

472-474 3RD STREET
SAN FRANCISCO CA 94107

± 3,440 SQ FT MIXED-USE BUILDING FOR SALE



THE  GROUP

PROPERTY DESCRIPTION

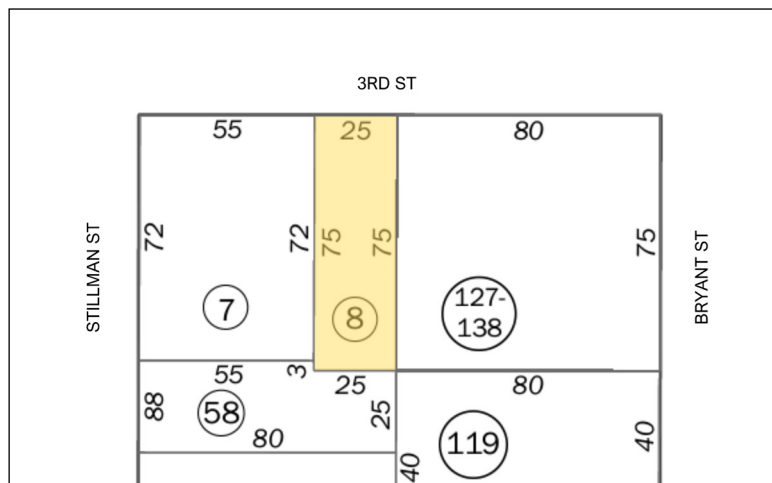
472-474 3RD STREET

Asking Price	\$2,300,000
Building Sq Ft	± 3,440
Lot Sq Ft	± 1,875
APN	3762-008
Zoning	CMUO
Year Built	1907

Compass Commercial is pleased to present, as exclusive advisors, the opportunity to purchase the fee simple interest in 472-474 3rd Street in San Francisco, California.

The investment opportunity is a mixed-use building that consists of approximately 3,440 square feet on a 1,875 square foot lot. The ground floor is occupied by Hikashi Sushi and the second floor consists of seven residential units with a shared kitchen and 3 shared baths.

- CAP: 9.0%
- GRM: 8.8
- ± 3,440 Square Feet
- ± 1,875 Square Foot Lot
- Zoning: CMUO
- Ground Floor Restaurant Space
- Seven (7) Residential Units on Second Floor
- Building Renovations Completed in 2018



FINANCIAL OVERVIEW

ANNUAL OPERATING INCOME	
Scheduled Gross Income	\$262,704
Less Vacancy Rate (3%)	\$7,881
Gross Operating Income	\$254,823
Less Expenses (18.6%)	\$48,754
Net Operating Income	\$206,069
CAP	9.0%
GRM	8.8

