

OFFERING MEMORANDUM

BERRI
REAL ESTATE
DRE 01906450

6582-6586 MISSION ST, DALY CA 94014

OFFERED AT \$988,000

PHOTOS

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FEATURES

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- Mixed-use building with 2 residential units + 1 commercial restaurant space
- Unit 6584 – Studio w/ kitchen & bath – \$1,470/mo (tenant occupied)
- Unit 6586 – Studio w/ kitchen & bath – \$1,300/mo (tenant occupied)
- Unit 6582 – Restaurant (vacant) projected at \$3,600/mo with basement (storage + refrigeration)
- Potential for owner-user or stabilized income stream with restaurant lease-up
- Approx. building size TBD (buyer to verify)
- Lot size: TBD (buyer to verify – per county records)
- Strong Daly City Mission corridor location with retail visibility and dense housing base
- Upside in rental income upon restaurant lease

RENT ROLL

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Unit #	Type	Rent	Lease Expiration	Notes
6584	Studio / 1 Bath	\$1,470 / month	Month-to-Month	Kitchen Included
6586	Studio / 1 Bath	\$1,300 / month	Month-to-Month	Kitchen Included
6582	Restaurant (vacant)	\$3,600 / monthly projected	N/A	Available for Lease or owner-user

TOTAL CURRENT INCOME: \$2,770/MO (\$33,240 ANNUALIZED)

PRO FORMA INCOME (WITH RESTAURANT): \$7,070/MO (\$84,840 ANNUALIZED)

FINANCIAL SUMMARY

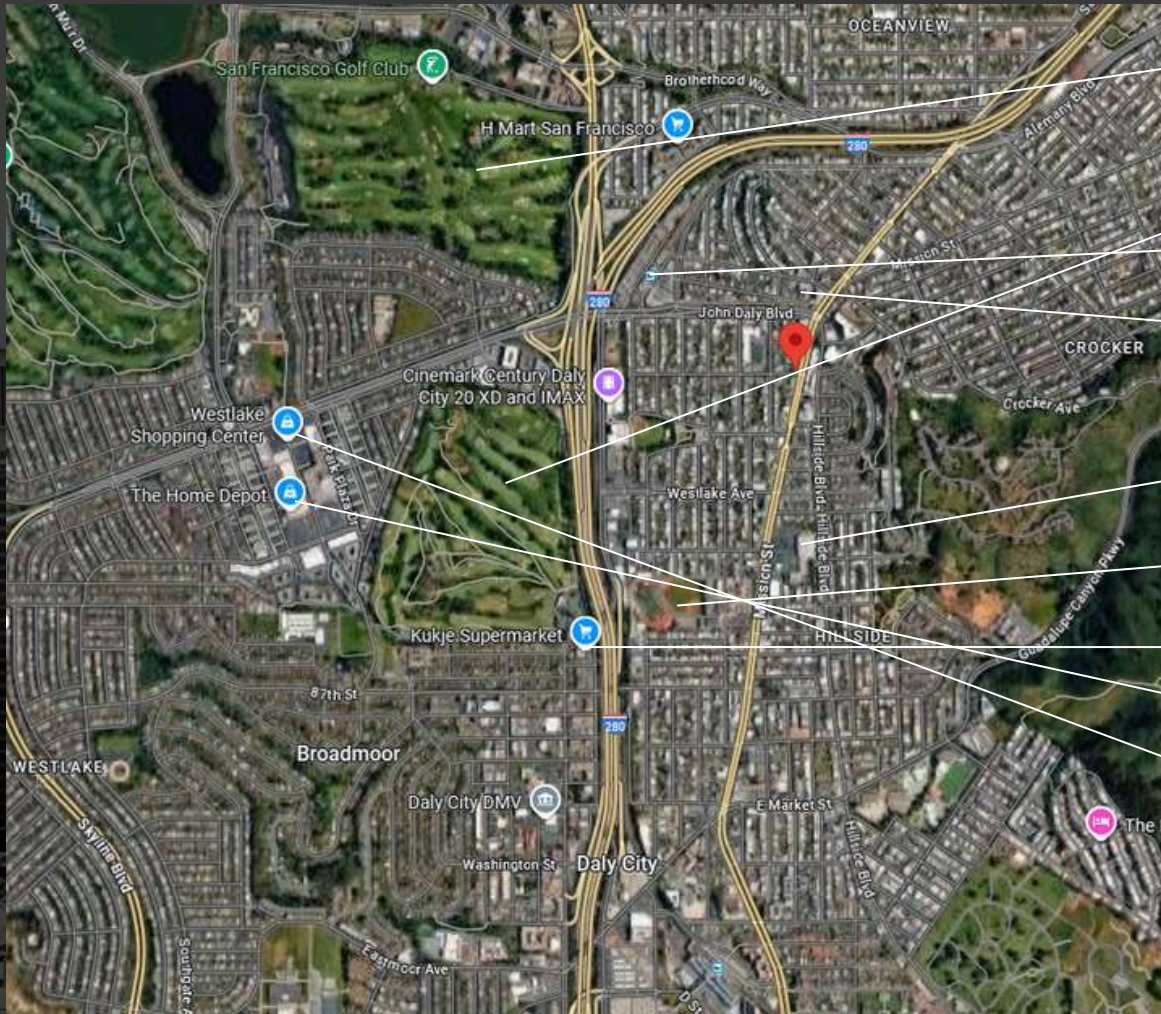
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Offering Price	\$988,000
Current Gross Income	\$33,000
Pro Forma Gross Income	\$84,840
Estimated Vacancy & Credit Loss (5%)	\$4,242
Net Rental Income (Pro Forma)	\$80,598
Expenses (Estimated)	
Property Taxes (1.18%)	\$11,678
Insurance	\$4,000
Maintenance	\$2,500
Management Fee (5% of GPI)	\$4,242
Total Expenses:	\$22,420
Net Operating Income (Pro Forma): \$58,178	
Cap Rate (Current)	~2.2%
Cap Rate (Pro Forma)	~5.9%

(Buyer to verify all figures and conduct own due diligence.)

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 **San Francisco Golf Club**

 Lake Merced Golf Club

 **Daly City Station**

 **Halal International Market**

 **Lucky**

 **Jefferson High School**

 **Kukje Super Market**

 Home Depot

**West Lake
Shopping Center**

NEIBORHOOD HIGHLIGHTS

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**High visibility along Mission St
commercial corridor**



**Dense residential surroundings for
strong customer base**



**Close proximity to Daly City
BART, bus lines, and I-280**



**Nearby retail, restaurants,
and service businesses**



**Strong rental demand in
Daly City**

CONTACTS

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