

# OFFERING

MEMORANDUM

**GLOBE HOTEL**

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# NON-ENDORSEMENT



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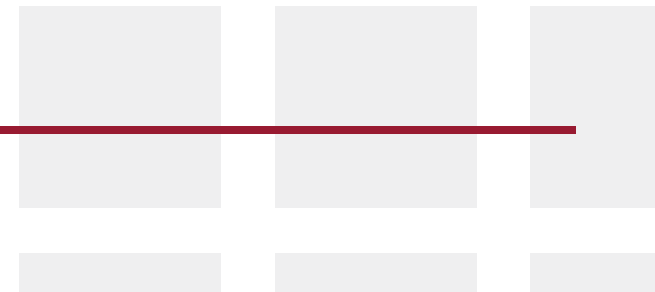
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# PROPERTY HIGHLIGHTS

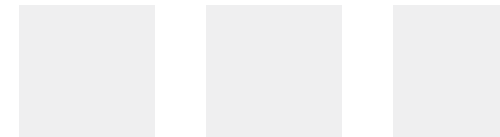


## Fully Leased Hotel Building

Price	\$6,995,000
Price/Unit	\$212,000
Building Size	16,512 Sqft (Public Records)
Parcel Size	4,125 Sqft
Parcel Number	3755 -079
Year Built	1983
Zoning	Mixed Use

Year	2025	2026
Cap Rate	6.60	6.81

- Desirable Location
- Fully Leased building
- Recently Renovated
- Interior Corridor
- Soft Story Work Complete



- New Plumbing
- New Electrical
- Fire System Upgrade
- Roof in Good Condition
- Motivated Seller

# PROPERTY SUMMARY

This is a perfect opportunity to pick up a San Francisco asset at a reduced price with guaranteed income and zero management duties.

The Globe hotel is a 4-Story, 33-unit interior corridor hotel with a ground floor commercial space and has been leased out to a non-profit with a five-year term that began in December of 2023 with an option to extend the lease for another 2-5 year terms.

The hotel was renovated in 2023, and the current lessee has been maintaining the building, keeping it in pristine condition.

The in-place lease which also provides for a 4% yearly rent increase, gives an investor steady income while waiting for the San Francisco market to rebound to its full potential again.

As per the San Francisco Travel Association report, tourism has had a slight dip in 2024 but is expected to rebound back to 2019 levels in 2025 along with an increase in convention business.

The San Francisco convention business is seeing a moderate uptick and will take a few more years to get back into full swing.

[San Francisco Travel Association Forecasts Modest Growth in Visitor Arrivals and Spending in 2024](#) | [San Francisco Travel \(sftravel.com\)](#)

Whether you are looking for a hands-off investment with a great initial return or thinking about returning this back to a hotel operation once the economy rebounds, the Globe Hotel is a perfect and safe fit for an investor to park their capital.



# FINANCIAL ANALYSIS

	2025	2026	2027	2028
Lease Income	\$514,800	\$535,392	\$556,807	\$579,080
Retail Income	\$60,000	\$60,000	\$60,000	\$60,000
<b>Total Income</b>	<b>\$574,800</b>	<b>\$595,392</b>	<b>\$616,807</b>	<b>\$639,080</b>
<b>Expenses</b>				
Property Tax	\$83,940	\$85,619	\$87,331	\$89,078
Insurance	\$23,000	\$23,000	\$23,000	\$23,000
Maintenance/ Miscellaneous	\$10,000	\$10,000	\$10,000	\$10,000
<b>Total Expenses</b>	<b>\$113,000</b>	<b>\$118,619</b>	<b>\$120,331</b>	<b>\$122,078</b>
Net Operating Income	\$461,800	\$476,773	\$496,476	\$517,002
Cap Rate	6.60%	6.81%	7.10%	7.40%
<b>LTV 55% (Down Payment =\$3,147,750)</b>				
Debt Service(\$3,847,250) 7% Amort over 25 years	\$326,298.80	\$326,298.80	\$326,298.80	\$326,298.80
Cash Flow	\$135,501.20	\$150,474.20	\$170,177.20	\$190,703.20
Cash on Cash	4.30%	4.78%	5.40%	6.06%
Depreciation	\$279,800	\$279,800	\$279,800	\$279,800
<b>Total Return</b>	<b>13.19%</b>	<b>13.67%</b>	<b>14.29%</b>	<b>14.95%</b>

Note:

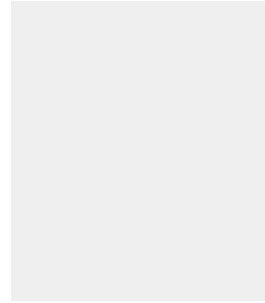
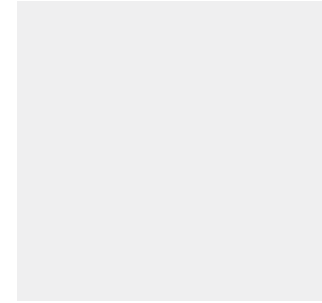
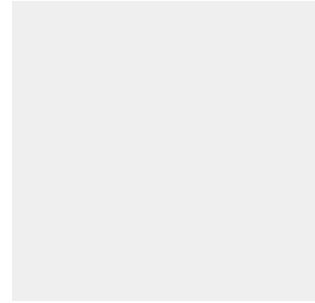
Lease Income is subject to 4% increase on a yearly basis.

Retail income is from Ground Floor Commercial Space.

# SALES COMPARABLES



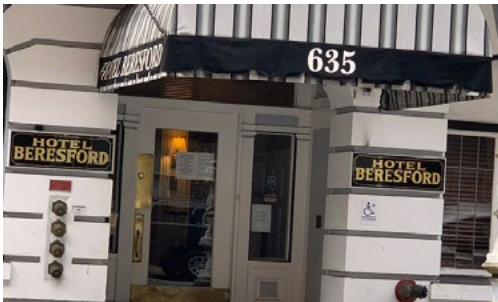
Property Name	Subject Property
Property Address	10 Hallam Street
Sales Price	\$6,995,000
Price/Unit	\$211,969
Price/SF	\$423.63



Property Name	Star Motel
Property Address	1727 Lombard St
Sales Price	\$11,130,000
Price/Unit	\$214,038
Price/SF	\$679.86



Property Name	Sea Scape Inn
Property Address	4340 Judah St
Sales Price	\$4,725,000
Price/Unit	\$225,000
Price/SF	\$502.45



Property Name	Beresford Hotel
Property Address	635 Sutter St
Sales Price	\$23,700,000
Price/Unit	\$207,895
Price/SF	\$540.36



Property Name	Fitzgerald Hotel
Property Address	620 Post Street
Sales Price	\$12,000,000
Price/Unit	\$307,692
Price/SF	\$915.75



Property Name	Cornell Hotel De France
Property Address	715 Bush Street
Sales Price	\$9,000,000
Price/Unit	\$183,673
Price/SF	\$480.77



Property Name	Golden Gate Hotel
Property Address	775 Bush Street
Sales Price	\$5,375,000
Price/Unit	\$215,000
Price/SF	\$731.89

# GALLERY



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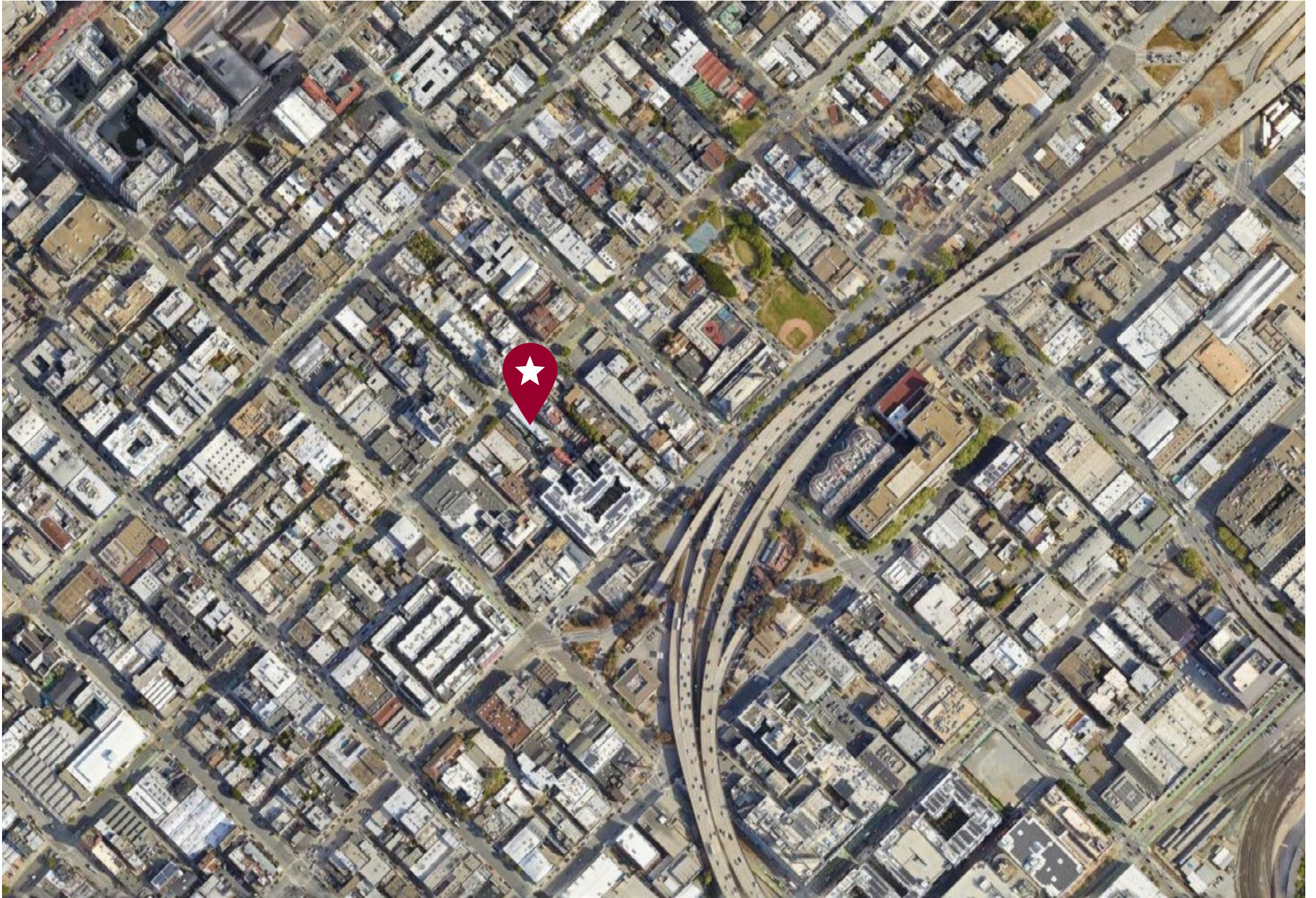




