



OFFERING MEMORANDUM
3355 MISSION STREET, SAN FRANCISCO

FOR SALE
Cheryl Maloney
415.309.2722

CHERYL MALONEY | 415.309.2722 cheryl@vanguardsf.com DRE#01966668



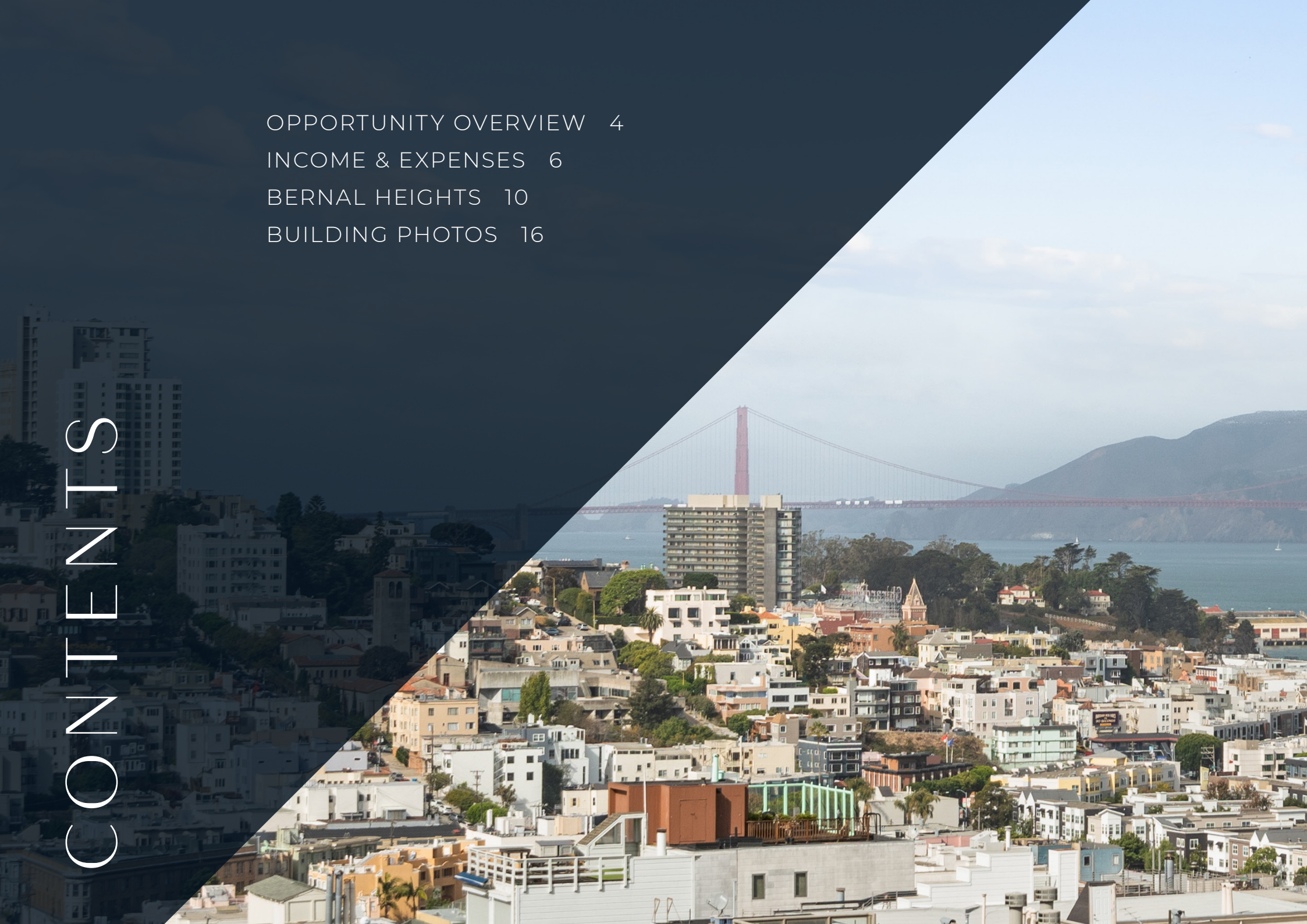
CONTENTS

OPPORTUNITY OVERVIEW 4

INCOME & EXPENSES 6

BERNAL HEIGHTS 10

BUILDING PHOTOS 16





Golden Gate Bridge

ANCHORAGE SQUARE PARK

OPPORTUNITY OVERVIEW

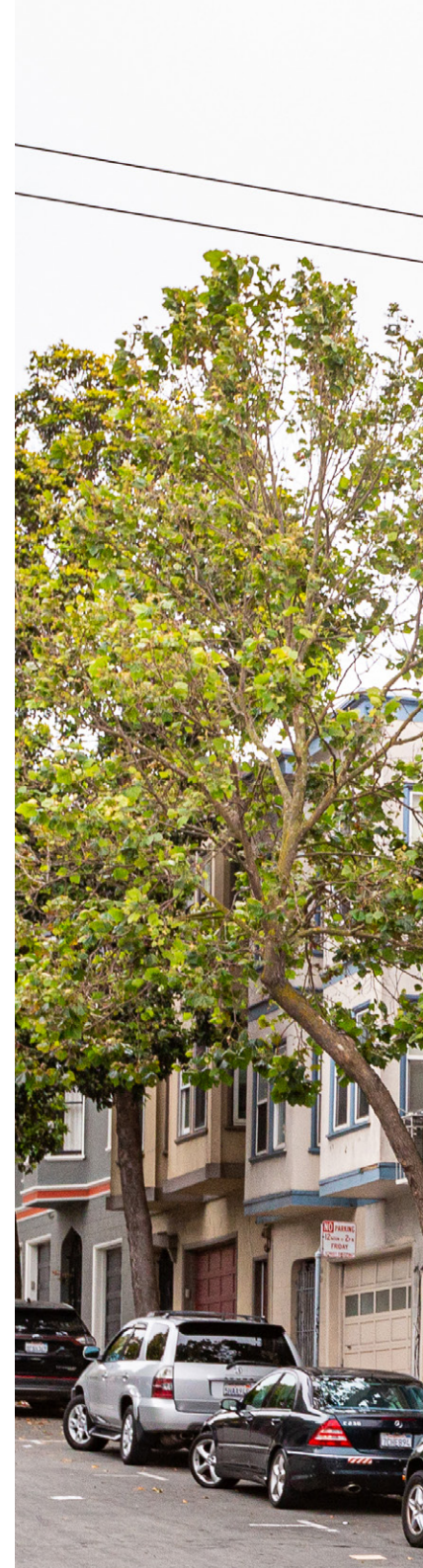
BERNAL HEIGHTS RESIDENTIAL HOTEL WITH RETAIL SPACE

OFFERED AT \$2,450,000

3355 Mission Street aka 16 Virginia Street is a mixed-use residential hotel in the Bernal Heights neighborhood of San Francisco. The property consists of 15 single room occupancy (SRO) units, 1 retail storefront, and an unwarranted studio. All residential units were recently renovated along with the common areas of the property. Vinyl plank flooring has been installed throughout the property, bathrooms have been updated with floor to ceiling tile, and the soft-story seismic retrofit has been completed. The retail space is in development as a restaurant/bar. The property is located in the heart of the Lower Mission Commercial Corridor and is a walker's paradise with a walk score of 97 of 100. Neighborhood amenities include a Safeway grocery store, plentiful restaurants, and entertainment options. Public transportation options are easily accessible with the 14, 24, and 49 MUNI lines within a block and Bart 0.7 miles away. Additionally, a Type 47 Liquor License is available for purchase with the property.

