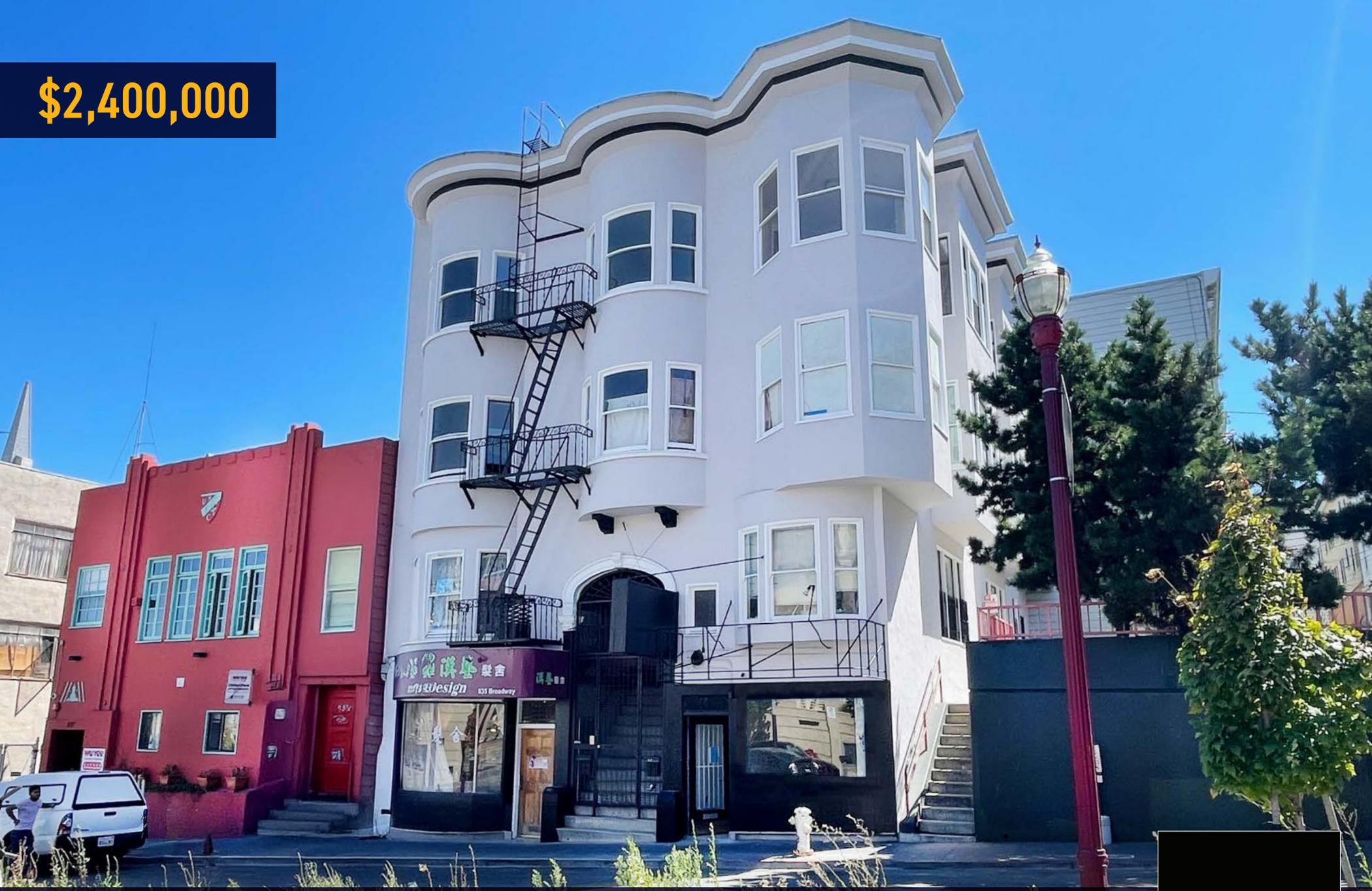


\$2,400,000



835 BROADWAY 8-UNITS MIXED-USE BUILDING

CHINATOWN/NORTH BEACH | SAN FRANCISCO | OFFERING MEMORANDUM



DISCLOSURE

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Maven Commercial, Inc., has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject Property, the future projected financial performance of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and/or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Information provided has been or will be gathered from sources that are deemed reliable; however, neither Seller nor the Broker warrants or represents that the information is true or correct.