# GALLERY



**AERIAL VIEW**

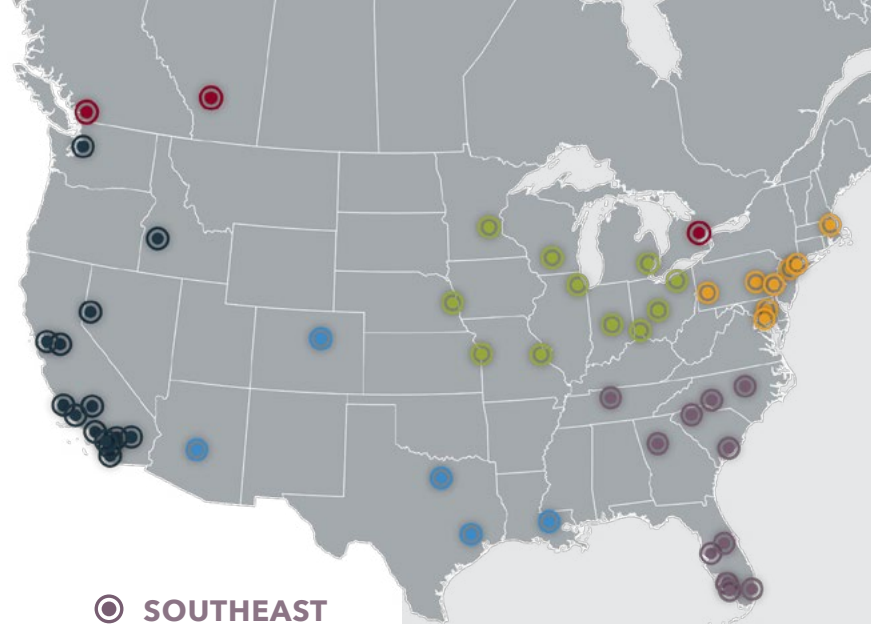


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- CA, Los Angeles - Sherman Oaks
- CA, Los Angeles - Ventura County
- CA, Los Angeles - West
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- CA, Ontario
- CA, Orange
- CA, Palm Desert
- CA, Pleasanton
- CA, Riverside

- CA, San Diego
- CA, San Diego - North
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- CA, Stockton
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- PA, Pittsburgh
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- FL, Tampa Bay
- GA, Atlanta
- TN, Nashville
- NC, Charlotte
- NC, Raleigh
- SC, Charleston
- SC, Greenville
- SC, Spartanburg

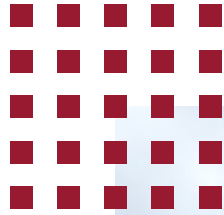
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PROFESSIONALS  
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INTERNATIONALLY



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