

# 2305 VAN NESS AVE

San Francisco, California



**SALES PRICE**                      **\$ 3,489,000**

## OFFERING SUMMARY

Building Size:	5,565SF
Lot Size:	0.08 AC
Number of Units:	6
Cap Rate:	2.37%
NOI:	\$ 90,184
Year Built:	1956
Zoning:	RC3
Market:	Pacific Heights

## LOCATION OVERVIEW

This commercial building, located in the Pacific Heights neighborhood, has the potential to be a great investment for anyone looking to have their main office in the San Francisco area. Since the property is near many transportation routes, residences, and other retail locations, the heavy foot traffic is to be expected, providing excellent exposure for almost any business.

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## INVESTMENT OVERVIEW

Price:	\$ 3,489,000
Price per Unit:	\$ 581,500
GRM:	21.52
CAP Rate:	3.26%

## OPERATING DATA

Gross Scheduled Income:	\$ 162,163.20
Operating Expenses:	\$ 26,112
Net Operating Income:	\$ 136,051.20

## INCOME SUMMARY

<b>NET INCOME</b>	<b>\$ 162,163.20</b>
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## EXPENSE SUMMARY

Cleaning & Maintenance	\$ 12,600
Elevator Maintenance	\$ 3,334
Fire Alarm	\$ 675
Licenses & Permits	\$ 100
Supplies	\$ 3,649
Telephone	\$ 5,754

<b>OPERATING EXPENSES</b>	<b>\$ 26,112</b>
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<b>NET OPERATING INCOME</b>	<b>\$ 136,051.20</b>
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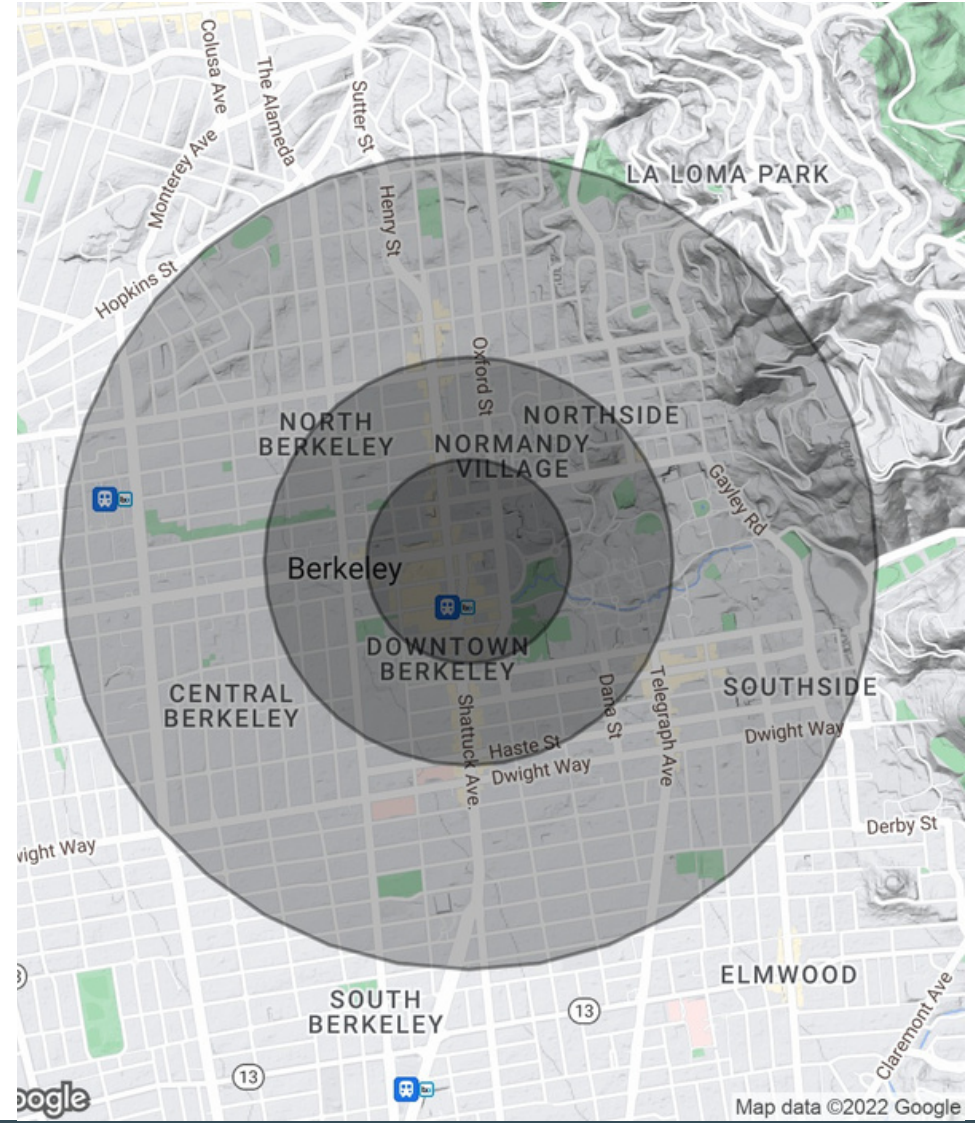
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,128	15,681	60,040
Average Age	27.2	27.7	30.4
Average Age (Male)	29.4	29.2	30.8
Average Age (Female)	29.0	27.5	30.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,620	7,033	23,226
# of Persons per HH	1.9	2.2	2.6
Average HH Income	\$45,626	\$66,210	\$92,702
Average House Value	\$23,232	\$387,567	\$666,524

