

537 HYDE STREET

SAN FRANCISCO CA 94109

16-UNIT APARTMENT BUILDING FOR SALE



COMPASS
COMMERCIAL

PROPERTY DESCRIPTION

537 HYDE STREET

San Francisco CA 94109

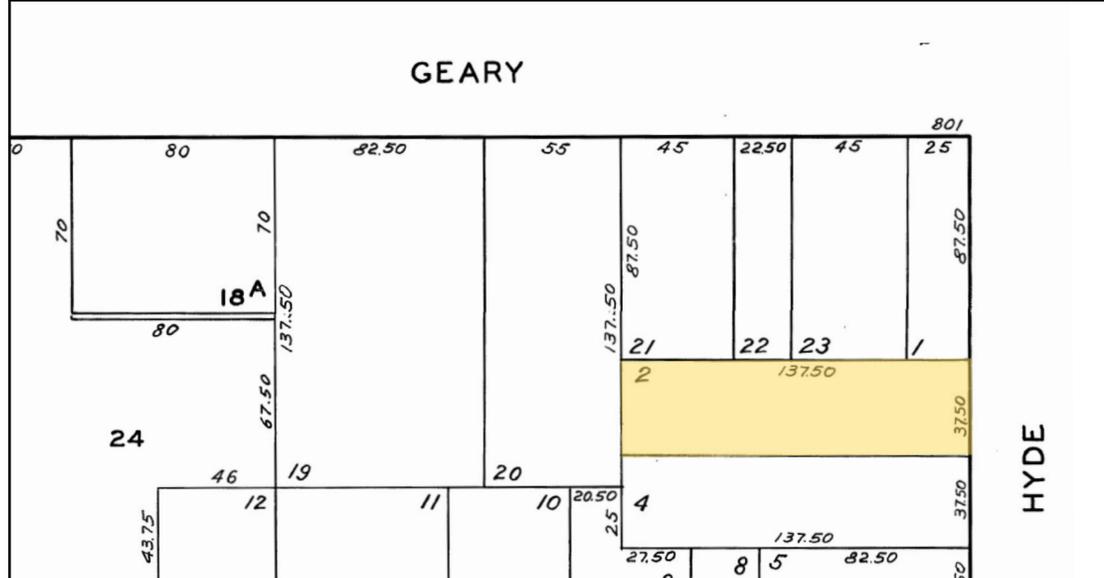
This well-maintained 1923 building at 537 Hyde Street presents an excellent opportunity for investors. Offering 16 units, including 7 one-bedrooms and 9 studios, this property provides a solid foundation for strong rental income and long-term appreciation.

Key Features:

- **Strong Cash Flow:** With a Gross Scheduled Income of \$293,747, a 5.1% Cap Rate, and a GRM of 10.0, this property demonstrates attractive financial performance.
- **Desirable Location:** Located in The Tenderloin, this property benefits from proximity to public transportation, walkability to amenities, and strong tenant demand.
- **Well-Maintained Building:** This property features on-site laundry and a large, well-maintained yard/outdoor area for exclusive use of tenants, providing a comfortable and enjoyable living environment for residents.
- **Investment Potential:** This property offers opportunities for value enhancement through potential upgrades and rent increases, further enhancing its profitability.



| | |
|----------------------|-------------------------------------|
| Asking Price | \$2,950,000 |
| Parcel No. | 0320-002 |
| Unit Mix | 9x Studio Units 7x 1bd/1ba Units |
| Building Size | ± 11,748 Square Feet |
| Lot Size | ± 5,153 Square Feet |
| Zoning | RC-4 |



