



MORLEY FREDERICKS
REAL ESTATE SERVICES

683,691 Broadway
1248-1262 Stockton
Chinatown, SF

Listing Price: \$3,800,000

Steve Crane
415-806-5455

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Morleyfredericks.com

Key Features:

APN: 0161-029

Building Size: 11,100 sq. ft.

Cap Rate: 7.3% on current in-place rents

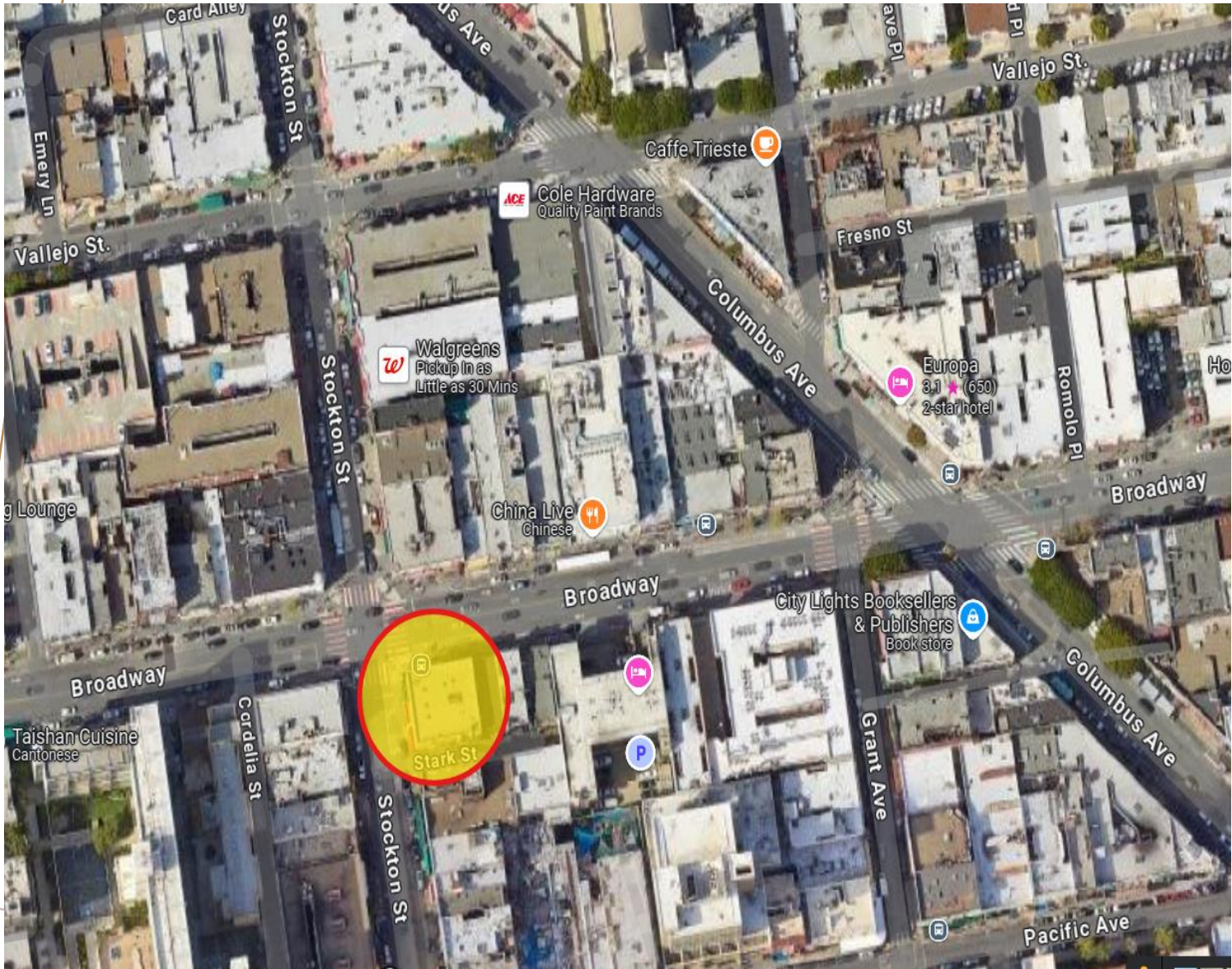
100% Occupied: Fully leased mixed-use property with stable tenancy.