Recipients are advised to verify information independently and hire all applicable professionals and experts to assess the Property's physical and financial condition. Seller and/or the Brokers reserve(s) the right to change the Property's purchase price, or any information provided, or to withdraw the Property from the market at any time without notice. Recipients agree that the information provided by Seller and/or Broker is confidential and, as such, agrees to hold and treat such information in the strictest of confidence. Visual presentation of parcel lines are not exact.

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EXECUTIVE SUMMARY

835 Broadway is a conveniently located mixed use property at the end of the Broadway Tunnel in Chinatown. This fully-leased income-producing property consists of eight units, six residential and two commercial. Two units have recently been renovated, seismic completed, and the exterior of the building painted.

LISTING PRICE	\$2,400,000
GRM	12.29
CAP RATE	4.91%
PRICE / SQ FT	\$386
PRICE / UNIT	\$300,000
BUILDING SIZE	6,216 Sq. Ft.
PARCEL SIZE	11,877 Sq. Ft.
PARCEL NUMBER	0159-037
YEAR BUILT	1909
ZONING	CCB



PROPERTY HIGHLIGHTS & SUMMARY

- Full-Floor Top-Floor Unit
- 2 Upgraded Commercial Units - Leased
- Seismic Upgrade Completed
- Passthrough Opportunities
- Huge Upside in Rents
- North Beach & Chinatown Locale
- New Exterior Paint
- 100% Leased

UNITS	8
FLATS	1
2 BEDROOMS	1
1 BEDROOMS	3
EFFICIENCY	1
STOREFRONTS	2
FOUNDATION	Concrete
HEAT	Gas Wall
HOT WATER	Gas Tank
ELECTRICAL	Separately Metered
PLUMBING	Mainly Copper
WINDOWS	Wood Sash & Aluminum
SEISMIC	Completed



RENT ROLL

UNIT	TYPE	FLOOR	MOVE-IN	CURRENT	MARKET	UPSIDE
1	1 Bdrm	2nd	June-03	\$735	\$2,750	274%
2	2 Bdrm	2nd	August-14	\$2,031	\$4,400	117%
3	1 Bdrm*	3rd	May-03	\$416	\$2,750	560%
3A	Single Room*	3rd	February-23	\$1,126	\$1,150	2%
4	2 Bdrm	3rd	March-24	\$2,885	\$4,400	53%
841	Flat [4 Bdrms]	4th	January-24	\$5,594	\$6,800	22%
INCOME [RESIDENTIAL]				\$12,788	\$22,250	74%
INCOME [COMMERCIAL]						
835	Commercial	A & A Hair Design	Jan-99	\$1,600	\$1,600	100%
843	Commercial	Wu Yee Children's Services	Nov-22	\$1,891	\$1,891	100%
INCOME [COMMERCIAL]				\$3,491	\$3,491	
INCOME [MONTHLY]				\$16,161	\$25,741	
INCOME [ANNUAL]				\$195,345	\$308,893	

* Banked rents have been imposed.