KEY FEATURES:

- 15 SRO units and 1 unwarranted studio
- 1 Retail Storefront
- Type 47 Liquor License also available





SHIRLEY
LAW
49
SHERMAN
BLOCK

FOR SALE
Cheryl Maloney
415.309.2722
www.zillow.com

Pay to
License
Plata
70400004

FOR SALE
Cheryl Maloney
415.309.2722
www.zillow.com

ABNER'S BARBER SHOP
PRECISION HAIR CUTTING
826-1802

**Solution
HAIR**
4151573-5245
SALON

3357
**CLOSED
CERRADO**

INCOME & EXPENSES

FINANCIAL SUMMARY: 3355 MISSION STREET

	Scheduled	Proforma A	Proforma B
Price	\$2,450,000	\$2,450,000	\$2,450,000
Price per Unit	\$153,125	\$153,125	\$153,125
Price per Sq. Ft.	\$480.39	\$480.39	\$480.39
GRM	19.47	16.48	12.09
CAP RATE	3.25%	4.16%	6.36%

ANNUAL OPERATING INCOME

	Scheduled	Proforma A	Proforma B
Gross Scheduled Income	\$117,838	\$140,638	\$194,638
Other Income	\$7,986	\$7,986	\$7,986
Total Scheduled Income	\$125,824	\$148,624	\$202,624
Vacancy Cost	\$(3,535)	\$(4,219)	\$(4,219)
Gross Income	\$122,289	\$144,405	\$198,405
Operating Expenses	\$(42,600)	\$(42,600)	\$(42,600)
Net Operating Income	\$79,689	\$101,805	\$155,805

UNIT MIX SUMMARY

Unit Type	Count	% Total	Size Sq. Ft.	Rent
Retail	1	5.9%	1,700	\$4,500
SRO	14	88.2%		\$701
Unwarranted Studio	1	5.9%		\$1,600
TOTALS/AVERAGES	16	100%		

INCOME & EXPENSES

INCOME SUMMARY

	Scheduled	Proforma A	Proforma B	Notes
Retail Rent	\$-	\$-	\$54,000	See notes on rent roll
Residential Rents	\$117,838	\$140,638	\$140,638	See notes on rent roll
Cell Phone Tower	\$7,986	\$7,986	\$7,986	
Residential Vacancy (3%)	\$(3,535)	\$(4,219)	\$(4,219)	
Gross Income	\$122,289	\$144,405	\$198,405	

EXPENSE SUMMARY

	Scheduled	Proforma A	Proforma B	Notes
Property Taxes	TBD	TBD	TBD	
Property Insurance	TBD	TBD	TBD	
Garbage	\$10,800	\$10,800	\$10,800	Based on Owner Profit & Loss
Water & Sewer	\$8,400	\$8,400	\$8,400	Based on Owner Profit & Loss
Gas & Electricity	\$13,800	\$13,800	\$13,800	Based on Owner Profit & Loss
Repairs & Maintenance	\$9,600	\$9,600	\$9,600	\$600/unit
Gross Expenses	\$42,600	\$42,600	\$42,600	
Expense as % of Income	35%	30%	21%	
Net Operating Income	\$79,689	\$101,805	\$155,805	

RENT ROLL

Unit Number	Unit Type	Scheduled Rent	Proforma A	Proforma B
First Floor				
1	SRO	750	750	750
21	SRO	450	750	750
3	SRO	695.45	695.45	695.45
4	SRO	631	631	631
5	SRO	743.4	743.4	743.4
6	SRO	850	850	850
7	SRO	700	700	700
Second Floor				
8	SRO	1000	1000	1000
9	SRO	700	700	700
10	SRO	650	650	650
11	SRO	850	850	850
12	SRO	566	566	566
132	Penthouse	0	1600	1600
14	SRO	566	566	566
15	SRO	667.97	667.97	667.97
Commercial Space 3	Retail(Bar)	0	0	4500
T-Mobile Cell Tower		665.5	665.5	665.5
Gross Monthly Rent		10,485.32	12,385.32	16,885.32

BERNAL HEIGHTS



RESTAURANTS

1. The Front Porch
2. Emmy's Spaghetti Shack
3. Hillside Supper Club
4. Doma Sushi
5. The Old Clam House
6. Holy Water
7. Bernal Star
8. Moki's Sushi & Pacific Grill
9. Red Hill Station
10. Nute's
11. 3rd Cousin
12. Barebottle Brewing Company

