

# 1754-1760 MISSION STREET MISSION

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9 Units | OFFERED AT \$3,750,000



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COMPASS

# INVESTMENT SUMMARY



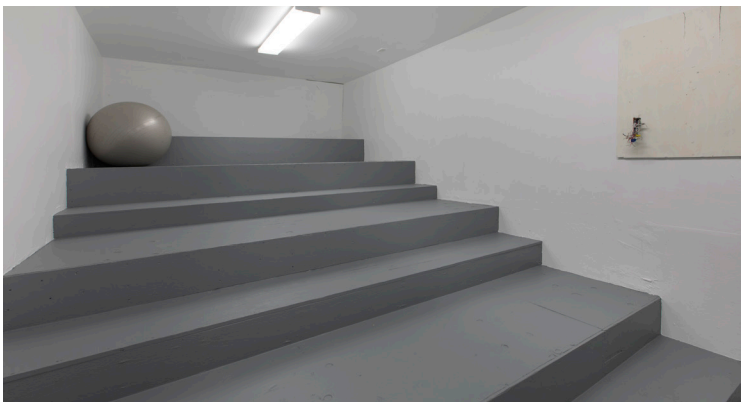
## Key details

- Completely Vacant Inner Mission Building
- 8 Apartments and 1 Commercial
- Large Garage with Roll-Up Door – Can Fit Trucks & Large Equipment
- Most Apartments Recently Remodeled
- Clear-Span Commercial Space w/High-Ceilings & Great Light
- Flexible UMU Zoning – Urban Mixed-Use – Allows for Various Commercial Businesses
- Seismically Upgraded Building – Soft-Story Compliant
- Upgraded Building Systems Throughout
- Combination of Radiant Floor Heat & Wall Heaters
- Centrally Located Near Highways, Transportation, and Neighborhood Conveniences
- Rare Opportunity to Purchase Completely Vacant Building in Inner Mission

1754-1760 Mission Street is a nine-unit mixed-use building in the Mission District. The property will be delivered completely vacant with no evictions. This is an incredible opportunity to purchase a highly-upgraded asset that provides a blank-slate for new owners. The apartments consists of two 1bd, three Junior 1bd, and three studios. Five of the apartments have been recently remodeled. The units have hardwood floors, modern finishes, and great natural light. There is a large ground floor commercial space, approximately 1,950 sq.ft., that takes up the entire footprint of the building. It is a clear-span with high-ceilings, structural steel beams, and makes for an incredible workspace. The flexible zoning allows for a range of commercial uses. The expansive garage with roll-up door can accommodate large vehicles and equipment. The space was previously occupied and is well-suited for a contractor or similar trade, particularly being located one block from DBI. The building's electrical service was recently upgraded, including new wiring and subpanels to most units. Heat is supplied through a newer radiant floor heating system or wall-heaters. All units are separately metered for gas and electricity, keeping operating expenses to a minimum. This opportunity is well-suited for non-profits, co-living groups, contractors, or other businesses that want an incredible workspace, a large garage, and convenient location.



# INVESTMENT DETAILS



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## Property Overview

Year Built	1906
Parcel Number	3532-009
# of Units	9
Unit Mix	8 Residential & 1 Commercial
Parking	Large Garage
Sq.Feet	5,970
Lot Sq. Feet	2,247
Neighborhood	Mission
Zoning	UMU - Urban Mixed-Use
Water Service	Master Metered
Electrical Service	Individually Metered
Gas Service	Individually Metered

# RENT ROLL

Unit	Type	Rent	
1	Studio	\$1,850.00	Vacant
2	1bd	\$2,200.00	Vacant
4	Studio	\$1,850.00	Vacant
5	Jr 1bd	\$2,000.00	Vacant
6	Jr 1bd	\$2,000.00	Vacant
7*	1bd	\$2,300.00	Vacant
9	Studio	\$1,850.00	Vacant
10	Jr 1bd	\$2,000.00	Vacant
1756 Mission	Commercial	\$5,000.00	Vacant
	Garage - 2450 sq.ft.	\$3,000.00	Vacant
	Laundry	\$200	
Monthly Total		\$24,250.00	
Annual Total		\$291,000.00	
*In-Unit Washer/Dryer			

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# INVESTMENT DETAILS



## Financial Overview

Price	\$3,750,000
Price per Unit	\$416,667
Price per Sq Foot	\$628
GRM	12.9
Cap Rate	5.2%
Annual Income	\$291,000
Estimated Annual Expenses	\$87,047

## Estimated Expenses

New Property Taxes (est. @ 1.198%)		\$44,925
Insurance		\$4,618
PG&E		\$2,139
Garbage		\$4,439
Water		\$7,191
Fire Alarm Monitoring		\$1,200
Intercom		\$395
Sidewalk Encroachment Permit		\$3,000
Management	4%	\$11,640
Repairs & Maintenance		\$7,500
<b>Total Expenses:</b>		<b>\$87,047</b>



