1660 Mason Street
San Francisco, CA

9 Unit Building For Sale

COMPASS

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Property Overview

Charming 9-Units in Spectacular North Beach Location!

The building is located on the corner of Mason and Green, which lies just steps from famed Columbus Avenue. An abundance of activity surrounds the building: Italian restaurants, shops, parks, epic SF views and attractions!

The charming Victorian architecture features curved windows in the living rooms, intricate Victorian molding and siding, high interior ceilings and remarkable presence.

The nine units are spread over three floors which presents a quant feel to each living enclave. Additionally; there's a basement with storage and laundry as well as rooftop access.

Combining location, amenities, and style, this property benefits from its attributes by boasting continual occupancy and ease of replacing (tenancy) if needed.

Contact Listing Agent for Disclosure Package & Other Information

Offered at $3,295,000

Financial Summary

LIST PRICE	$3,295,000
CURRENT GROSS INCOME	$300,561.00
GRM	10.96
CURRENT NET INCOME	$206,772.77
CURRENT CAP RATE[1]	6.28%
PROFORMA NET INCOME[2]	$191,664.58
PROFORMA CAP RATE[1]	5.82%

Unit Mix	# of Units	Current Rents/Mo
2 BR / 1 BA	5	$1,659.00 - $3,562.00
1 BR / 1 BA	4	$1,281.25 - $3,251.00
Totals	**9**	**$25,046.75/mo**

NOTES

(1) Based on rents, income, and expenses figures shown in Financial Detail.
(2) Proforma rents are based on an estimate only and any interested party should not rely on this information but, conduct their own independent analysis of what rents may be obtained. Additionally, "Proforma" rent assumes each unit is updated and costs of updating should also be analyzed by interested parties.

The Offering

Property Address:	1660 Mason Street San Francisco, CA 94133
Asking Price:	$3,295,000
Asking Price/SqFt:	$488.15/SqFt
Number of Units:	9 Units
Building Size:	± 6,750 SqFt
Parcel Size:	± 2,400 SqFt
APN #:	0129-025
Zoning:	RM-2 Zoning

INTEREST OFFERED

Fee simple interest in a ±6,750-rentable-square-foot multi-family building, located at 1660 Mason Street, San Francisco, CA 94133.

PROPERTY TOURS

No direct tours offered, please do not disturb the tenants. Offers are subject to inspection.

DUE DILIGENCE AND CLOSING

The timeline for the Buyer's due diligence and closing, in addition to the deposit amount and structure, will be a consideration in the buyer selection process. All appropriate information will be made available at that time. It is the Buyer's responsibility to independently confirm all of the information contained herein. Any projections, assumptions, or estimates used herein are for example purposes only and do not represent the current or future performance of the property. All costs and expenses incurred by the Buyer will be the sole responsibility of the Buyer.

Rent Roll - 1660 Mason Street

Unit Number	Unit Type	Lease Type	Current Monthly Rent	Current Annual Rent	Proforma Annual Rent(1)
1	1 BR / 1 BA	M-t-M	$ 3,149.50	$ 37,794.00	$ 37,794.00
2	1 BR / 1 BA	M-t-M	$ 1,281.25	$ 15,375.00	$ 15,375.00
3	2 BR / 1 BA	M-t-M	$ 3,454.25	$ 41,451.00	$ 41,451.00
4	2 BR / 1 BA	M-t-M	$ 3,296.50	$ 39,558.00	$ 39,558.00
5	1 BR / 1 BA	M-t-M	$ 2,989.50	$ 35,874.00	$ 35,874.00
6	2 BR / 1 BA	M-t-M	$ 1,659.00	$ 19,908.00	$ 19,908.00
7	2 BR / 1 BA	M-t-M	$ 2,403.75	$ 28,845.00	$ 28,845.00
8	1 BR / 1 BA	M-t-M	$ 3,251.00	$ 39,012.00	$ 39,012.00
9	2 BR / 1 BA	M-t-M	$ 3,562.00	$ 42,744.00	$ 42,744.00
1660 Mason Street - **TOTALS:**			**$ 25,046.75**	**$ 300,561.00**	**$ 300,561.00**

