

123-133 KISSLING

SAN FRANCISCO , CA 94103

MIXED-USE COMMERCIAL INVESTMENT PROPERTY
FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT

BRETT BARRON

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CalDRE #00893787



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

6-unit mixed-use building for sale. Units 123 and 125 are 2 bedroom 1 bath residential units, the remaining 4 units are flex spaces with ample storage and kitchenettes. Situated in a prominent location in the heart of San Francisco, 123-133 Kissling is within proximity to public transportation and major freeways. SOMA is a vibrant district located just south of the city's downtown core and is known for its diversity, innovation, and cultural vitality.

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$2,600,000 |
| Number of Units: | 6 |
| Building Size: | 7,375 SF |
| NOI: | \$46,820.22 |
| Cap Rate: | 1.8% |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|-----------|
| Total Households | 2,137 | 11,584 | 61,228 |
| Total Population | 4,100 | 20,266 | 104,701 |
| Average HH Income | \$126,463 | \$133,287 | \$114,404 |

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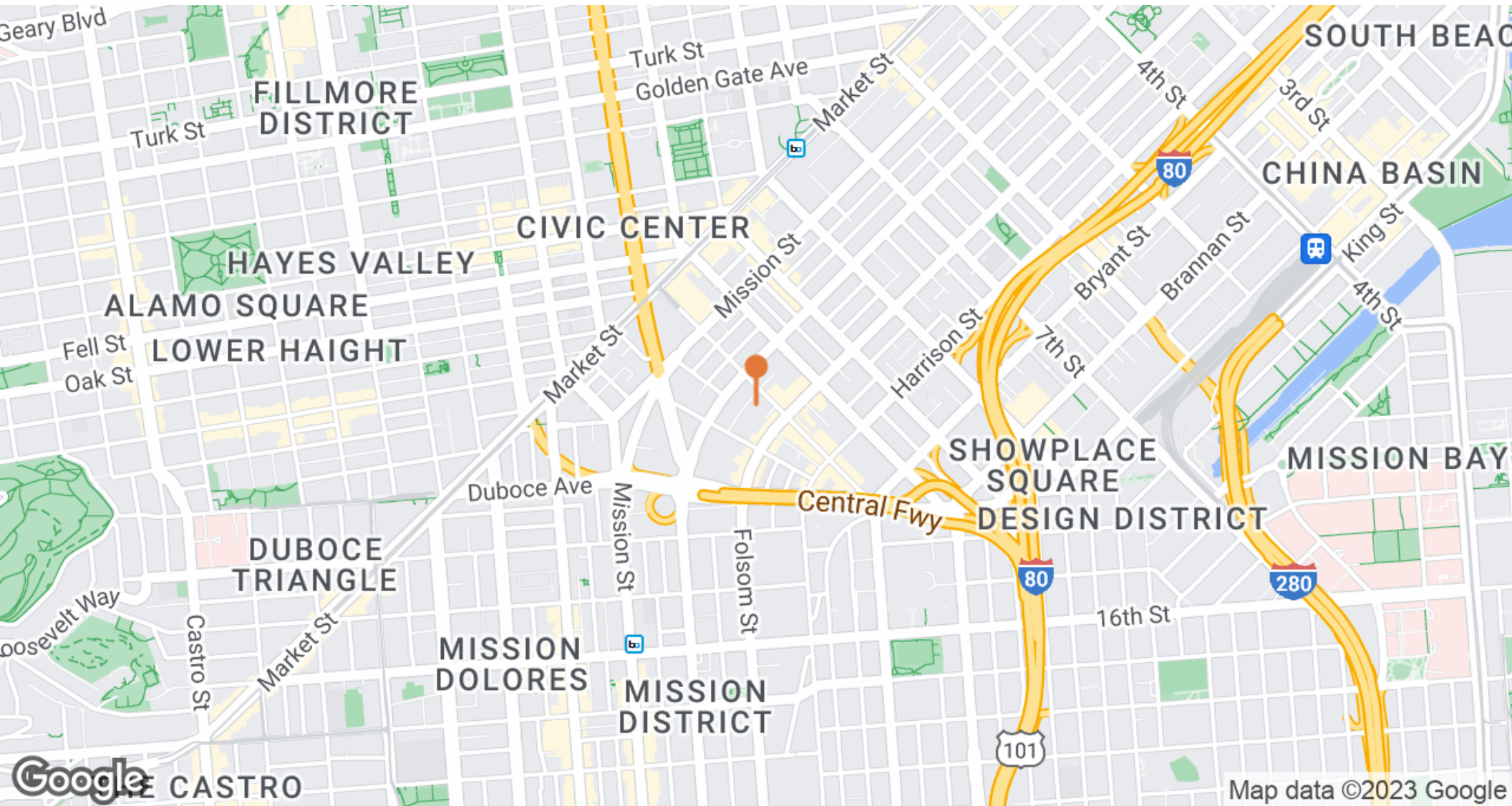
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LOCATION MAP