* Units 3 & 3A share a bathroom

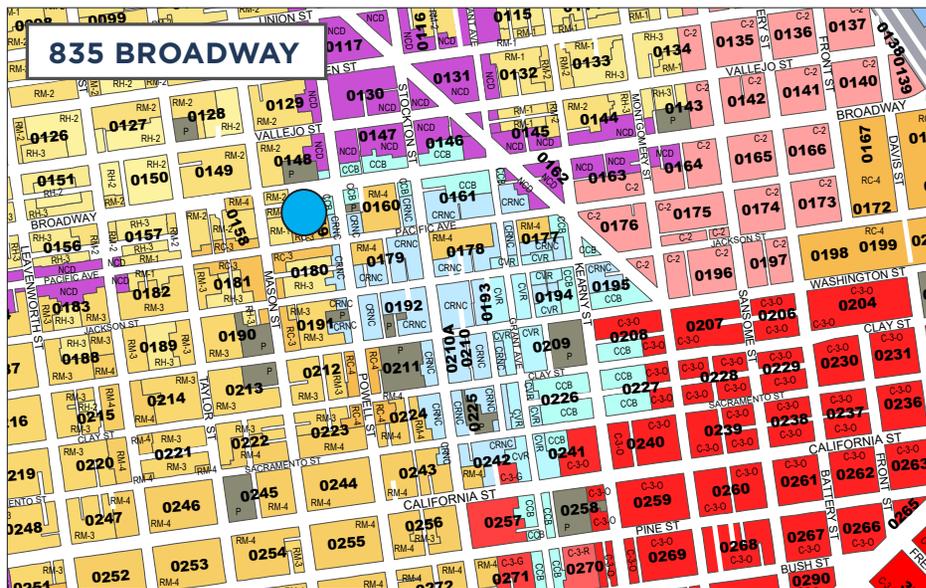
ZONING

CCB

Zoning District	CCB
Residential Density	
Height Limit	
Historic Resource	
Parcel	0159-037
Parcel Width & Depth	272' x 178' x 208'
Building Size	6,216 Sq. Ft.
Parcel Size	1,877 Sq. Ft.

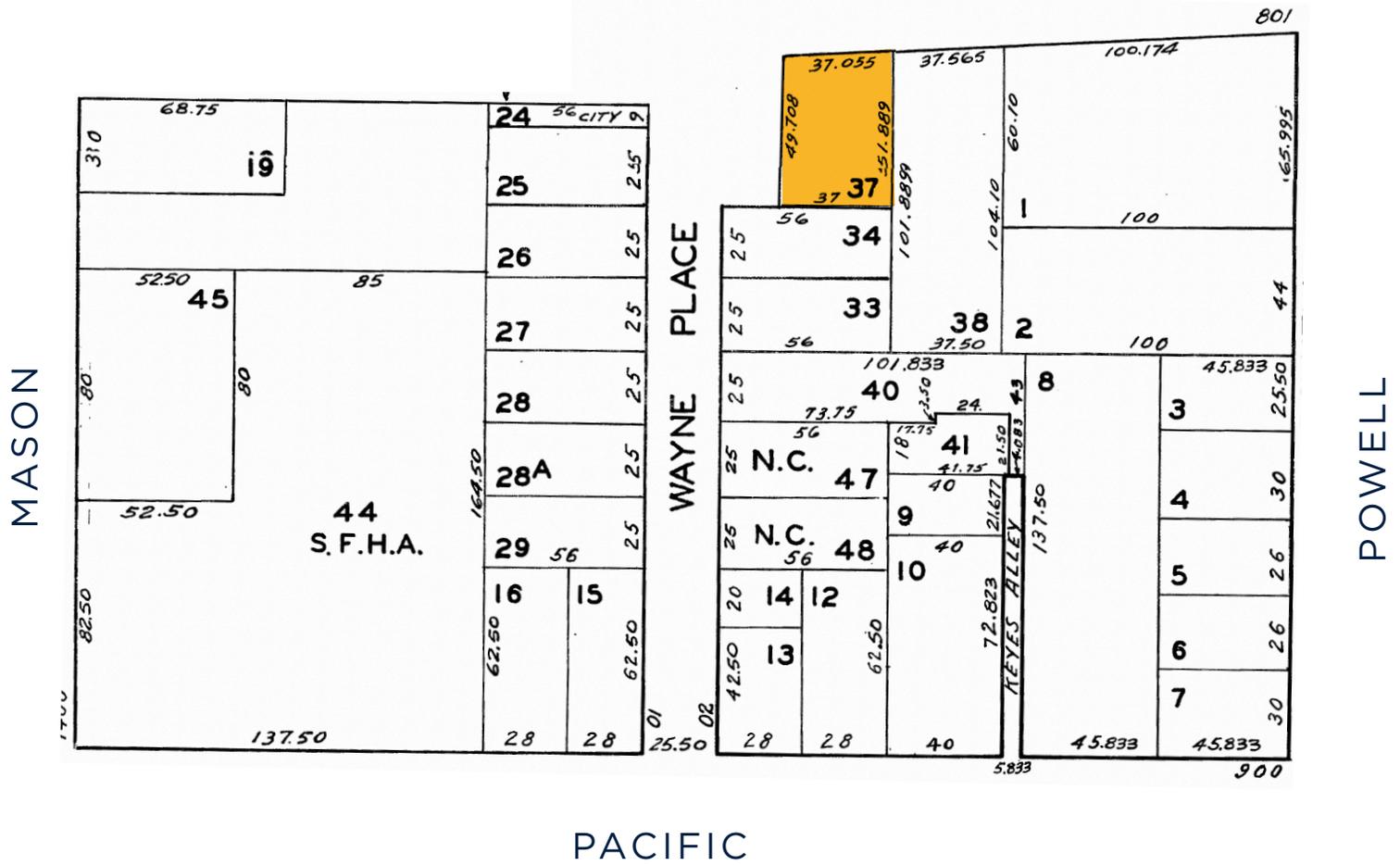
CCB The Chinatown Community Business District, located in the northeast quadrant of San Francisco, extends along Broadway from the eastern portal of the Broadway Tunnel to Columbus Avenue and along Kearny Street from Columbus to Sacramento Street. This district also includes portions of Commercial Street between Montgomery Street and Grant Avenue and portions of Grant Avenue between Bush and California Streets. It is part of the larger core area of Chinatown.