Mixed-Use SRO: (33) SRO units across two floors, offering affordable housing in the city's core.

Commercial Space: Features (4) fully leased ground-floor retail units, ensuring steady long-term income. (All four leases up for extension 8/31/2027)

San Francisco City Fire Panel Compliance: Recently completed fire panel upgrade with no outstanding city requirements or restrictions.





This is a rare opportunity to own a **well-maintained, income-producing asset** in a **prime San Francisco location**. With **high occupancy rates**, a **7.3% cap rate**, and direct access to two of the city's most culturally rich neighborhoods, this property offers both **historic significance** and **modern investment potential**.



Street Address: 683,691 Broadway, San Francisco 94133

Second Address: 1248-1262 Stockton
San Francisco, CA 94133

Ground Floor: 4 Commercial spaces with long standing tenants

Second/Third Floor: 33 SRO units

Heating: Cadet heaters - fan forced in each

Meters: Ground floor is separately metered for gas and electric. Residential units are master metered

Residential Units: Each unit has a sink and vanity. 2 Bathrooms, 2 showers on each floor

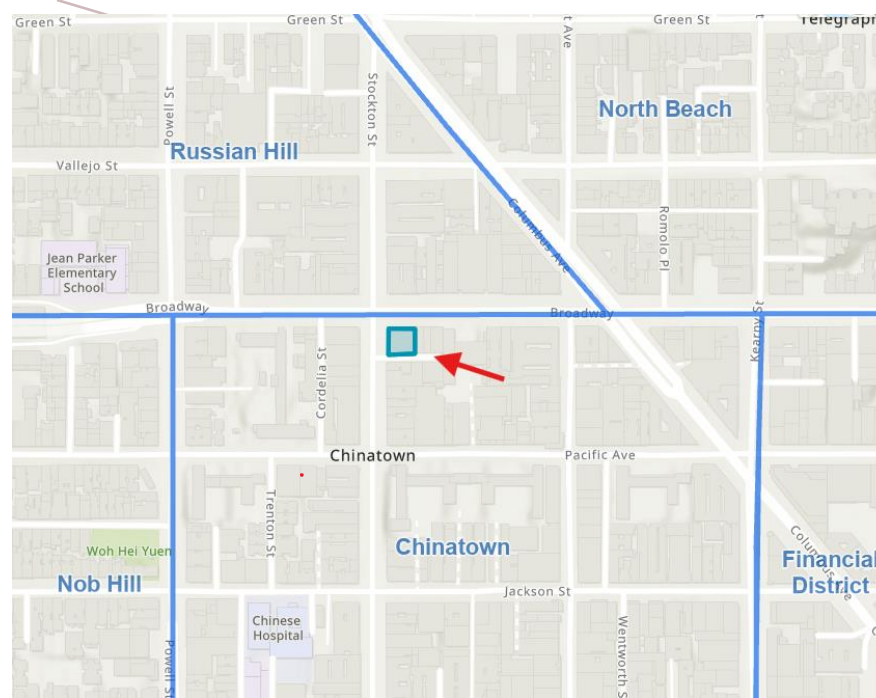
Foundation: Reinforced concrete with perimeter footing

Roof: Flat with bitumen cover



中西雜貨
景業公司
Jing Ye Co. Inc.
Tel: 415-398-2068

參茸海味
偉業公司
WEI YE CO. INC.
Tel: 415-398-2068
1248 Stockton St.



Nighborhood Highlights:

Cultural Intersection: Situated between **Chinatown** and the **North Beach** neighborhood, this building benefits from foot traffic from both tourist destinations and local residents. Chinatown remains one of the most visited neighborhoods in the city, drawing visitors with its authentic restaurants, markets, and cultural events.

North Beach Resurgence: The adjacent **North Beach** neighborhood, known for its Italian heritage and historical landmarks, is experiencing a renaissance. New developments, restaurants, and cultural attractions are bringing renewed vitality to the area, enhancing property values and attracting a diverse crowd of both locals and visitors. The property's proximity to the lively nightlife and café scene of North Beach adds to its appeal.