CAFÉS & BAKERIES

13. Precita Park Cafe & Grill
14. Pinhole Coffee
15. Progressive Grounds
16. Moonlight Cafe
17. Black Jet Baking Co.

RECREATION

18. Precita Park
19. Mullen Peralta Mini Park
20. Miller Dogpatch Memorial Garden
21. Wolfe Lane Community Garden
22. Bernal Heights Park

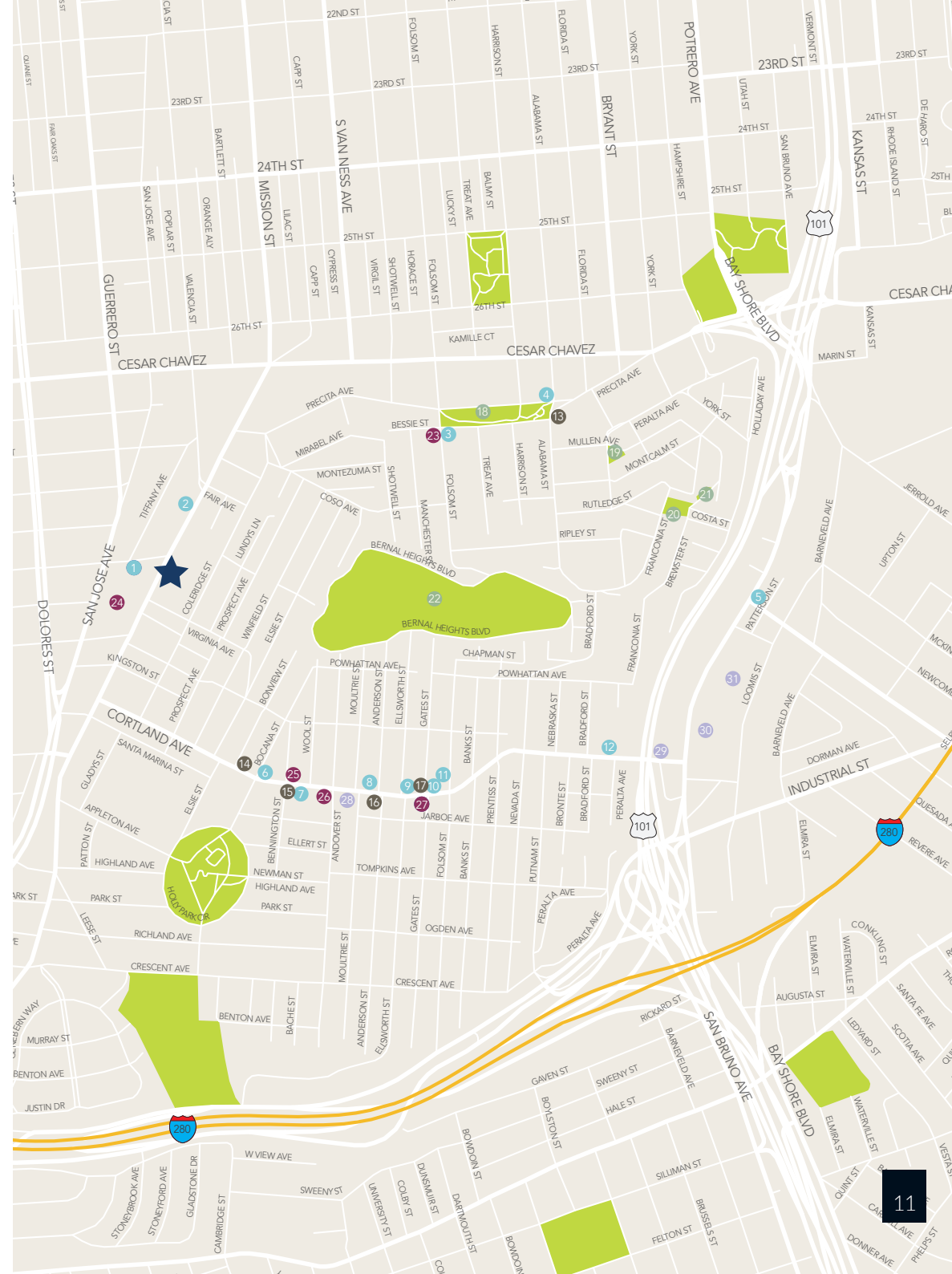
GROCERIES

23. Harvest Hills Market
24. Safeway
25. The Epicurean Trader
26. The Good Life Grocery
27. Andi's Market

POINTS OF INTEREST

28. Bernal Heights Branch Library
29. Floorcraft - Home Improvement Store
30. Lowe's Home Improvement
31. Shine-N-Seal Car Wash

★ 3355 MISSION STREET



SURROUNDING AREA















LEONARD R. FLYNN ELEMENTARY

WIND BLOWING
WIND BLOWING
LIGHTNING - FALLING
WIND BLOWING
WIND BLOWING

FAMILY LIFE

SPIRIT OF

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property commonly known as 407-411 Greenwich Street. While this Offering Memorandum has been prepared by Vanguard Properties, the source of all information contained herein is the Seller. Neither Vanguard Properties nor its real estate licensees have verified any of the information contained herein and disclaim knowledge of its accuracy.

This Offering Memorandum is not all-inclusive and does not contain all of the information a prospective purchaser may find material or desire.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Vanguard Properties.

Neither the Owner, their officers, employees, or agents, including but not limited to Vanguard Properties and its real estate licensees, make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers must conduct their own due diligence, make their own projections and form their own conclusions without reliance upon the material contained herein, as the completeness and accuracy of the information contained herein has not been verified and circumstances may change.

By receipt of this Offering Memorandum, you agree and acknowledge that: 1) the Offering Memorandum and its contents are confidential; 2) you will hold it and treat it in the strictest of confidence; 3) you will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; 4) the source of all information contained herein is the Seller; 5) Neither Vanguard Properties nor its real estate licensees are the source of any information contained herein; 6) neither Vanguard Properties nor its real estate licensees have verified any of the information contained herein and disclaim knowledge of its accuracy; 7) you are not relying on any of the information contained herein as representative of the past or current state of or condition of the Property; and 8) none of the information contained herein amounts to a representation regarding a past or present material fact.

