

COMPASS
COMMERCIAL

4-4A CARD ALLEY SAN FRANCISCO CA 94133

TWO RESIDENTIAL UNITS + 1,095± SF GROUND-LEVEL FLEX SPACE

EXCLUSIVELY LISTED BY:

DAVIS NGUYEN

Davis@theDNgroupSF.com

415.418.4171

DRE 01509978

MARCUS LEE

Marcus.Lee@Compass.com

415.999.2022

DRE 01354869

TABLE OF CONTENTS

- 03 Executive Summary
- 04 Rent Roll
- 05 Financial Summary
- 06 Location Map
- 07 Floor Plan
- 08 Photos



Davis Nguyen

415.418.4171

Davis@theDNgroupSF.com

DRE #01509978



Marcus Lee

415.999.2022

Marcus.Lee@Compass.com

DRE # 01354869

COMPASS COMMERCIAL



EXECUTIVE SUMMARY

4-4A CARD ALLEY San Francisco CA 94133



Offered at \$2,395,000

APN 0130-008

Total Units Three (3) Units

Unit Mix
One (1) Flex/Office
One (1) 3 bed / 2 bath
One (1) 2 bed / 2 bath

Building Size ± 2,975 Sq Ft

Lot Size ± 1,098 Sq Ft

Zoning NCD

Neighborhood North Beach

Live. Work. Create. Tucked away on an intimate historic lane at the crossroads of North Beach, Chinatown and Jackson Square, 4 Card Alley is a rare 3-level property offering 2 beautifully updated residences plus an extraordinary ground-level Flex Studio—an exceptional combination of character, privacy and versatility in the heart of SF.

The upper residence features 3 bedrooms and 2 updated baths, hardwood floors, tall ceilings, classic millwork and open living and entertaining spaces. The chef's kitchen features custom cabinetry, quartz countertops, premium appliances and a Thermador gas range. Contemporary baths offer custom tilework and modern finishes, with in-unit laundry for added convenience. An iconic SF outlook toward Sts. Peter and Paul Church and a neighboring Honey Bear by SF artist fnnch adds a distinctive sense of place.

The lower residence offers 2 bedrooms and 2 renovated baths with the same balance of classic character and contemporary updates. An updated kitchen complements inviting living and dining spaces, hardwood floors and a period built-in dining hutch. A charming interior patio provides private outdoor space for dining and entertaining.

The 1,095± sq. ft. ground-level Flex Studio adds a compelling third dimension, with a private street entrance, full bath with dual vanities and spa-like shower, ample storage and interior access to the residence above. Ideal for a private office, creative or design studio, media room, fitness space, workshop or other flexible uses.

Occupy one residence and rent the other, create dedicated space to work or collaborate, or take advantage of a property designed to evolve with changing needs.



PRO FORMA RENT ROLL

UNIT	TYPE	MARKET RENT	SQUARE FEET	NOTES
4 (Upper)	3 bed / 2 bath	\$9,000	1,015	Vacant
4A (Lower)	2 bed / 2 bath	\$6,500	895	Vacant
Ground Flex Studio	Flex/Office	\$2,500	1,095	Vacant
Monthly Income		\$18,000		
Total Annual Income		\$216,000		



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

Asking Price	\$2,395,000
Scheduled Gross Income	\$216,000
Less Expenses (16.1%)	(\$34,763)
Net Operating Income	\$181,237
Pro Forma Cap Rate	7.6%
Pro Forma GRM	11.1

ESTIMATED EXPENSES

New Property Taxes (est. @ 1.1801%)	\$28,263
Insurance (New Estimate)	\$6,500
Total Est. Expenses	\$34,763





ABOUT THE NEIGHBORHOOD - NORTH BEACH

North Beach has long been the heart of Italian-American culture in San Francisco, its cozy ristoranti and cappuccino-filled cafes drawing longtime residents and newcomers alike. Mornings here mean espresso and biscotti followed by people-watching in the park, while streets shift between lively nightlife and quiet neighborhood charm. Tourists flock in for good reason, and the market reflects it — low vacancy, high price points. With charming cafes and dimly lit restaurants around every corner, it's easy to fall in love with this classic San Francisco neighborhood.