The portions of Broadway, Kearny, and Commercial Streets and Grant Avenue in this district are transitional edges or entries to Chinatown. North and east of the two blocks of Broadway contained in this district are North Beach and the Broadway Entertainment Districts. This zoning district is intended to protect existing housing, encourage new housing and to accommodate modest expansion of Chinatown business activities as well as street-level retail uses. The size of individual professional or business office use is limited in order to prevent these areas from being used to accommodate larger office uses spilling over from the financial district.



PARCEL MAP

BROADWAY



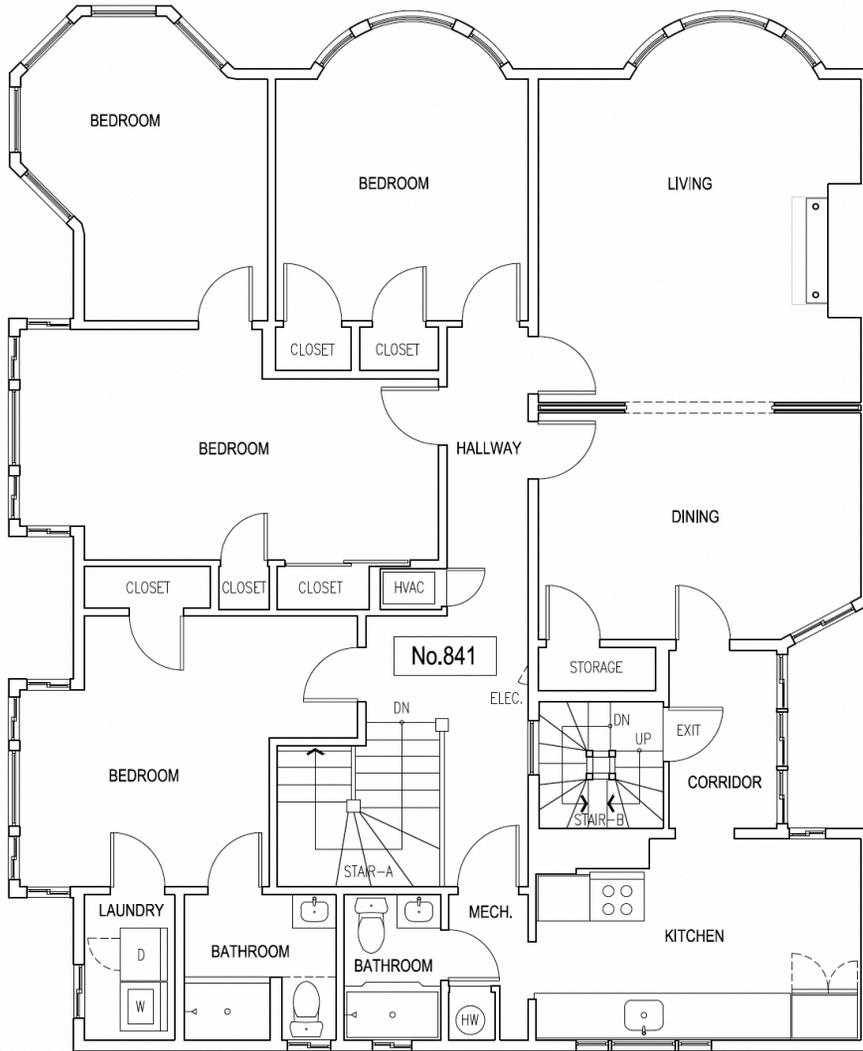
RESIDENTIAL UNIT

8



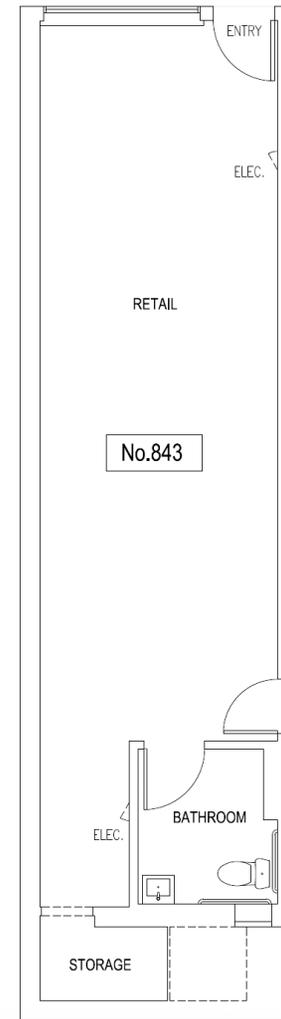
FLOOR PLANS

BROADWAY



FLAT

BROADWAY



COMMERICAL UNIT

UNDERWRITING

INCOME - GROSS	RENT [CURRENT]		RENT [MARKET]	NOTES
RESIDENTIAL	\$153,452		\$219,300	
VACANCY LOSS	(\$4,604)	3.0%	(\$6,579)	3.0%
COMMERCIAL	\$41,893		\$41,893	
VACANCY LOSS	(\$2,095)	5.0%	(\$2,095)	5.0%
TOTAL INCOME	\$188,647		\$212,721	
PROJECTED EXPENSES				
TAXES	\$28,384		\$28,384	New Value
INSURANCE	\$6,281		\$6,281	2025
UTILITIES				
GAS & ELECTRIC	\$1,521		\$1,521	2025
TRASH & RECYCLING	\$2,182		\$2,182	2025
WATER & SEWER	\$16,088		\$16,088	2025
MISCELLANEOUS				
REPAIRS & MAINTENANCE	\$6,000		\$6,000	[\$1,250 Unit]
FEES & PERMITS				
GROSS RECEIPTS TAX	\$119		\$119	Below Threshold
PERMITS & LICENSES	\$200		\$200	2025
RENT BOARD FEE	\$325		\$325	[\$59 Unit]
VECTOR CONTROL	\$127		\$127	2025
TOTAL EXPENSES	\$61,227	32%	\$61,227	29%
NET OPERATING INCOME	\$127,420		\$151,494	

