

1388-1398 CALIFORNIA STREET
HOTEL & RETAIL | OFFERED AT \$6,000,000

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COMPASS COMMERCIAL
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INVESTMENT OVERVIEW



- ✓ Nob Hill Hotel & Retail Property
- ✓ Fully Occupied Building
- ✓ 5 Commercial Tenants
- ✓ 70 Room SRO & Tourist Hotel Anchor Tenant
- ✓ Prominent Corner Location
- ✓ Well-Maintained Asset
- ✓ Excellent Upside Potential
- ✓ Priced to Sell at \$256/Square Foot

1388–1398 California Street is a fully occupied commercial property positioned at the prominent corner of California and Hyde in the heart of Nob Hill. The property is home to five commercial tenants, anchored by the Cable Car Hotel—a 70-room operation with 19 tourist hotel rooms and 51 SRO rooms—secured under a master lease through 2033. Additional tenants include a bar, cannabis dispensary, florist, and contractor. The bar and dispensary hold three and four years of remaining lease term, while the florist and contractor operate month-to-month.

This offering provides investors with a stable, income-producing asset with notable upside, particularly for hotel operators. Its high-visibility location and strong neighborhood presence position it well to benefit from San Francisco’s continued economic recovery.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1907
Parcel Number	0248-014
# of Units	5
Unit Mix	Five Commercial
Sq. Feet	23,436
Lot Sq. Feet	6,198
Parking	None

BUILDING SYSTEMS

Neighborhood	Nob Hill
Zoning	NCD
Foundation	Concrete
Roof	Bitumen
Electrical Service	600 Amps
Electrical Service	Separately Metered
Gas Service	Separately Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Lease Expiration
1102	Paint Studio	\$1,300.00	\$2,500.00	MTM
1388	Cable Car Hotel	\$17,650.00	\$84,000.00*	04/30/2033***
1390	Wreck Room	\$7,280.00	\$7,280.00	12/31/2028***
1396	Florist	\$1,422.40	\$2,500.00	MTM
1398	California Street Cannabis	\$8,695.00	\$8,695.00	12/31/2029**
	CAM Recovery Income	\$166.67		

Monthly Income	\$36,514.07	\$104,975.00
Annual Income	\$438,168.84	\$1,259,700.00

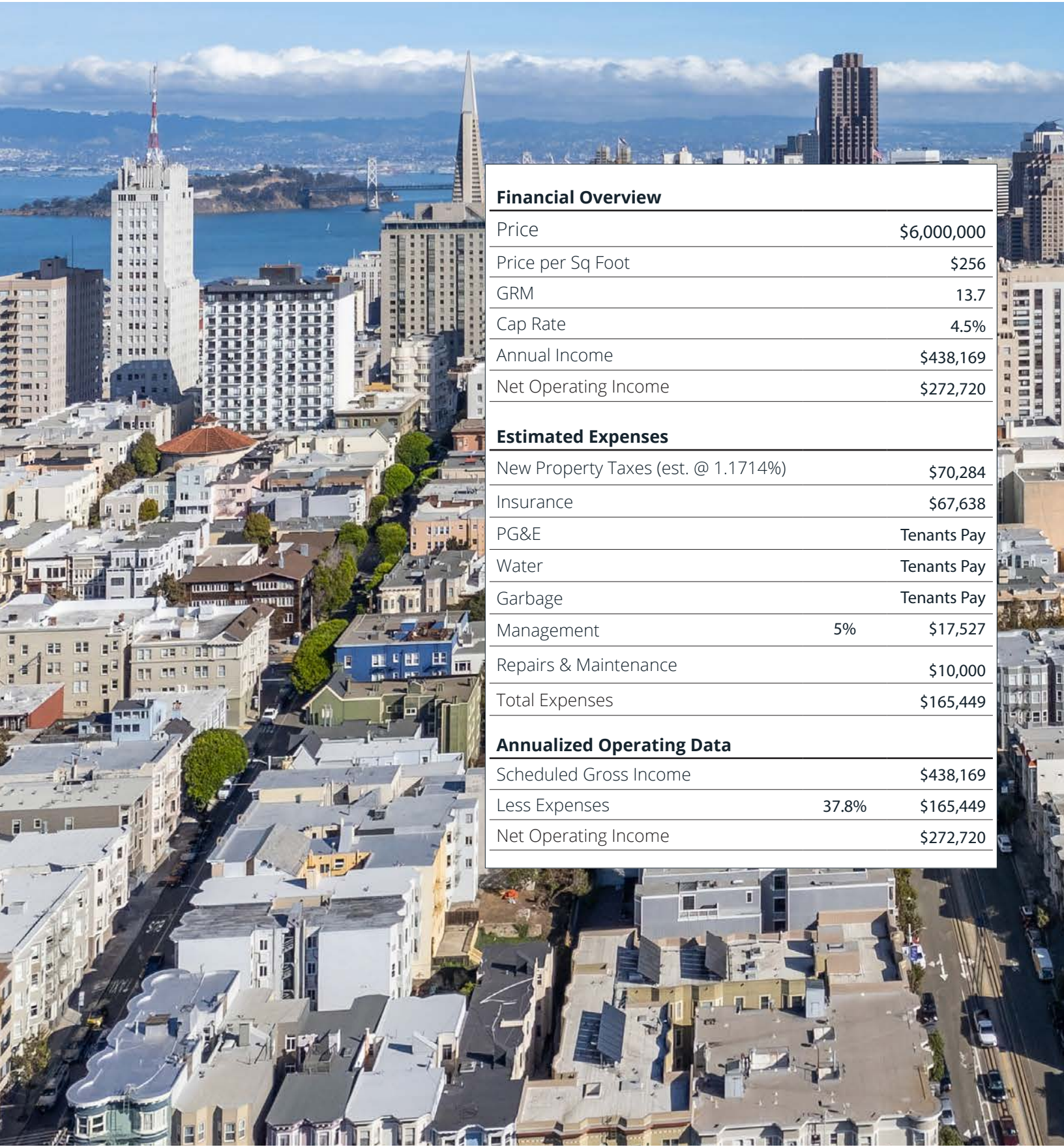
*Market rent for hotel assumes average rent of \$1200/month

**California Street Cannabis has two 5yr extension option.

***Cable Car Hotel & Wreck Room do not have extension options remaining.



FINANCIAL OVERVIEW



Financial Overview

Price	\$6,000,000
Price per Sq Foot	\$256
GRM	13.7
Cap Rate	4.5%
Annual Income	\$438,169
Net Operating Income	\$272,720

Estimated Expenses

New Property Taxes (est. @ 1.1714%)		\$70,284
Insurance		\$67,638
PG&E		Tenants Pay
Water		Tenants Pay
Garbage		Tenants Pay
Management	5%	\$17,527
Repairs & Maintenance		\$10,000
Total Expenses		\$165,449

Annualized Operating Data

Scheduled Gross Income		\$438,169
Less Expenses	37.8%	\$165,449
Net Operating Income		\$272,720



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