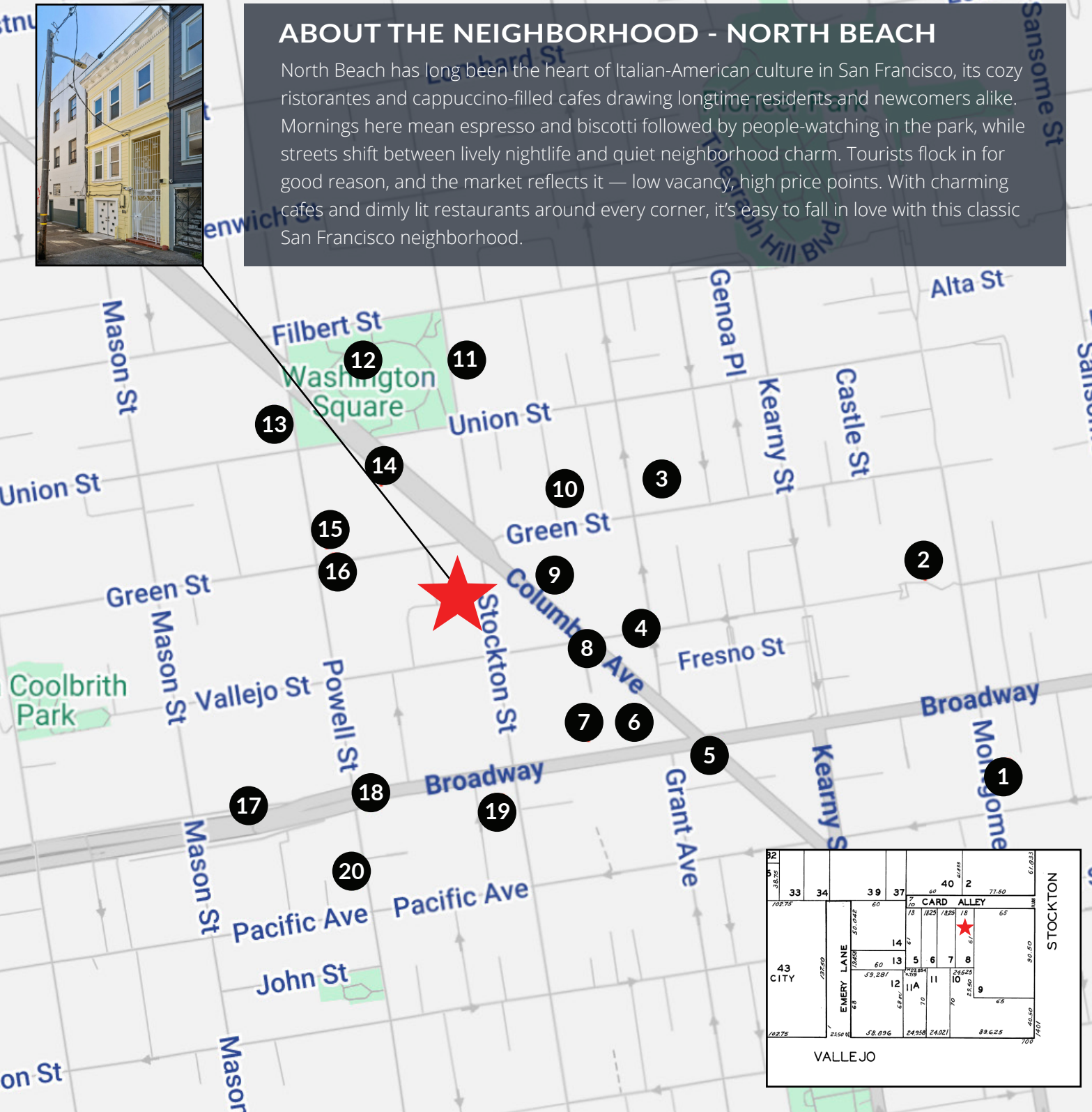
LOCATION MAP

1. Cotogna
2. Vallejo Steps
3. Equal Parts
4. Cafe Trieste
5. City Lights Bookstore
6. Sam's Pizza & Burgers
7. China Live
8. Molinari Delicatessen
9. The Stinking Rose
10. Golden Boy Pizza
11. SF Italian Athletic Club
12. Washington Square Park
13. Noren Izakaya
14. Il Pollaio
15. The Boardroom
16. North Star Cafe
17. Broadway Tunnel
18. Hang Gallery
19. Little Swan Bakery
20. Ma's Dimsum & Cafe

Walk Score	100
Transit Score	93
Bike Score	79

Commute Times

Bay Bridge **20 mins** by car
 SFO Airport **35 mins** by car
 Golden Gate Bridge **15 mins** by car