Historical Location: Broadway Street itself is renowned for its historical significance, once a hub of Beat Generation poets and artists. Today, it retains its eclectic charm, mixing historic landmarks with modern-day conveniences. From its past as the heart of San Francisco's bohemian and literary culture to its current role as a bustling commercial artery, Broadway is an iconic part of the city's legacy.







ZONING

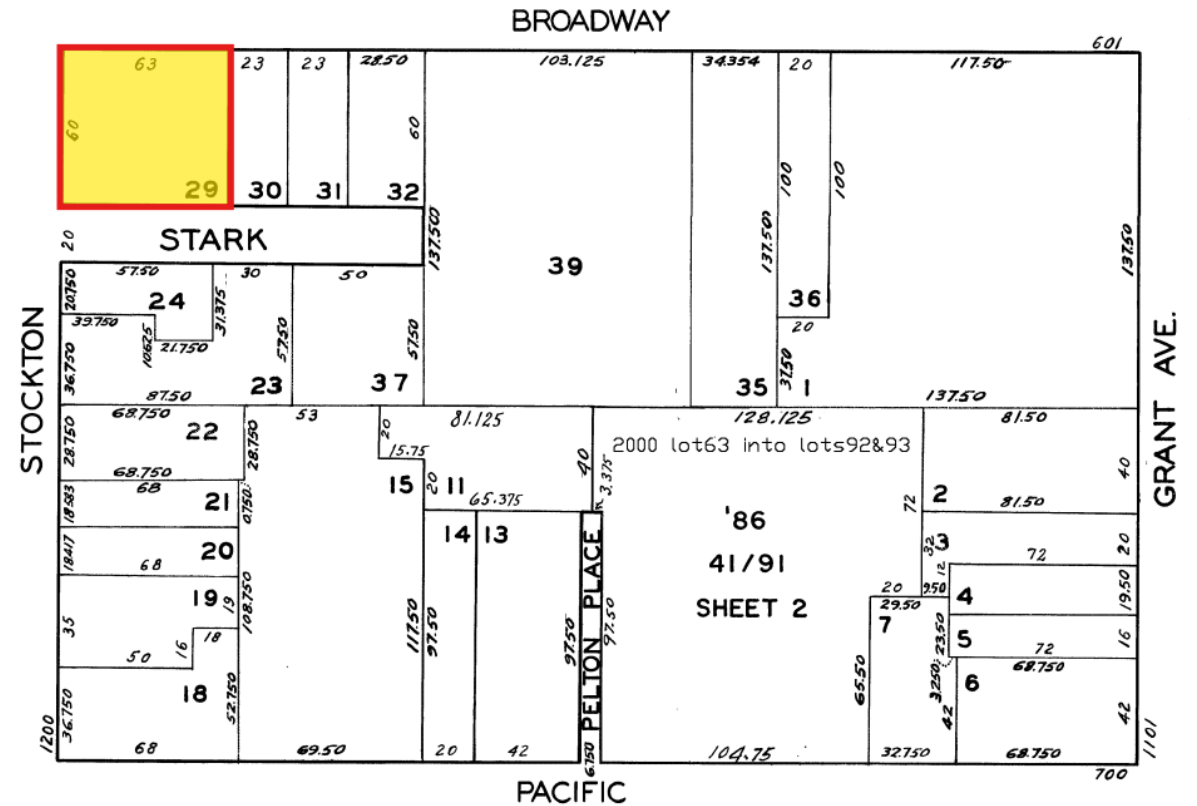
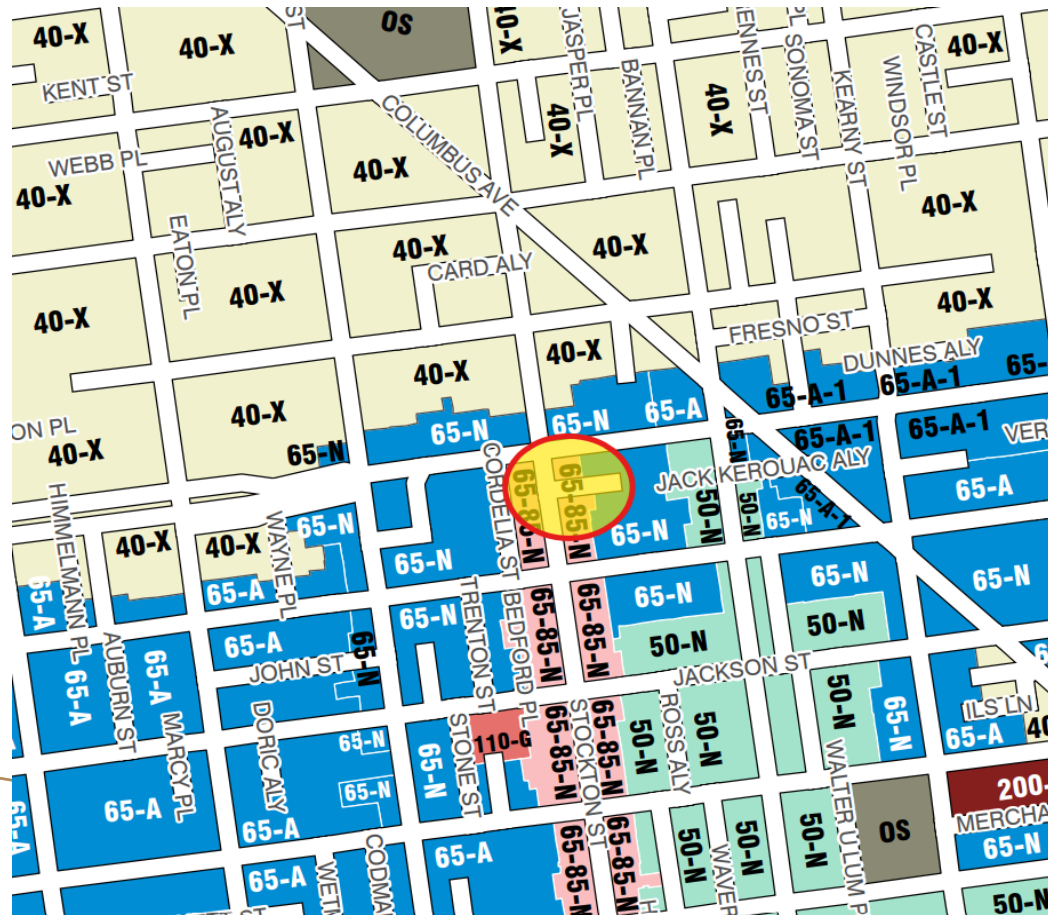
ZONING DISTRICT | CCB