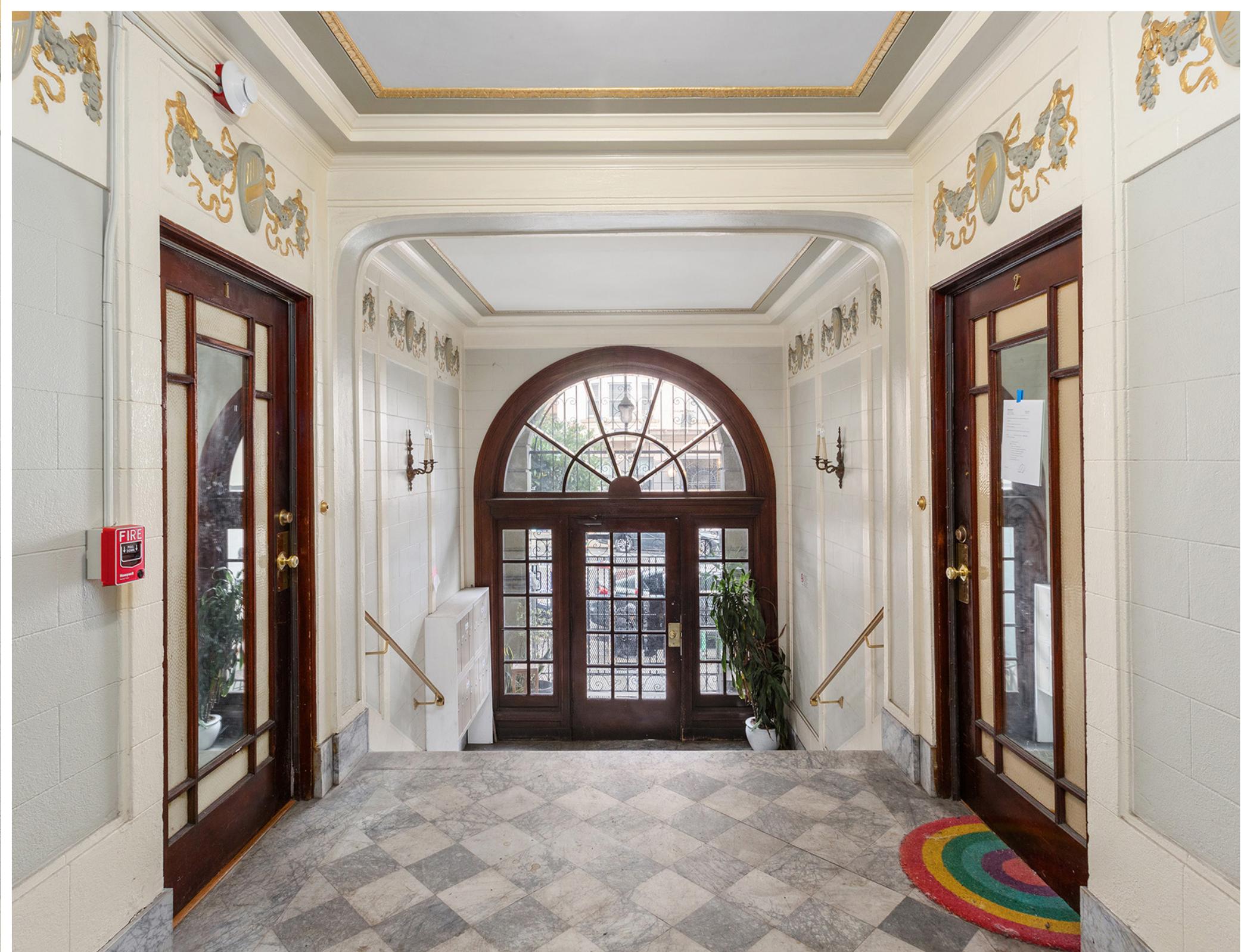
FINANCIAL OVERVIEW

RENT ROLL

| UNIT | TYPE | CURRENT RENT | NOTES |
|-----------------------|---------------|------------------|------------------|
| 1 | STUDIO | \$1,530 | VACANT |
| 2 | STUDIO | \$1,530 | |
| 3 | 1 BED/ 1 BATH | \$1,943 | |
| 4 | STUDIO | \$1,495 | |
| 5 | 1 BED/ 1 BATH | \$1,980 | |
| 6 | STUDIO | \$1,650 | |
| 7 | 1 BED/ 1 BATH | \$1,650 | |
| 8 | STUDIO | \$768 | |
| 9 | 1 BED/ 1 BATH | \$2,100 | |
| 10 | STUDIO | \$1,413 | |
| 11 | 1 BED/ 1 BATH | \$1,954 | |
| 12 | STUDIO | \$1,465 | |
| 14 | STUDIO | \$1,530 | VACANT |
| 15 | 1 BED/ 1 BATH | \$995 | |
| 16 | STUDIO | \$0 | RESIDENT MANAGER |
| 17 | 1 BED/ 1 BATH | \$2,150 | |
| | STORAGE | \$325 | |
| MONTHLY INCOME | | \$24,479 | |
| ANNUAL INCOME | | \$293,747 | |

| ANNUALIZED OPERATING DATA | |
|---------------------------|--------------------|
| ASKING PRICE: | \$2,950,000 |
| SCHEDULED GROSS INCOME: | \$293,747 |
| LESS VACANCY RATE (5%): | (\$14,687) |
| GROSS OPERATING INCOME: | \$279,060 |
| LESS EXPENSES (43.6%): | (\$127,938) |
| NET OPERATING INCOME: | \$151,121 |
| CAP RATE | 5.1% |
| GRM | 10.0 |

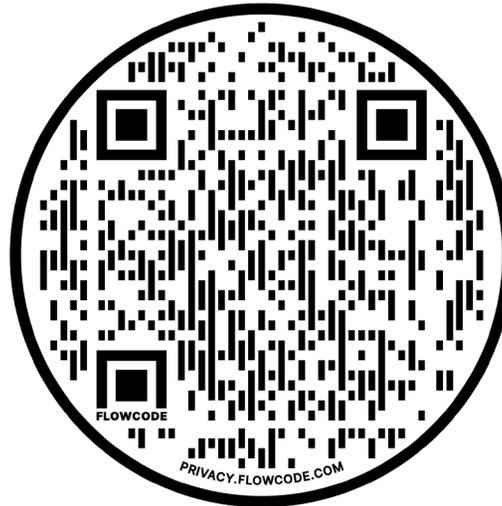
| ESTIMATED EXPENSES | |
|-------------------------------------|------------------|
| NEW PROPERTY TAXES (EST. @ 1.1801%) | \$34,813 |
| INSURANCE | \$15,634 |
| PG&E | \$23,836 |
| WATER | \$15,769 |
| GARBAGE | \$12,459 |
| JANITORIAL | \$740 |
| MANAGEMENT (5%) | \$14,687 |
| REPAIRS & MAINTENANCE | \$10,000 |
| TOTAL EST. EXPENSES: | \$127,938 |







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