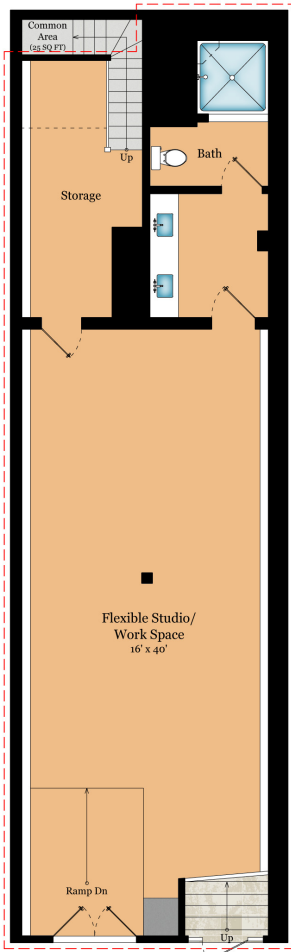
FLOOR PLAN

PROPERTY SQ FT INFORMATION: 2,975 SQ FT
CALCULATED TO THE OUTSIDE FACE OF EXTERIOR WALLS AND LINE OF DEMISING WALLS.

- FLEXIBLE STUDIO/WORK SPACE: 1,095 SQ FT
 - UNIT 4A: 865 SQ FT
 - UNIT 4: 1,015 SQ FT

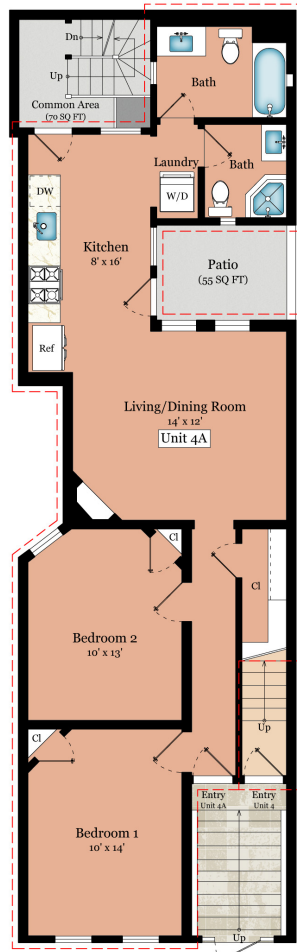
+PLUS 195 SQ FT NON-LIVING SPACE (COMMON AREA-STAIRS/PATIO)