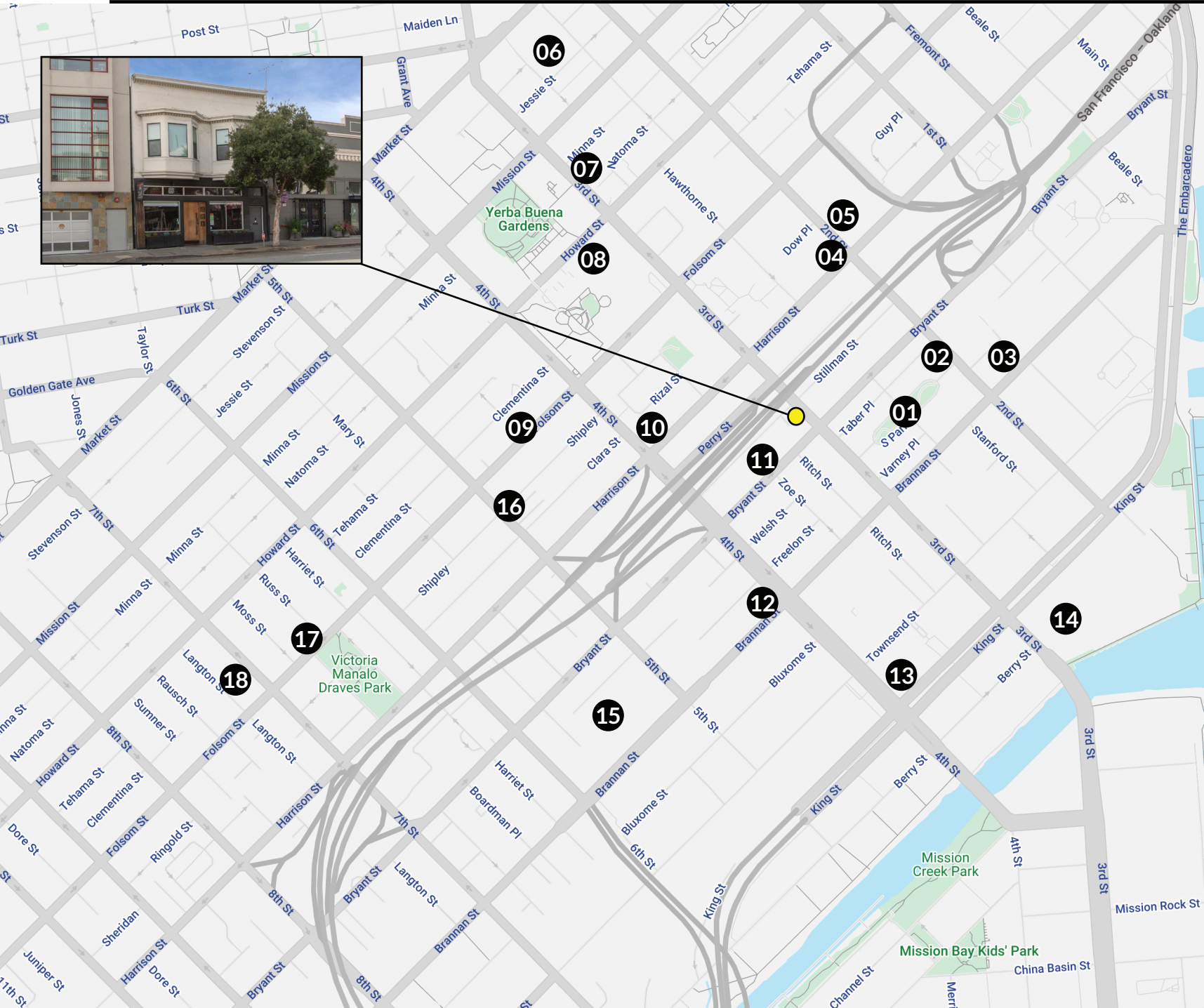
RENT ROLL

UNIT	TYPE	OCCUPANCY
474	Commercial/Restaurant	\$10,433
1	Room	\$1,500
2	Room	\$1,500
3	Room	\$1,250
4	Room	\$1,300
5	Room	\$1,375
6	Room	\$1,250
7	Room	\$1,250
	CAM Reimbursement	\$1,334
	Utilily Reimbursement	\$700
	Monthly Rental Income	\$21,892
	Annual Rental Income	\$262,704



ESTIMATED EXPENSES	
New Property Taxes (est. @1.1801%)	\$27,142
Insurance	\$3,025
PG&E	\$6,478
Janitorial	\$3,468
Management	\$5,922
Repairs & Maintenance	\$2,719
Total Expenses	\$48,754

LOCATION MAP



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- 1) South Park
- 2) Blue Bottle Coffee
- 3) 21st Amendment Brewery
- 4) Sandwich Boss
- 5) Social 303
- 6) The Palace Hotel
- 7) SF MOMA
- 8) Moscone Center
- 9) Gyu-Kaku Japanese BBQ
- 10) Whole Foods
- 11) Black Hammer Brewing
- 12) Marlowe
- 13) Safeway
- 14) Oracle Park
- 15) SF Flower Market
- 16) Mathilde French Bistro
- 17) Deli Board
- 18) Sightglass Coffee

FLOOR PLAN - 2ND FLOOR



PHOTOS



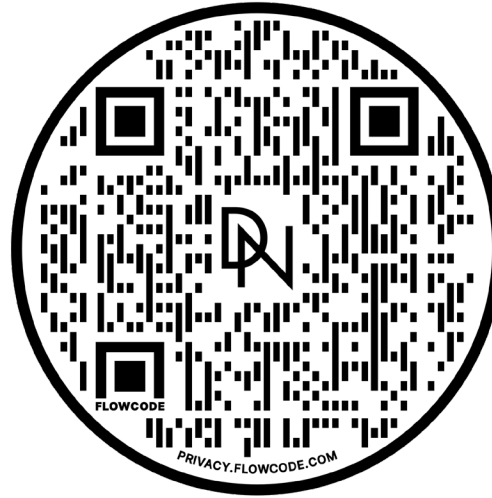
PHOTOS



PHOTOS



COMPASS COMMERCIAL



Visit www.TheDNgroupSF.com or scan the QR code
for more information about 472-474 3rd Street.

DAVIS NGUYEN

Davis@theDNgroupSF.com

415.412.5703

DRE 01509978

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