



SALE
2134 Van Ness
2134 VAN NESS AVE

San Francisco, CA 94109

PRESENTED BY:

KEVIN D. CHIN, CCIM

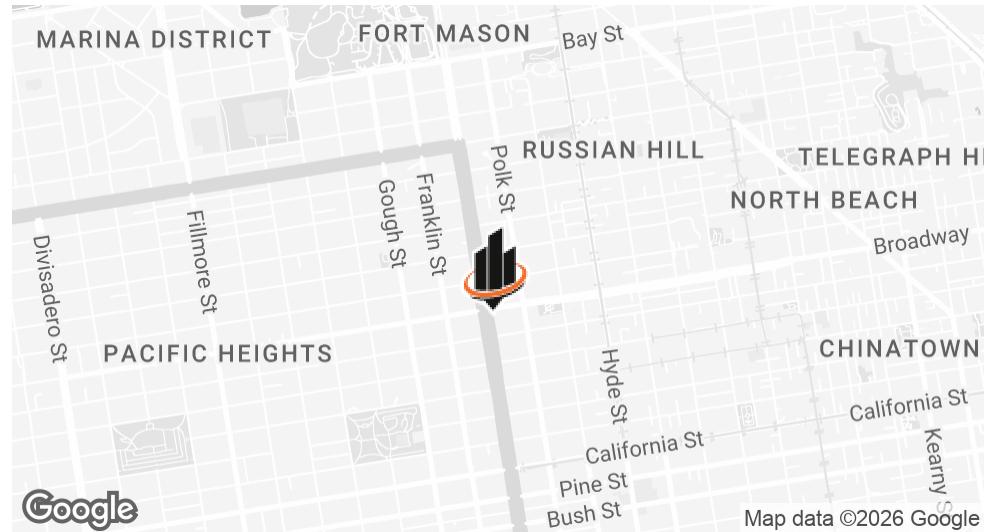
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CaLDRE #00696127



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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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



2211 Van Ness Ave

2211 Van Ness Ave
San Francisco, CA 94109

\$2,900,000

5,050 SF

\$574.26

-

On Market



2209 Van Ness Ave

2209 Van Ness Ave
San Francisco, CA 94109

\$5,500,000

11,381 SF

\$483.26

-

On Market

	PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
TOTALS/AVERAGES	\$3,325,000	7,312 SF	\$454.73	7.4%	

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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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