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RENT ROLL

| SUITE | BEDROOMS | BATHROOMS | SIZE SF | RENT | RENT / SF | MARKET RENT | MARKET RENT / SF | LEASE START |
|------------------|-----------------|------------------|-----------------|-----------------|------------------|--------------------|-------------------------|--------------------|
| 123 | 2 | 1 | 1,050 SF | \$748 | \$0.71 | \$3,200 | \$3.05 | 1/1995 |
| 125 | 2 | 1 | 790 SF | \$748 | \$0.95 | \$3,200 | \$4.05 | 1/1995 |
| 127 (flex space) | - | - | 1,395 SF | \$2,009 | \$1.44 | \$2,100 | \$1.51 | 7/2020 |
| 129 (flex space) | - | - | 1,170 SF | \$2,340 | \$2.00 | \$2,400 | \$2.05 | 8/2022 |
| 131 (flex space) | - | - | 1,260 SF | \$3,136 | \$2.49 | \$3,200 | \$2.54 | 9/2022 |
| 133 (flex space) | - | - | 1,710 SF | \$3,905 | \$2.28 | \$4,000 | \$2.34 | 8/2013 |
| TOTALS | | | 7,375 SF | \$12,886 | \$9.87 | \$18,100 | \$15.54 | |
| AVERAGES | | | 1,229 SF | \$2,148 | \$1.64 | \$3,017 | \$2.59 | |

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FINANCIAL SUMMARY

| INVESTMENT OVERVIEW | CURRENT | PRO FORMA |
|----------------------------------|----------------|------------------|
| Price | \$2,600,000 | \$2,600,000 |
| Price per SF | \$353 | \$353 |
| Price per Unit | \$520,000 | \$520,000 |
| GRM | 25.33 | 18.6 |
| CAP Rate | 1.80% | 3.19% |
| Cash-on-Cash Return (yr 1) | 1.80% | 3.19% |
| Total Return (yr 1) | \$46,820 | \$82,876 |
| OPERATING DATA | CURRENT | PRO FORMA |
| Gross Scheduled Income | \$102,626 | \$139,800 |
| Total Scheduled Income | \$102,626 | \$139,800 |
| Vacancy Cost | \$3,079 | \$4,194 |
| Gross Income | \$99,547 | \$135,606 |
| Repairs & Maintenance (estimate) | \$3,507 | \$3,507 |
| Property Taxes (new- 1.198%) | \$35,640 | \$35,640 |
| Sewer & Garbage | \$2,469 | \$2,469 |
| Water | \$1,760 | \$1,760 |
| Insurance | \$9,351 | \$9,351 |
| Total Operating Expenses | \$52,727 | \$52,727 |
| Net Operating Income | \$46,820 | \$82,876 |
| Pre-Tax Cash Flow | \$46,820 | \$82,876 |

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LOCATION OVERVIEW



The Bay Area is the birthplace and continued epicenter of innovation and technology in the U.S, as most of the world's largest technology firms as well as financial institutions are headquartered here, while numerous others maintain satellite offices in order to conduct business in the perpetually strong economic ecosystem. The Bay Area is also home to many world-class educational institutions, which only further attract a skilled labor force. San Francisco is recognized worldwide for its spectacular physical beauty, culture, business opportunities, and pristine weather. The City of San Francisco is only 49 square miles and is surrounded by water on three sides, which naturally restricts the amount of housing and other development opportunities.

