

403 LYON STREET
5 UNITS | OFFERED AT \$1,400,000

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COMPASS COMMERCIAL
1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW



- ✓ NOPA Corner Mixed-Use
- ✓ Three Residential & Two Commercial Units
- ✓ Tremendous Upside Potential - Approximately 140%
- ✓ Residential Unit Mix: 4bd/1.5ba, 3bd/1ba, & 2bd/1ba
- ✓ Commercial Tenants: Market & Deli, & Cabinetry Shop
- ✓ Additional Storage Income
- ✓ Excellent Value - Priced at Only \$209 per Square Foot
- ✓ NOPA Is One Of The Most Vibrant Rental Locations In SF

403 Lyon Street is an excellent add-value opportunity in NOPA. This prominent corner building has tremendous upside potential for a new owner to realize. The property consists of three residential units and two commercial spaces. The residential are 4bd/1.5ba, 3bd/1ba, and 2bd/1ba. The main commercial space is occupied by an established market and deli. The smaller commercial space operates as a showroom for a cabinetry business. There is a large basement that brings in additional income on separate commercial leases. There is 400 amp electrical service, with all units being separately metered for gas and electricity. This location provides tenants with easy access to the Panhandle, Divisadero corridor, and all the conveniences of NOPA and Haight Ashbury. This offering presents a new owner with the opportunity to buy in one of the city's best rental locations and at an extremely low price per unit and square foot.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1905
Parcel Number	1198-008
# of Units	5
Unit Mix	One 4bd/1.5ba, One 3bd/1ba, One 2bd/1ba, & 2 Commercial
Parking	None
Sq. Feet	6,700
Lot Sq. Feet	3,746
Neighborhood	NOPA
Zoning	RH-3

BUILDING SYSTEMS

Foundation	Concrete
Structure	Wood-Frame
Heat	Separate
Yard	No
Roof	Bitumen
Laundry	Varies by Unit
Water Service	Master Metered
PG&E	Individually Metered
Electrical Service	400AMP

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
403 Lyon Street	3bd/1ba	\$900.00	\$4,500.00	04/28/1978
405 Lyon Street	2bd/1ba	\$750.00	\$3,650.00	10/01/1990
1602 Hayes Street	4bd/1.5ba	\$2,393.74	\$6,000.00	01/01/2003
1600 Hayes Street	Market/Deli	\$3,350.00	\$4,000.00	06/30/2020
1604 Hayes Street	Small Commercial	\$775.00	\$2,000.00	05/01/2002
1600 Storage 1	Storage	\$150.00	\$150.00	
1600 Storage 2	Storage	\$150.00	\$150.00	2/1/2023

