



SALE

2134 Van Ness

2134 VAN NESS AVE

San Francisco, CA 94109

PRESENTED BY:

KEVIN D. CHIN, CCIM

O: 415.922.2900 x101

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CalDRE #00696127

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,550,000
NUMBER OF UNITS:	3
LOT SIZE:	153,113,400 SF
BUILDING SIZE:	6,435 SF
NOI:	\$146,136.00
CAP RATE:	5.73%

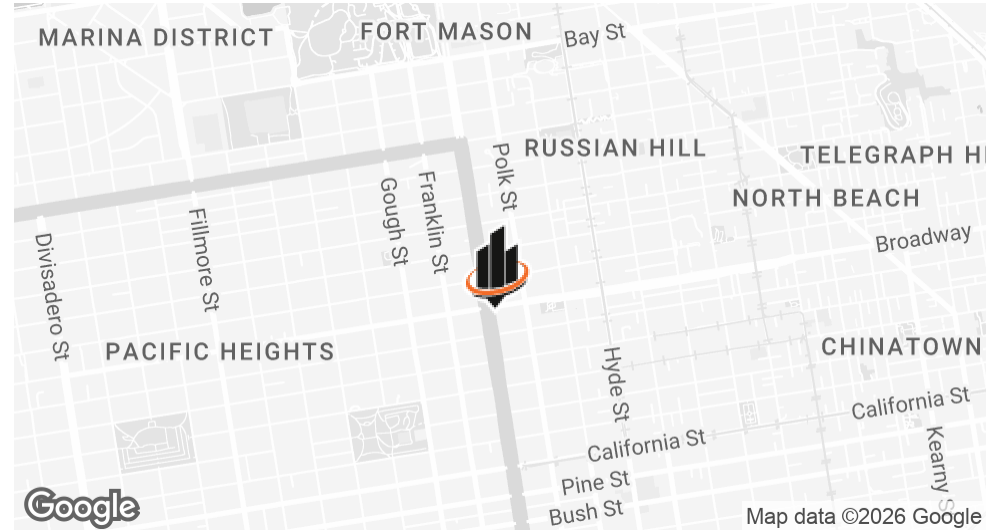
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2134 VAN NESS | 2134 Van Ness Ave San Francisco, CA 94109



PROPERTY DESCRIPTION

Well located Van Ness corridor office building perfect for owner /user. Classic architecture. Roof deck. Potential residential conversion opportunity.

PROPERTY HIGHLIGHTS

- Great Location
- Great Spot for Marin Commuters
- Owner/User Opportunity - SBA Financing Available
- Van Ness Rapid Bus Line Project Completed

RENT ROLL

SUITE	TENANT NAME	PRICE / SF / YEAR	ANNUAL RENT
-	Massoni CPA	\$36.71	\$92,400.00
-	Elixir Design	\$23.78	\$52,800.00
-	Vacant	\$36.00	\$56,808.00
-	Billboard	-	-
-	-	-	-
TOTALS		\$96.49	\$202,008.00

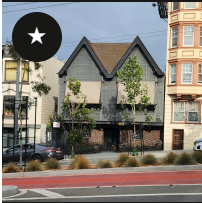




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ADDITIONAL PHOTOS



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SALE COMPS SUMMARY

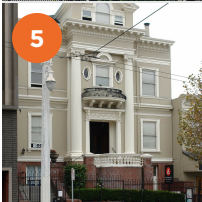
SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	CAP	
 	2134 Van Ness 2134 Van Ness Ave San Francisco, CA 94109	\$2,550,000	6,435 SF	\$396.27	5.73%	
SALE COMPS		PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
 	2041 Polk 2041 Polk Street San Francisco, CA 94109	\$1,500,000	4,609 SF	\$325.45	7.4%	12/17/2025
 	1746-1750 Union Street 1746-1750 Union Street San Francisco, CA 94109	\$4,075,000	7,775 SF	\$524.12	-	02/07/2025
 	2822 Van Ness Avenue 2822 Van Ness Avenue San Francisco, CA 94109	\$2,650,000	7,743 SF	\$342.24	-	04/04/2024

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SALE COMPS SUMMARY



4	2211 Van Ness Ave 2211 Van Ness Ave San Francisco, CA 94109	\$2,900,000	5,050 SF	\$574.26	-	On Market
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5	2209 Van Ness Ave 2209 Van Ness Ave San Francisco, CA 94109	\$5,500,000	11,381 SF	\$483.26	-	On Market
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	PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
TOTALS/AVERAGES	\$3,325,000	7,312 SF	\$454.73	7.4%	

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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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