NOTES

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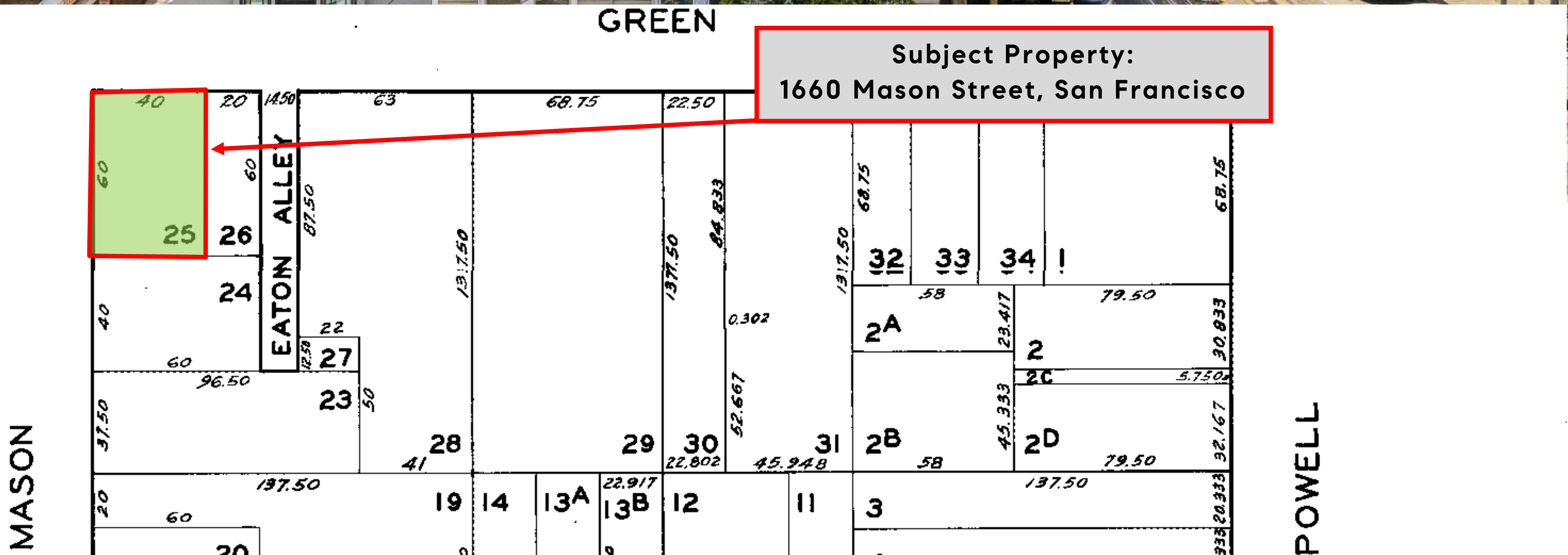
Financial Detail - 1660 Mason Street

Item	Current	Proforma[1]
Income		
Gross Rent	$ 300,561.00	$ 300,561.00
Total Gross Income	**$ 300,561.00**	**$ 300,561.00**
Expenses		
Real Property Taxes	$ 23,032.24	$ 33,773.75[3]
Building Insurance	$ 19,804.00	$ 19,804.00
Mortgage Fees	$ 69,721.44[2]	$ 0.00
Property Management Fees	$ 19,160.28	$ 9,016.83[4]
Repairs & Maintenance Fees	$ 10,532.92	$ 10,532.92
Security Deposits	$ 271.54	$ 271.54
Leasing Fees	$ 3,150.00	$ 3,150.00
Rent Board Fees	$ 933.05	$ 933.05
Professional Fees	$ 123.75	$ 123.75
Fire Alarm Service Fees	$ 990.86	$ 990.86
Utility - Gas & Electric	$ 2,614.78	$ 2,614.78
Utility - Water & Sewer	$ 2,922.15	$ 2,922.15
Utility - Garbage	$ 8,693.62	$ 8,693.62
Utility - Telephone	$ 1,702.08	$ 1,702.08
Expenses	**$ 163,652.72**	**$ 108,896.42**
Less Mortgage Fees Expense Item[2]	**($ 69,721.44)**	**$ 0.00**
Total Expenses	**$ 93,931.28**	**$ 108,896.42**
Net Operating Income	**$ 206,772.77[2]**	**$ 191,664.58**

NOTES

(1) Proforma rents are based on an estimate only and any interested party should not rely on this information but, conduct their own independent analysis of what rents may be obtained. Additionally, "Proforma" rent assumes each unit is updated and costs of updating should also be analyzed by interested parties. Proforma assumes the new owner will self-manage the property.
(2) Mortgage Fees excluded from Current Expenses and added back in to current NOI.
(3) Estimated Property Tax is based on the current offering price.
(4) Estimated Property Management Expense is based on a 3% Fee of the Proforma Gross Income.



Subject Property:
1660 Mason Street, San Francisco
GREEN
MASON
POWELL
EATON ALLEY
25
26
24
27
23
28
29
30
31
32
33
34
1
2A
2
2C
2B
2D
19
14
13A
13B
12
11
3





STOP

CONFIDENTIALITY & DISCLOSURE

Compass ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The material is not to be copied and/or used for any other purpose or made available to any other person without the expressed written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, expressed or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting and offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Please contact Broker for any additional information.

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