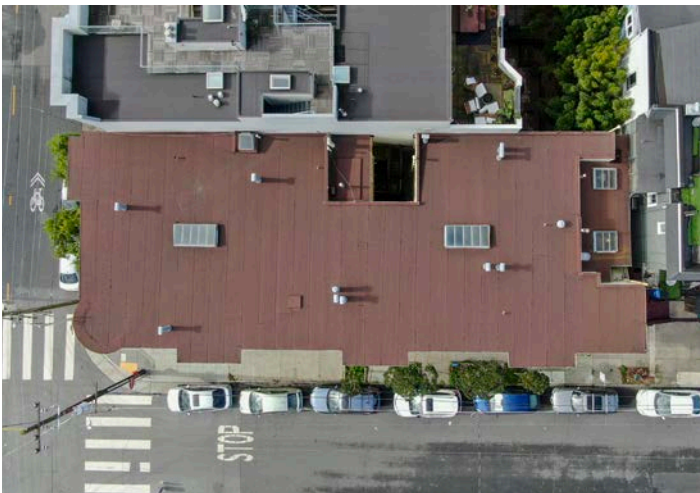
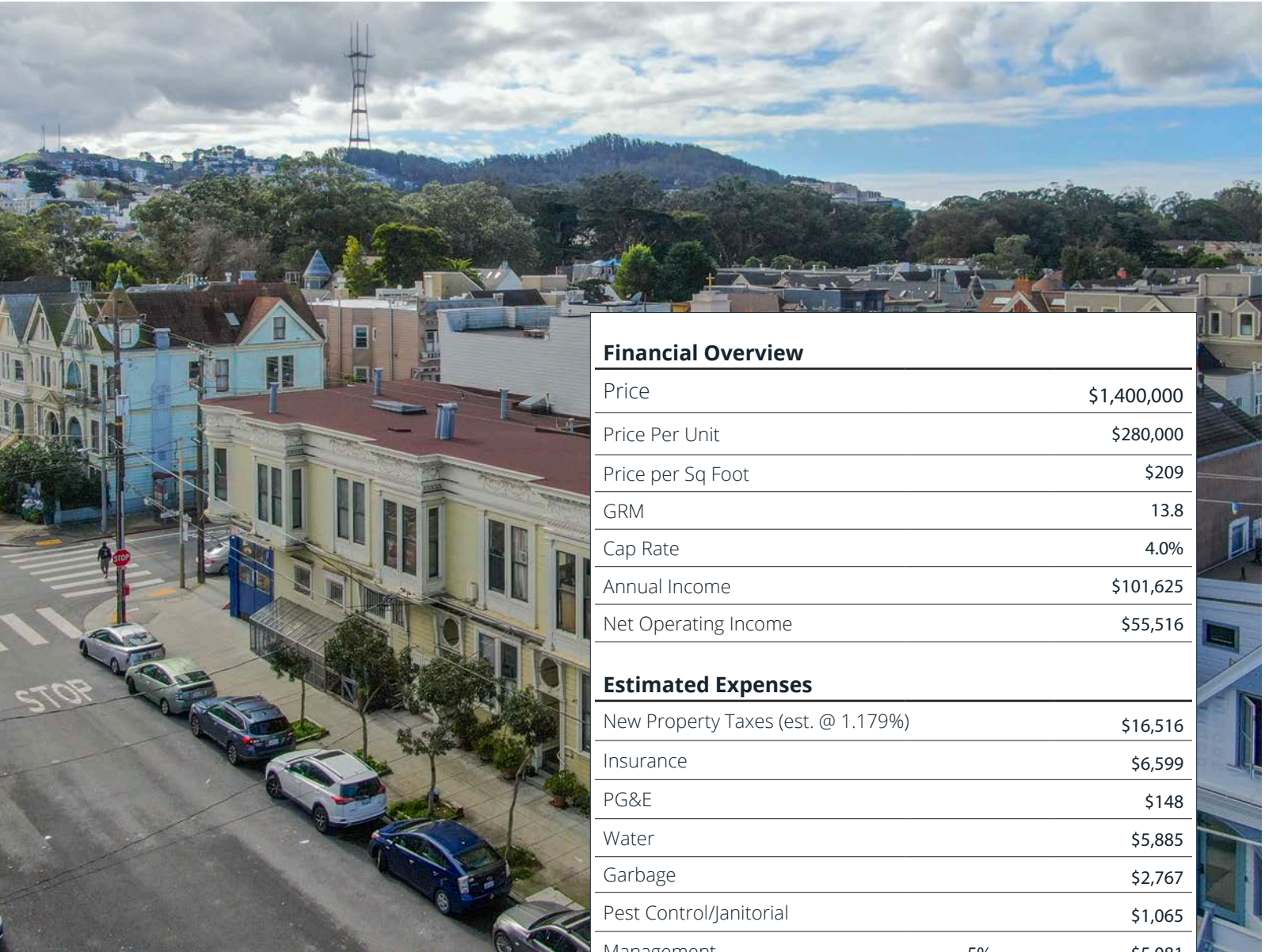
Monthly Income	\$8,468.74	\$20,450.00
Annual Income	\$101,624.88	\$245,400.00
Upside	141%	

1600 Hayes Street Lease expires 6/30/25 w/two extension options. 3% annual increases

1604 Hayes Street Lease expires 12 /31/2027



FINANCIAL OVERVIEW



Financial Overview		
Price		\$1,400,000
Price Per Unit		\$280,000
Price per Sq Foot		\$209
GRM		13.8
Cap Rate		4.0%
Annual Income		\$101,625
Net Operating Income		\$55,516
Estimated Expenses		
New Property Taxes (est. @ 1.179%)		\$16,516
Insurance		\$6,599
PG&E		\$148
Water		\$5,885
Garbage		\$2,767
Pest Control/Janitorial		\$1,065
Management	5%	\$5,081
Repairs & Maintenance		\$5,000
Total Expenses		\$43,060
Annualized Operating Data		
Scheduled Gross Income		\$101,625
Less Vacancy Rate	3.0%	\$3,049
Adjusted Gross Income		\$98,576
Less Expenses	42.4%	\$43,060
Net Operating Income		\$55,516



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