PROPERTY LINE



FIRST FLOOR

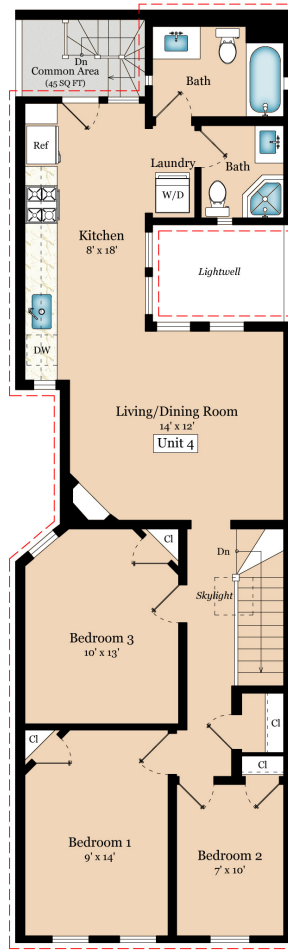
Office - 1,095 SQ FT



SECOND FLOOR

Unit 4A - 865 SQ FT

Unit 4 - 30 SQ FT



THIRD FLOOR

Unit 4 - 985 SQ FT

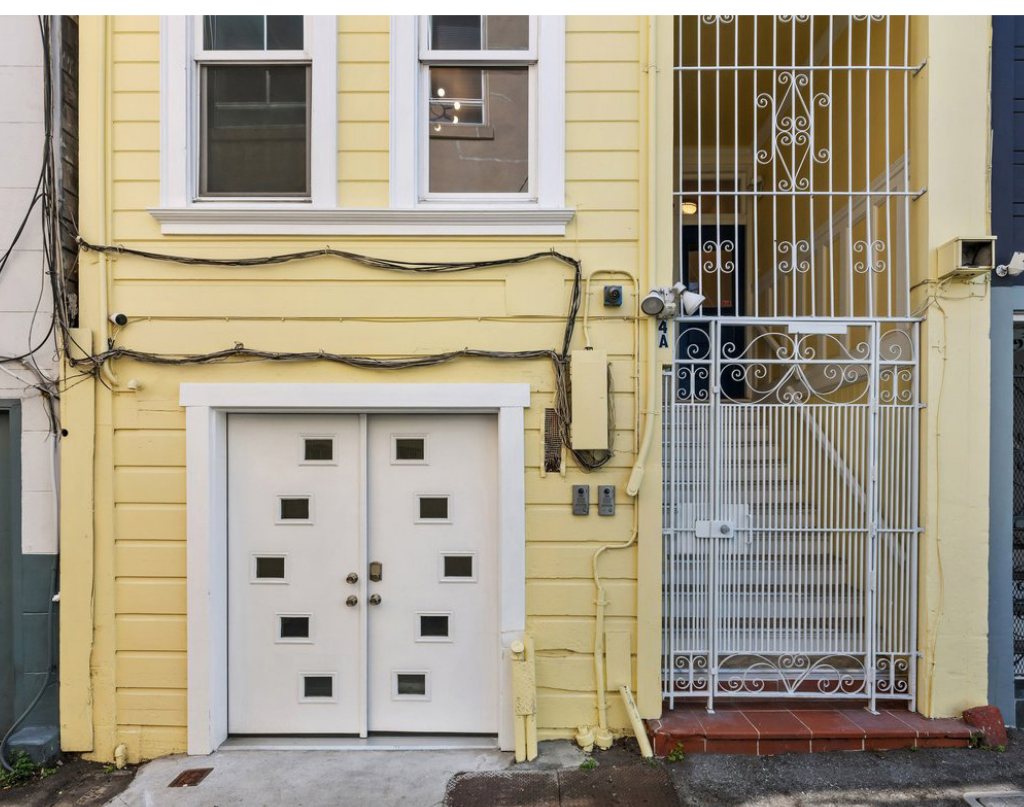


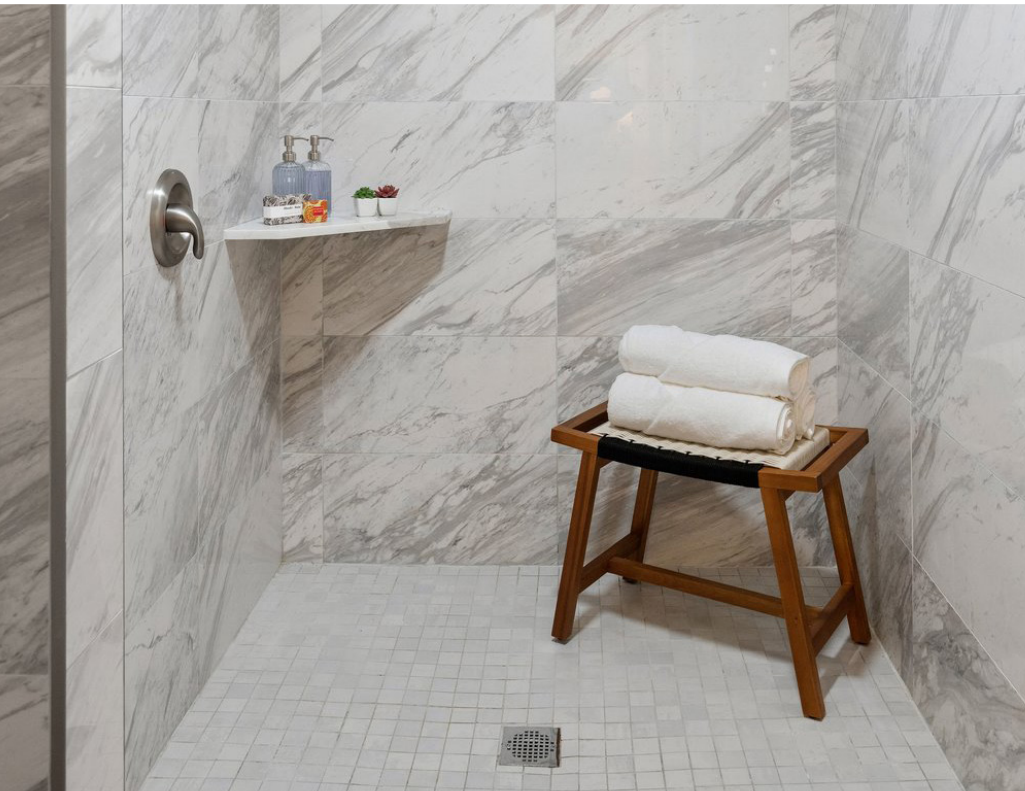












CONFIDENTIALITY & DISCLOSURE

COMPASS COMMERCIAL

All materials and information received or derived from Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source,

whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Compass Commercial - San Francisco & Los Angeles will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Compass Commercial - San Francisco & Los Angeles makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Compass Commercial - San Francisco & Los Angeles does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.

Davis Nguyen

415.418.4171
Davis@theDNgroupSF.com
DRE #01509978

Marcus Lee

415.999.2022
Marcus.Lee@Compass.com
DRE #01354869