## Annualized Operating Data

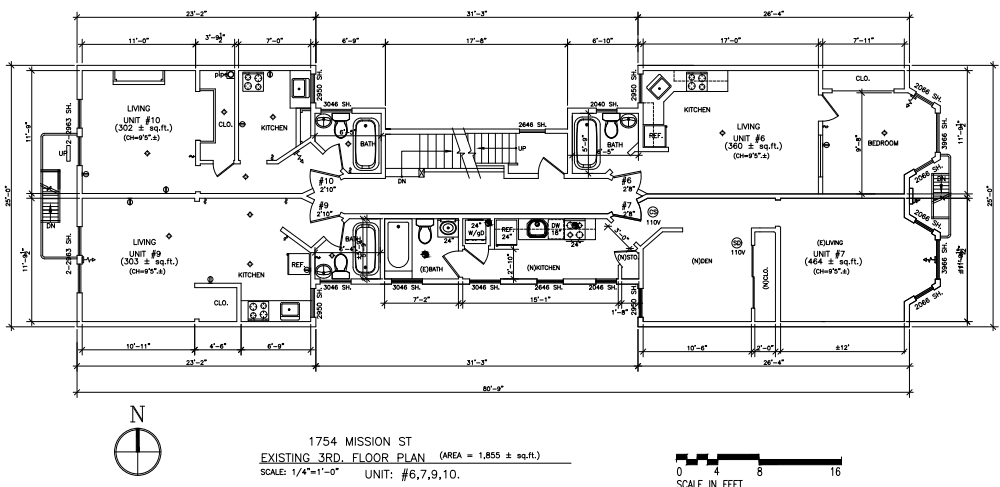
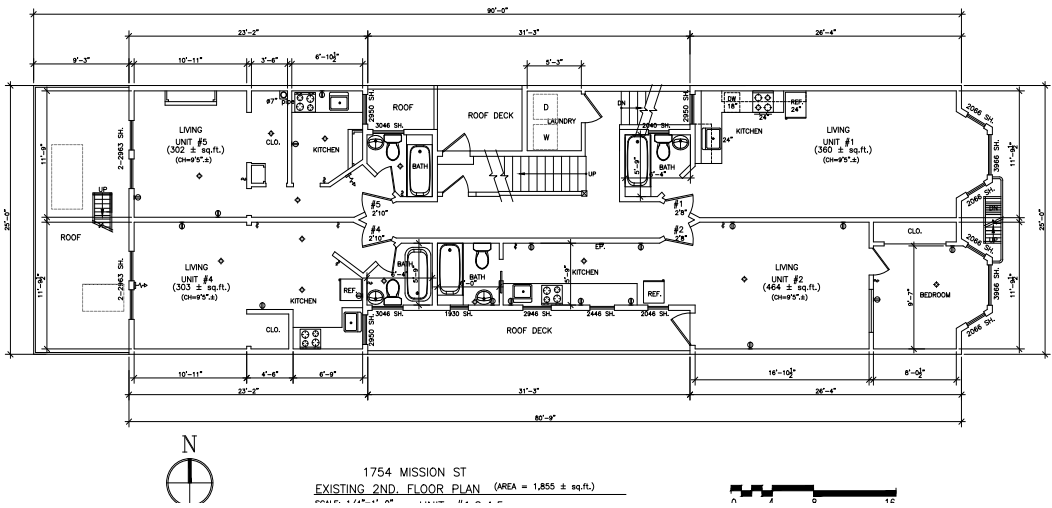
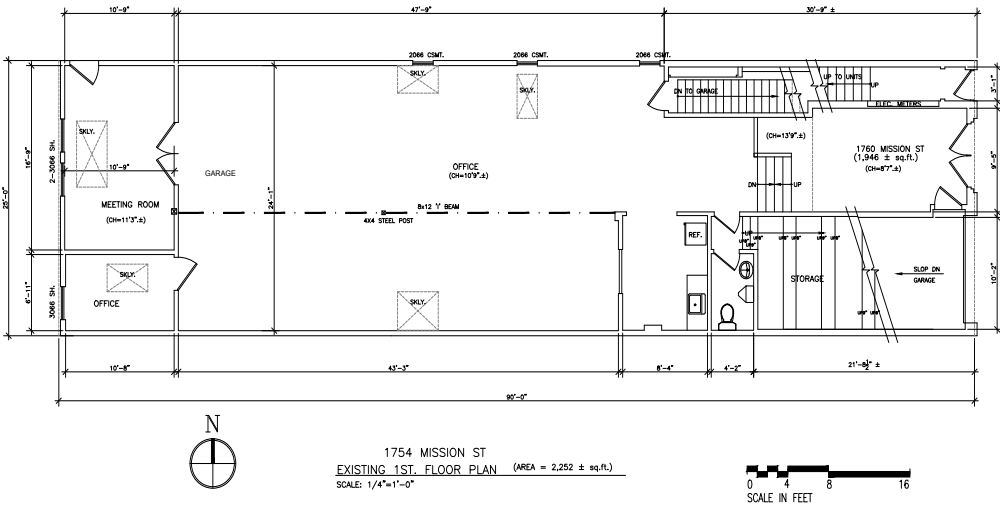
Scheduled Gross Income:		\$291,000
Less Vacancy Rate:	3.5%	\$10,185
Gross Operating Income:		\$280,815
Less Expenses:	29.9%	\$87,047
Net Operating Income:		\$193,768



# PHOTOS



# FLOOR PLANS



\* Some apartment layouts may have been altered since floor plans were completed.

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