5228 MISSION STREET

3 UNITS | $1,800,000

ADAM FILLY



CONTACT INFORMATION

ADAM FILLY
415.516.9843
adam@adamfilly.com
DRE 01354775

MATT CAMPANA
650.787.8928
matt@campanarealestate.com
DRE 02025451

INVESTMENT OVERVIEW



- Two Residential Units Over Ground-Floor Retail
- Two Spacious 4bd/1.5ba Apartments
- Top Floor Unit Delivered Vacant
- Established Restaurant Tenant (Venice Pizza)
- Significant Upside in Residential Rents
- Ideal for Investors or Owner-Users
- Prominent Mission Street Frontage



INVESTMENT OVERVIEW



5228 Mission Street is a mixed-use property in San Francisco's Excelsior neighborhood, with prominent frontage on the Mission Street commercial corridor. Its unique facade sets it apart from the surrounding buildings, giving it real curb appeal on this busy stretch of Mission Street. The building has two large residential units above a ground-floor retail space leased to Venice Pizza.

Both residential units share the same floor plan: four bedrooms and one and a half bathrooms. The upper unit will be delivered vacant, allowing a buyer to lease it at market rent right away or move in as an owner-user. The upper unit was previously used as office space, so buyers could investigate returning it to that use.

Offered at $1,800,000, 5228 Mission Street is a great investment opportunity with significant upside. The lower unit is currently rented well below market, and with the vacant unit upstairs, the property offers significant potential for income growth. Its location provides tenants with walkable access to shops and restaurants along Mission Street, frequent Muni service, and easy access to I-280 and Balboa Park BART.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1924
Parcel Number	7031-002B
# of Units	3
Unit Mix	2 Residential & 1 Commercial
Sq. Feet	5,848
Lot Sq. Feet	2,130

BUILDING SYSTEMS

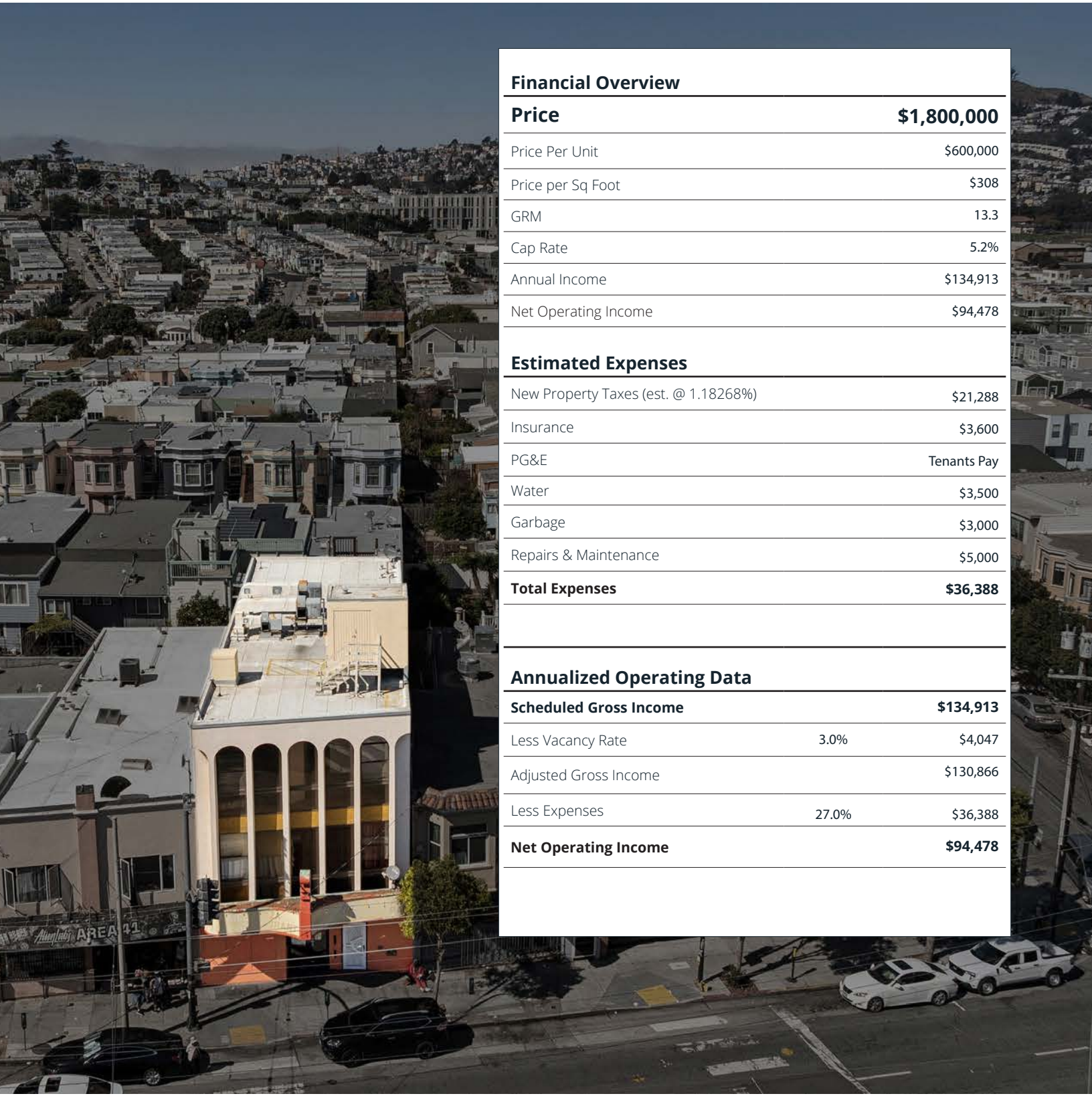
Neighborghood	Excelsior
Zoning	NC-2
Roof	Bitumen
Water Service	Master Metered
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
Commercial	Restaurant	$3,820.24	$5,000	2/20/2022
Lower Flat	Residential	$1,922.54	$5,500	2/1/2014
Top Flat	Residential	$5,500.00	$5,500	Vacant
	Monthly Income	**$11,243**	**$16,000**	
	Annual Income	**$134,913**	**$192,000**	



FINANCIAL OVERVIEW



Financial Overview

Price	**$1,800,000**
Price Per Unit	$600,000
Price per Sq Foot	$308
GRM	13.3
Cap Rate	5.2%
Annual Income	$134,913
Net Operating Income	$94,478

Estimated Expenses

New Property Taxes (est. @ 1.18268%)	$21,288
Insurance	$3,600
PG&E	Tenants Pay
Water	$3,500
Garbage	$3,000
Repairs & Maintenance	$5,000
Total Expenses	**$36,388**

Annualized Operating Data

Scheduled Gross Income		**$134,913**
Less Vacancy Rate	3.0%	$4,047
Adjusted Gross Income		$130,866
Less Expenses	27.0%	$36,388
Net Operating Income		**$94,478**

PHOTOS













ADAM FILLY

CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

COMPASS COMMERCIAL