Spacious Studios Allow for Conversion to One-Bedroom
- ✓ 11,500 Square Feet
- ✓ Separately Metered for Gas & Electricity
- ✓ Centrally Located Near Conveniences
- ✓ Priced at 12.3 GRM | 5.1% 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 studios are large enough to be converted to one-bedroom units, allowing a new owner to add tremendous value. 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. Owned by the same family for many years, this concrete and steel building has been maintained to a high standard. 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
Stories	Four

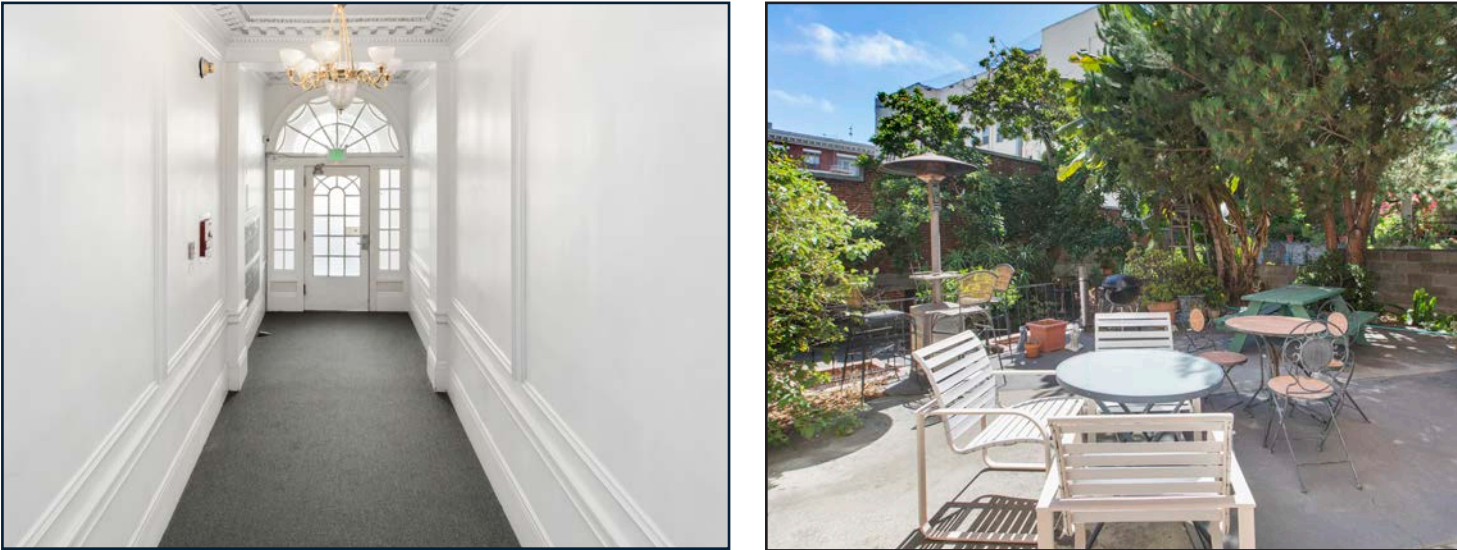
BUILDING SYSTEMS

Building Style	Edwardian
Structure	Concrete and Steel
Foundation	Concrete
Laundry	Coin Operated (Not in Use)
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