RENT COMPS

1 BEDROOM



ADDRESS	TYPE	RENT
350 Union St	1 bdrm	\$2,631
NEIGHBORHOOD	CROSS ST	SOURCE
North Beach	Kearny St	Craigslist



ADDRESS	TYPE	RENT
770 California St	1 bdrm	\$2,600
NEIGHBORHOOD	CROSS ST	SOURCE
Chinatown	Stockton St	Craigslist



ADDRESS	TYPE	RENT
2133 Stockton St	1 bdrm	\$2,874
NEIGHBORHOOD	CROSS ST	SOURCE
North Beach	Bay St	Craigslist

AVERAGE **\$2,701.67**

2 BEDROOM



ADDRESS	TYPE	RENT
1154 Kearny	2 bdrm	\$3,950
NEIGHBORHOOD	CROSS ST	SOURCE
North Beach	Vallejo St	Apartments.com



ADDRESS	TYPE	RENT
2140 Taylor St	2 bdrm	\$4,761
NEIGHBORHOOD	CROSS ST	SOURCE
North Beach	Lombard St	Craigslist



ADDRESS	TYPE	RENT
1753 Mason St	2 bdrm	\$4,600
NEIGHBORHOOD	CROSS ST	SOURCE
North Beach	Union St	Craigslist

AVERAGE **\$4,437.00**

RENT COMPS

3-4 BEDROOMS



ADDRESS	TYPE	RENT
466 Columbus Ave	3 bdrm	\$6,000
NEIGHBORHOOD	CROSS ST	SOURCE
North Beach	Green St	Apartments.com



ADDRESS	TYPE	RENT
1262 Vallejo St	3 bdrm	\$6,795
NEIGHBORHOOD	CROSS ST	SOURCE
Russian Hill	Leavenworth St	Apartments.com



ADDRESS	TYPE	RENT
1000 Chestnut	3 bdrm	\$7,584
NEIGHBORHOOD	CROSS ST	SOURCE
Russian Hill	Hyde St	Craigslist

AVERAGE RENT: \$6,793.00

SINGLE ROOM



ADDRESS	TYPE	RENT
935 Kearny St	SRO	\$920
NEIGHBORHOOD	CROSS ST	SOURCE
Chinatown	Jackson St	Craigslist



ADDRESS	TYPE	RENT
640 Broadway	Efficiency	\$1,500
NEIGHBORHOOD	CROSS ST	SOURCE
North Beach	Columbus Ave	Apartments.com