Owner and Vanguard Properties expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property, unless and until a written agreement for the purchase and sale of the Property has been ratified by both the Buyer and Seller and delivered. If you wish not to pursue negotiations leading to the acquisition of 407-411 Greenwich Street or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, information provided herein or in connection with the sale of the Property, shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof.

By receiving this Offering Memorandum, you waive any and all claims, causes of action and rights of action, of any kind or nature, against the Seller, Vanguard Properties and its real estate licensees, their affiliates, officers, directors, shareholders, owners, brokers, managing brokers, employees, agents and all others acting on their behalf, for damages or any kind or nature, attorneys' fees, costs and expenses, relating directly or indirectly, to the solicitation process and/or the marketing and/or sale of the Property.

This Offering Memorandum shall not be deemed to represent the current state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum was prepared. All information contained in this Offering Memorandum is subject to change.

The source of all market and neighborhood information and statistics is from public records, multiple listing service(s) or private commercial real estate information providers. Neither Vanguard Properties, associate brokers or licensed agents have verified this information and disclaim knowledge of its accuracy.

Nothing contained herein should be considered to be a legal opinion of any kind and should not be relied upon as such.

©2021 Vanguard Properties. All rights reserved. DRE License No. 01486075. Equal Housing Opportunity



CHERYL MALONEY | 415.309.2722
cheryl@vanguardsf.com DRE#01966668

The information contained herein has been received from the Seller and/or third parties. Vanguard Properties has not verified the foregoing information, and will not confirm the accuracy of same. Buyer is advised to investigate all information important to Buyer and to verify the accuracy of the representations contained herein.