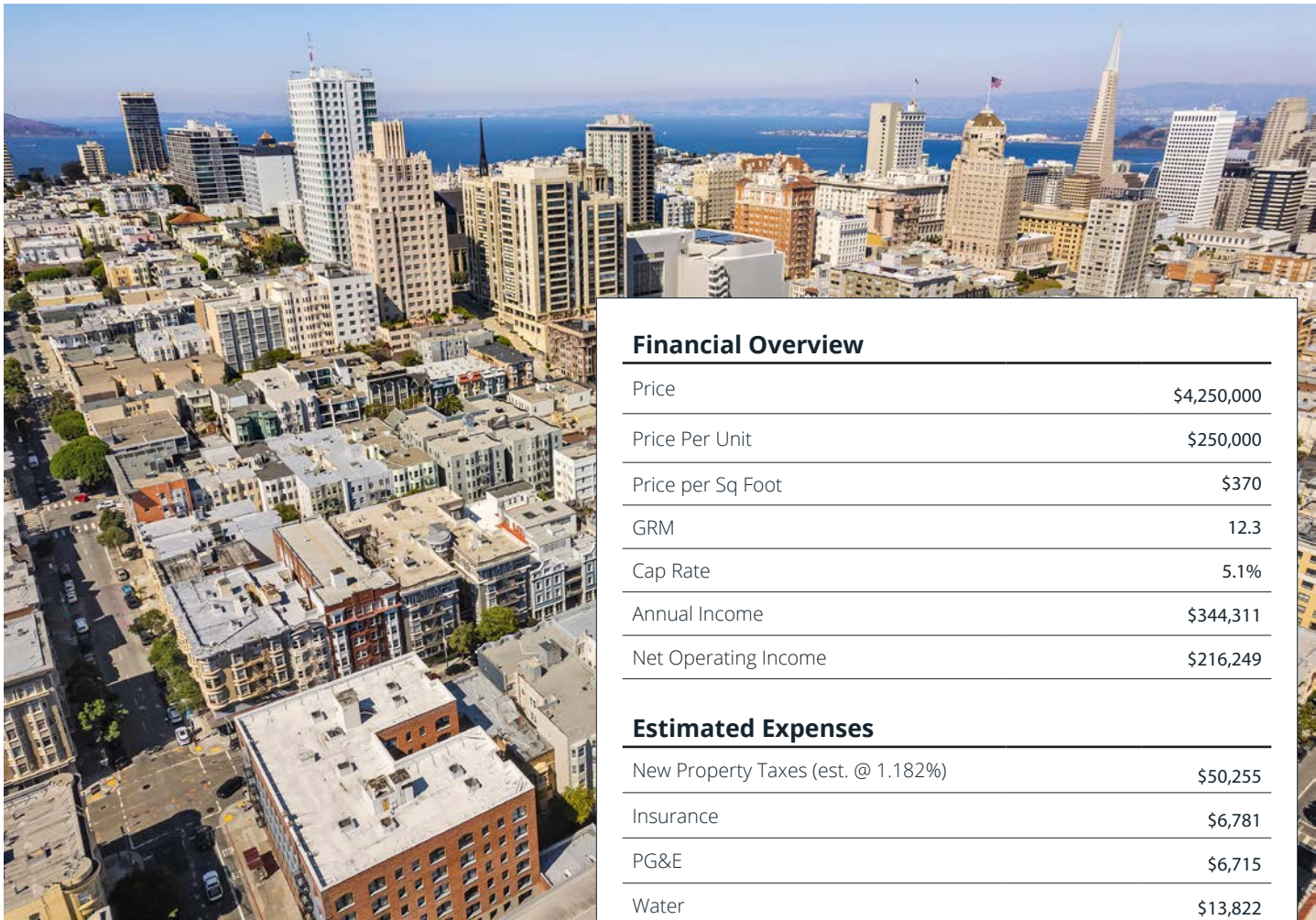
RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	1bd w/ patio	\$1,153.94	\$2,850.00	10/15/1993
2	Studio	\$1,249.38	\$1,800.00	4/1/2001
3	Studio	\$1,800.00	\$1,800.00	Vacant
4	Studio	\$1,800.00	\$1,800.00	Vacant
5	Studio	\$1,800.00	\$1,800.00	Vacant
6	Studio	\$1,223.59	\$1,800.00	2/1/2015
7	Studio	\$1,197.16	\$1,800.00	11/7/2003
8	Studio	\$2,280.00	\$1,800.00	9/1/2018
9	Studio	\$1,800.00	\$1,800.00	Vacant
10	Studio	\$1,178.58	\$1,800.00	11/1/2002
11	Studio	\$2,200.00	\$1,800.00	5/20/2020
12	Studio	\$1,600.00	\$1,800.00	1/1/2021
14	Studio	\$1,123.76	\$1,800.00	9/15/2003
15	1bd	\$2,380.00	\$2,400.00	10/9/2013
16	Studio	\$903.65	\$1,800.00	1995
1045	Retail	\$1,854.00	\$1,900.00	Expires 12/31/24
1049	Retail	\$1,800.00	\$1,800.00	Vacant
Laundry		\$200.00	\$200.00	Projected
Storage		\$500.00	\$500.00	Vacant
Banked Rent Increases*		\$548.50		Estimate
Monthly Income		\$28,692.56	\$33,050.00	
Annual Income		\$344,310.72	\$396,600.00	
Upside		15%		

* Buyer to Confirm Banked Rent Increase Amounts to Their Own Satisfaction.