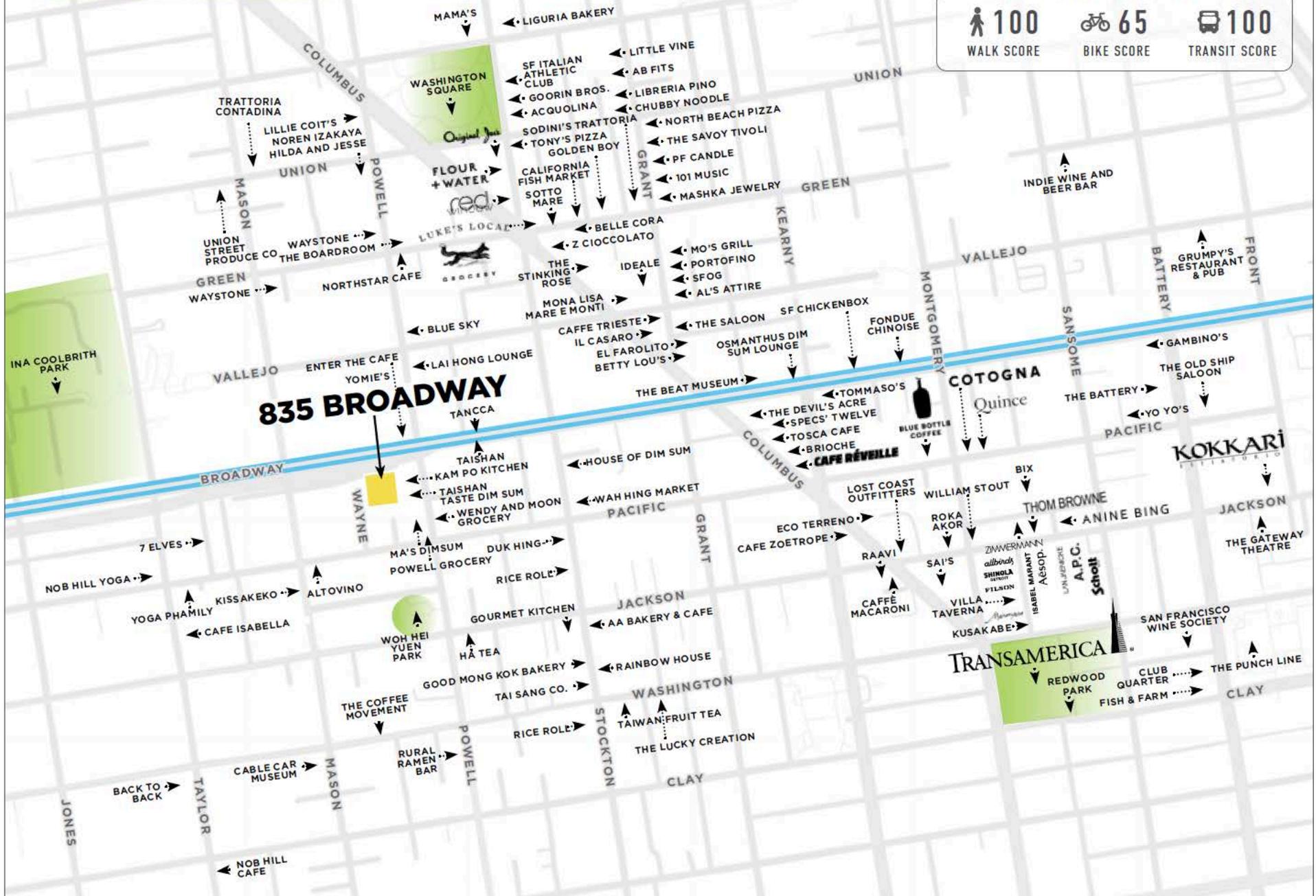
ADDRESS	TYPE	RENT
371 Columbus Ave	Studio	\$995
NEIGHBORHOOD	CROSS ST	SOURCE
North Beach	Green St	Apartments.com

AVERAGE RENT: \$1,138.33

NEIGHBORHOOD

WALK/BIKE/TRANSIT SCORE

100 WALK SCORE
65 BIKE SCORE
100 TRANSIT SCORE





MISTER JIU'S



TAQUERIA EL



ORIGINAL JOE'S



WASHINGTON SQUARE



ALTOVINO



HONG KONG CLAY POT



CAFFE GRECO



ROKA AKOR



IL POLLAIO

CHINATOWN | NORTH BEACH

835 Broadway is located in San Francisco's Chinatown / North Beach neighborhood. North Beach is a historic neighborhood located in the heart of San Francisco, just a few blocks from Union Square and Chinatown. Located in the heart of the city, it is known for its luxury hotels, high-end shopping, and stunning views.

The property is close to several luxury hotels including the Fairmont, the Intercontinental Mark Hopkins, the Ritz-Carlton, and many more, each of which hold an important place in San Francisco history. One can also find a variety of shops, restaurants, and bars in the neighborhood.

835 BROADWAY

NORTH BEACH | CHINATOWN

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COMMERCIAL

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