\* Demographic data derived from 2020 ACS - US Census



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**CARLOS SERRANO-QUAN**

**Managing Partner**

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Direct: 415-608-8409

CaIDRE #01707584

## PROFESSIONAL BACKGROUND

Mr. Carlos Serrano-Quan is the Founder and Managing Partner of Sequoia Commercial Group (SCG), a commercial real estate brokerage with four offices in the San Francisco Bay Area. Carlos was awarded the prestigious CoStar Power Broker Awards for the highest volume of deals in Q3 of 2022 and Q1 of 2020. SCG specializes in sourcing value-add investment opportunities for local and international clients, leasing, and asset management.

## EDUCATION

In addition to his business accomplishments, Carlos has proudly served the City and County of San Francisco in various positions. He was appointed by the S.F. Board of Supervisors and the Mayor as a Citizen's Advisory Committee member of the San Francisco Department of Aging and Adult Services; and a member of the San Francisco Department of Youth and Families Community Advisory Committee. Among Carlos' favorite activities is helping the community by serving in various roles, i.e., as the former Executive Director of 3 community-based nonprofit organizations, Homeownership SF, Chinatown Youth Center, Chinese Newcomers Service Center; and two international nonprofits, the American Diabetes Association, and Goodwill Industries.

## MEMBERSHIPS

Carlos is active in the organized Real Estate Industry, serving as an advisor to real estate tech startup companies and real estate industry associations. He is a Past President and Chairman of the Chinese Real Estate Association of America (CREAA) – a leading ethnic real estate industry organization in the United States; an Advisory Member of Sterling Bank & Trust, and a member of the Asian Commercial Professionals (ACP).

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# 2305 VAN NESS AVE

San Francisco, California



**REGINA HUANG**

**Realtor**

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CalDRE #01994067

## PROFESSIONAL BACKGROUND

Ms. Regina Huang is a seasoned real estate investment consultant, boasting a wealth of experience since 2015. Over the years, Regina has expertly guided her private clients through a myriad of residential and commercial real estate transactions, with a keen focus on the dynamic San Francisco Bay Area market.

Before embarking on her successful real estate career, Regina honed her skills as a sales and marketing manager at Xinshang catering company in vibrant Shanghai, China. Having resided in both Shanghai and Guandong for over two decades, Regina is not only deeply immersed in the culture but also fluent in both Cantonese and Mandarin.

Regina's journey to the United States commenced after she accomplished her bachelor's degree at East China Normal University, driven by a desire to seek new opportunities and experiences. Beyond her professional endeavors, Regina finds immense fulfillment in giving back to the community. She actively serves as a dedicated volunteer at the nonprofit organization, Chinese Newcomers Service Center.

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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 Sequoia Commercial Group, LLC, in compliance with all applicable fair housing and equal opportunity laws.