3,780 sq/ft PARCEL SIZE

63 X 60 Parcel width & depth
65 - 85 N Height limits

11,100 sq. ft Building size

B - Unknown - Age Eligible HISTORIC RESOURCE





Rent Roll

SRO Roll

Unit#	Rent	Unit#	Rent
2	850.00	27	650.00
3	550.00	28	650.00
4	450.00	29	650.00
5	550.00	30	650.00
6	600.00	31	500.00
7	205.00	32	650.00
9	450.00	33	550.00
10 & 11	650.00	34	450.00
12	700.00	35	344.00
14 & 15	950.00	38	900.00
17	472.00	39 & 40	550.00
18	650.00	41 & 42	650.00
20	650.00	43	450.00
21	850.00	44	450.00
24	650.00	45	450.00
25	400.00	46	625.00
26	500.00		

33 Units \$19,296

Commercial Roll

<u>Address</u>	<u>Business</u>	<u>Rent</u>
683 Broadway	Yummy BBQ Chicken	7,416.00
1252-54 Stockton	Jing Ye Co.	7,500.00
1262 Stockton	Xing Ye Trading	8,000.00
1284 Stockton	Jing Chi Wu	3,500.00
4 Units		\$26,416.00

Total Rent Roll = \$45,712



OPERATING DATA				Annual			Annual		
				Operations	Per Month	Per Unit	Operations	Per Month	Per Unit
Residential Rent				\$ 231,552	\$ 19,296	\$ 585	\$ 237,600	\$ 19,800	\$ 600
Commercial Rent				\$ 316,992	\$ 26,416	\$ 6,604	\$ 360,000	\$ 30,000	\$ 7,500
Less: Vacancy	3%			\$ (16,456)	\$ (1,371)	\$ (445)	\$ (17,928)	\$ (1,494)	\$ (485)
Concessions				\$ (1,321)	\$ (110)	\$ (36)	\$ (1,321)	\$ (110)	\$ (36)
Net Rental Income				\$ 530,767	\$ 44,231	\$ 14,345	\$ 578,351	\$ 48,196	\$ 15,631
Gross Operating Income				\$ 530,767	\$ 44,231	\$ 14,345	\$ 578,351	\$ 48,196	\$ 15,631
Less: Total Expenses	-48%			\$ (254,619)	\$ (21,218)	\$ (6,882)	\$ (254,619)	\$ (21,218)	\$ (6,882)
Net Operating Income				\$ 276,148	\$ 23,012	\$ 7,463	\$ 323,732	\$ 26,978	\$ 8,750
Less: Loan Payments				\$ (172,934)			\$ (172,934)		
Pre-Tax Cash Flow				\$ 103,214			\$ 150,798		
Cash-on-Cash Return				6.79%			9.92%		
Principal Reduction				\$ (26,397)			\$ (26,397)		
Total Return				\$ 129,610			\$ 177,195		
Total Yield				8.53%			11.66%		

RENTAL DATA					
No. - Type	Est. Sq. Ft.	Current Rents	Stabilized Rents		
Residential 33		\$ 19,296	\$ 19,800		
Commercial 4		\$ 26,416	\$ 30,000		
37	11,100				
Monthly Rental Income		\$ 45,712	\$ 49,800		
Annual Rental Income		\$ 548,544	\$ 597,600		

EXPENSES				Annual			Annual		
				Operations	Per Month	Per Unit	Operations	Per Month	Per Unit
Real Estate Taxes (New)	1.1200%			\$ 42,560	\$ 3,547	\$ 1,150	\$ 42,560	\$ 3,547	\$ 1,150
Special Assessments				\$ 1,306	\$ 109	\$ 35	\$ 1,306	\$ 109	\$ 35
Property & Liability Insurance				\$ 58,242	\$ 4,854	\$ 1,574	\$ 58,242	\$ 4,854	\$ 1,574
Trash				\$ 24,121	\$ 2,010	\$ 652	\$ 24,121	\$ 2,010	\$ 652
Property Management	6.00%			\$ 31,846	\$ 2,654	\$ 861	\$ 31,846	\$ 2,654	\$ 861
Water, Sewer				\$ 30,113	\$ 2,509	\$ 814	\$ 30,113	\$ 2,509	\$ 814
Administrative & General				\$ 1,500	\$ 125	\$ 41	\$ 1,500	\$ 125	\$ 41
Rental Tax Authority				\$ 1,057	\$ 88	\$ 29	\$ 1,057	\$ 88	\$ 29
Pest Control				\$ 1,620	\$ 135	\$ 44	\$ 1,620	\$ 135	\$ 44
Janitorial				\$ 15,000	\$ 1,250	\$ 405	\$ 15,000	\$ 1,250	\$ 405
PG&E				\$ 23,014	\$ 1,918	\$ 622	\$ 23,014	\$ 1,918	\$ 622
Maintenance & Repair / Turnover				\$ 14,340	\$ 1,195	\$ 388	\$ 14,340	\$ 1,195	\$ 388
Reserves				\$ 9,900	\$ 825	\$ 268	\$ 9,900	\$ 825	\$ 268
Total Expenses				\$ 254,619	\$ 21,218	\$ 6,882	\$ 254,619	\$ 21,218	\$ 6,882
Expenses per Square Foot				\$22.94			\$ 22.94		



PRICING

Price		\$3,800,000	\$3,800,000
GRM		7.2	6.6
CAP Rate		7.3%	8.5%
Price per Unit		\$102,703	\$102,703
Price per Square Foot		\$342.34	\$342.34
<i>Proposed New Financing</i>			
New Loan Amount	60%	\$2,280,000	\$2,280,000
Down Payment Required	40%	\$1,520,000	\$1,520,000
Rate		6.50%	6.50%
Term (Years)		30	30
Yearly Debt Service		(\$172,934)	(\$172,934)

Buyer to confirm all facts and figures.



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