FINANCIAL OVERVIEW



Financial Overview

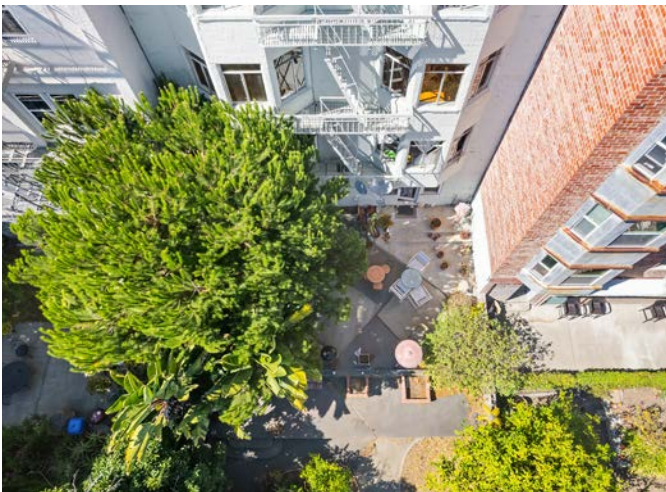
Price	\$4,250,000
Price Per Unit	\$250,000
Price per Sq Foot	\$370
GRM	12.3
Cap Rate	5.1%
Annual Income	\$344,311
Net Operating Income	\$216,249

Estimated Expenses

New Property Taxes (est. @ 1.182%)		\$50,255
Insurance		\$6,781
PG&E		\$6,715
Water		\$13,822
Garbage		\$8,449
AT&T		\$574
Elevator		\$3,260
Pest Control/Janitorial		\$2,160
Management	5%	\$17,216
Repairs & Maintenance	\$500/unit	\$8,500
Total Expenses		\$117,732

Annualized Operating Data

Scheduled Gross Income		\$344,311
Less Vacancy Rate	3.0%	\$10,329
Adjusted Gross Income		\$333,981
Less Expenses	34.2%	\$117,732
Net Operating Income		\$216,249



