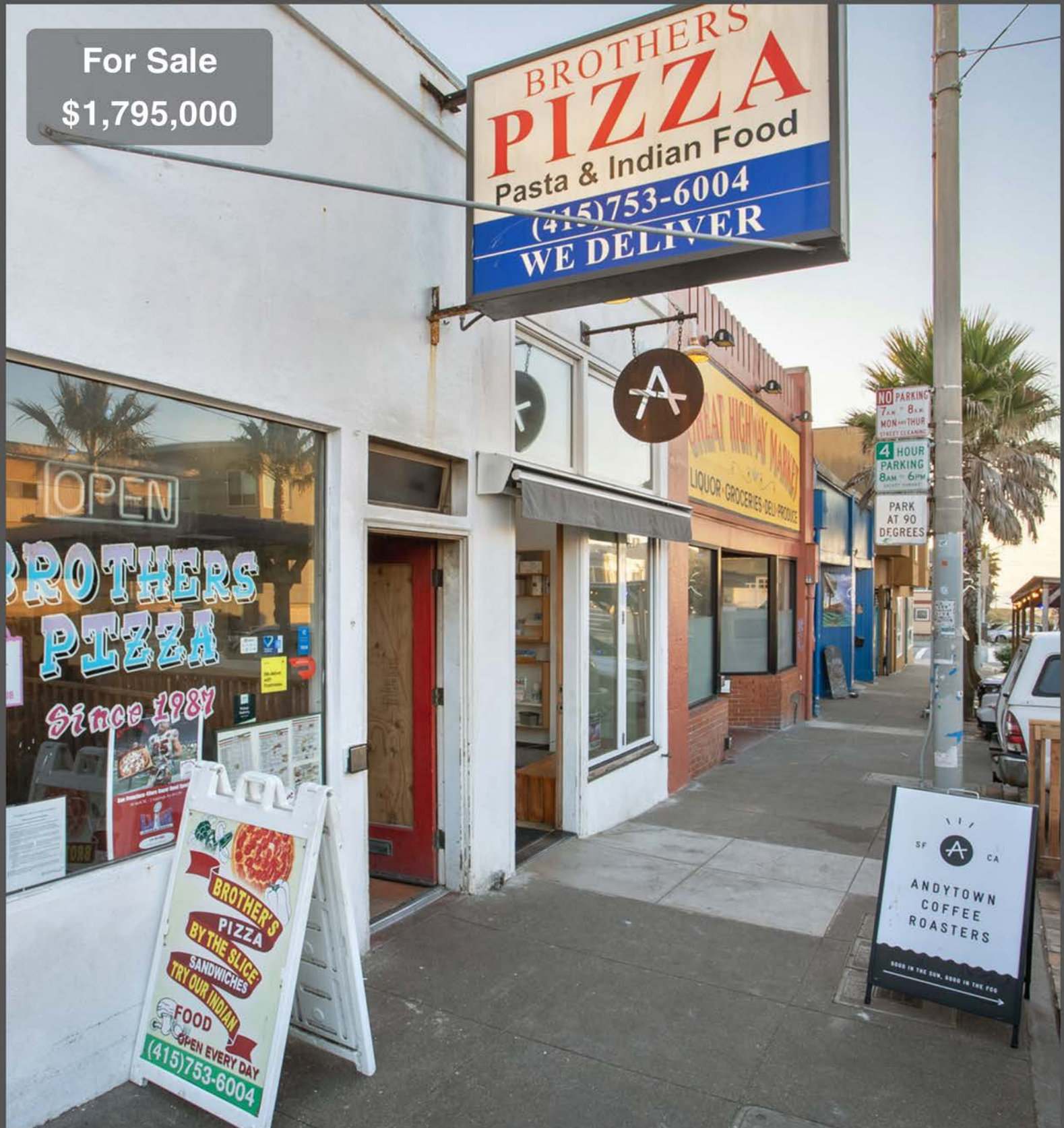


3627-3629 Taraval Street

Sunset District, San Francisco



For Sale
\$1,795,000



2 Unit Commercial Building

CONTENTS

3.

Investment Summary

4.

Property Overview/Financial Overview

5.

Expenses/Lease Overview

6.

Property Photos

The information contained in this document has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. It is your responsibility to independently confirm its accuracy and completeness. You and your tax and legal advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Jason Gomez

Exclusive Broker

ARG Real Estate

DRE# 01391802

Direct: 415.724.6391

jayrealtor@gmail.com



Investment Summary

Rare opportunity to acquire a single story retail building in the thriving Outer Sunset community. The subject building is located in one of the area's premier retail blocks with local favorites Riptide, White Cap, Underdogs Too, Brothers Pizza and Andytown Coffee Roasters.

The building features 2 retail units, occupied by Brothers Pizza and Andtown. Brothers Pizza has been serving the neighborhood since 1987 and Andytown since 2016. The coffee space has a beautiful and modern buildout with a permitted patio in the rear and parklette in the front to accommodate their customers. Very special building and location awaits the right the user or investor.



PROPERTY OVERVIEW



| | |
|------------------------|---------------------------------|
| Address | 3627-3629 Taraval Street |
| APN | 2379-041 |
| Building Size | 1,750 Sqft (Estimate) |
| Parcel Size | 2,500 Sqft |
| Lot Dimensions | 25 x 100 |
| Property Type | Single Story Retail |
| Year Built | 1948 |
| Zoning | NC-1 |
| Height Limit | 40 X |
| Number of Units | 2 |

FINANCIAL OVERVIEW

| | |
|----------------------------|---------------------|
| Price | \$1,795,000 |
| Price Per Foot | \$1,025.71 |
| GRM | 16.95 |
| Capitalization Rate | 4.05% |
| Price Per Unit | \$897,500 |
| Annual Gross Income | \$105,926.04 |

EXPENSES

| | |
|--------------------------------------|--------------------|
| Property Tax @ 1.17143563 | \$21,139.60 |
| Special Assessments | \$789.30 |
| Insurance | \$3,500 |
| Repairs | \$2,500 |
| Expenses Total | \$27,928.90 |
| Less Vacancy (5%) | \$5,296.30 |

| | |
|-----------------------------|--------------------|
| Net Operating Income | \$72,700.84 |
|-----------------------------|--------------------|

LEASE OVERVIEW

3627 Taraval Street

| | |
|-----------------------|--------------------------------------|
| Rent Per Month | \$5,500 |
| Leased to | Brother's Pizza |
| Size | 1,050 Sqft (15 x 70) Estimate |
| Lease Expires | 12/27 |

3% annual increases. No option

3629 Taraval Street

| | |
|-----------------------|--|
| Rent Per Month | \$3,327.17 |
| Leased to | Andytown Coffee Roasters |
| Size | 700 Sqft (10 x 70) Estimate + Patio 300 Sqft (10 x 30) Estimate |
| Lease Expires | 11/2025 |

No option

PROPERTY PHOTOS