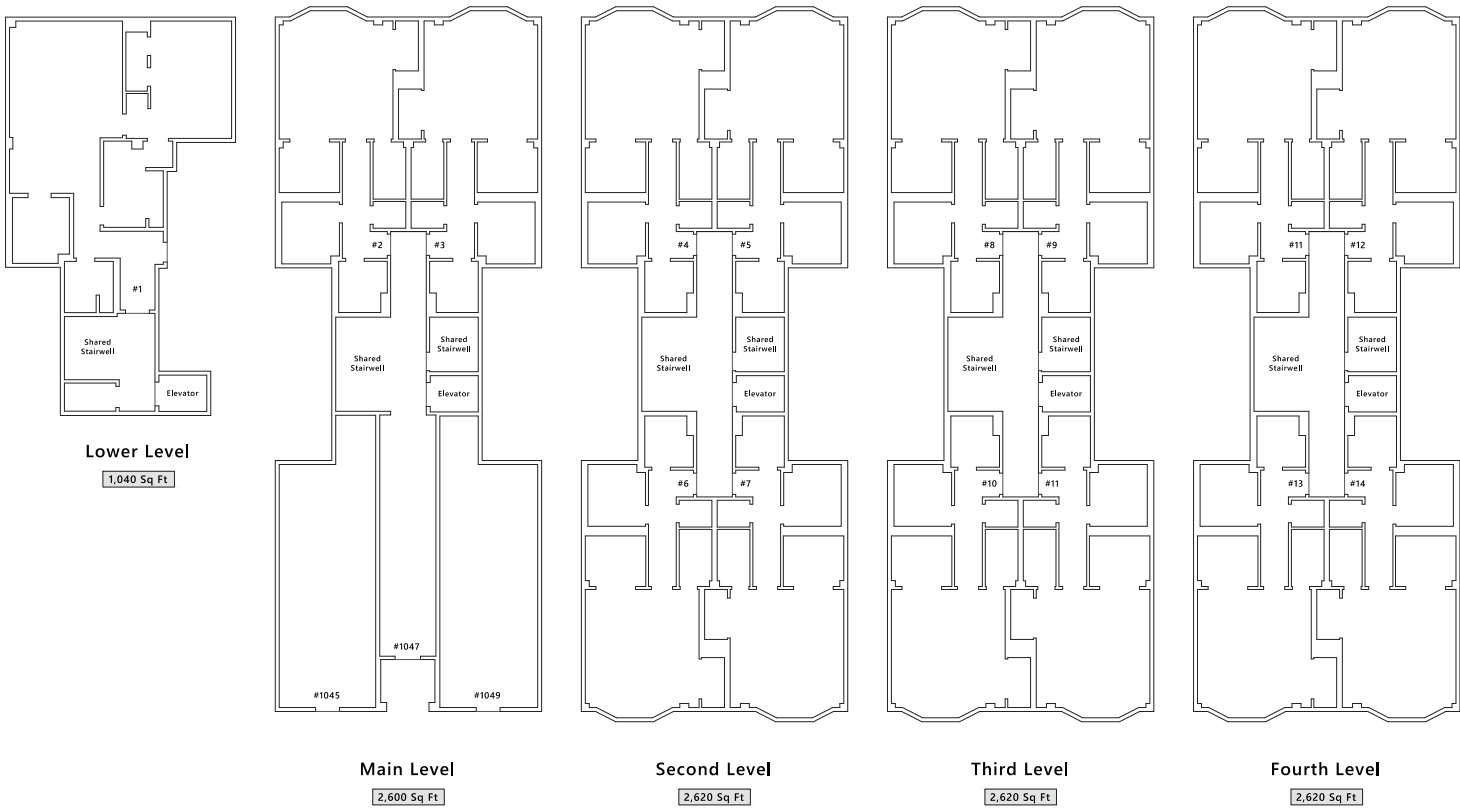
PHOTOS



SQUARE FOOTAGE

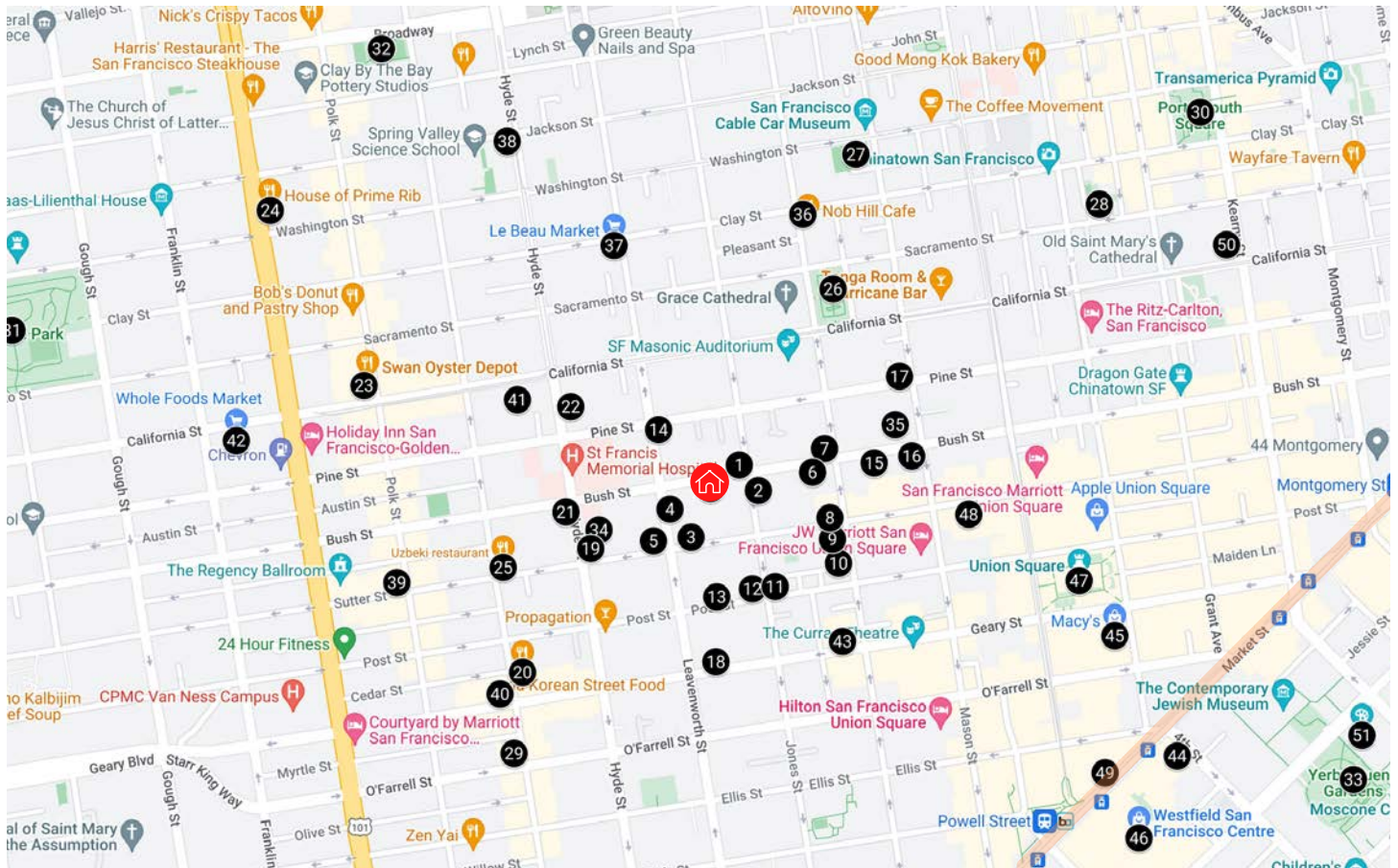
1045-1049 Bush Street San Francisco, CA

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-Cliff 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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