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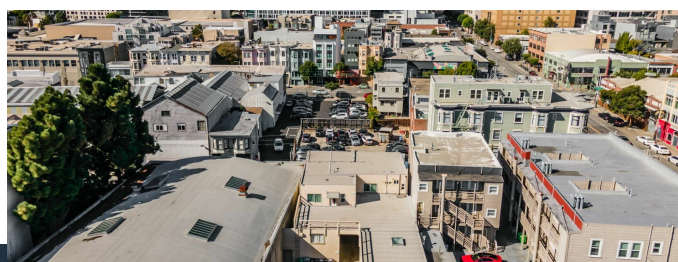
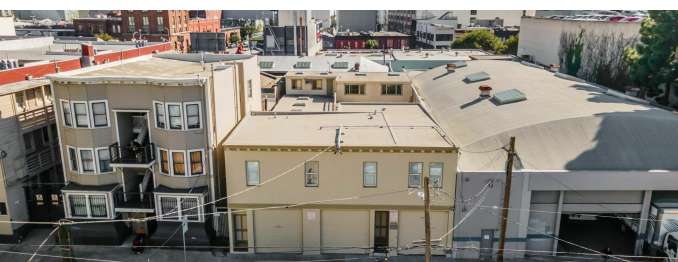
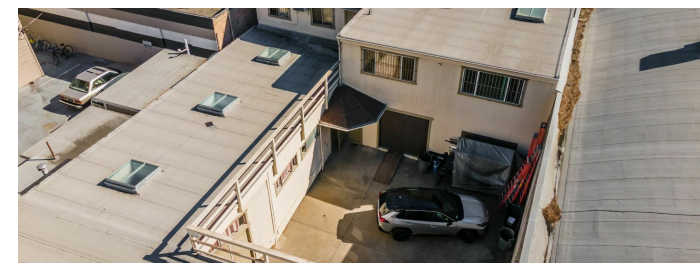
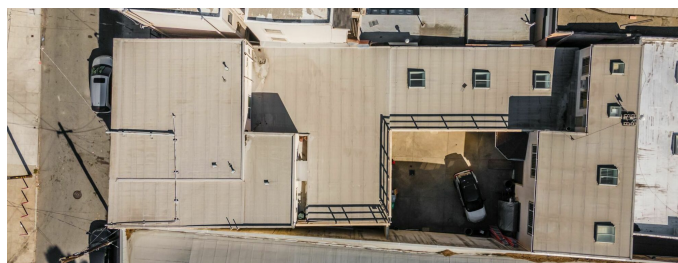
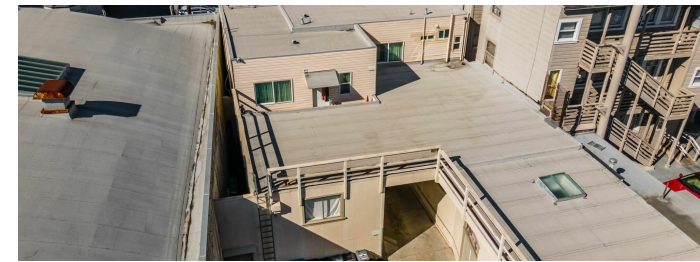
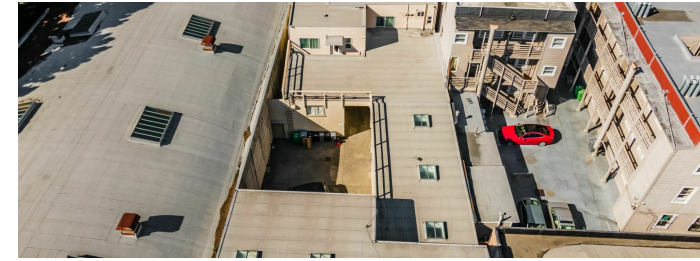
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ADDITIONAL PHOTOS



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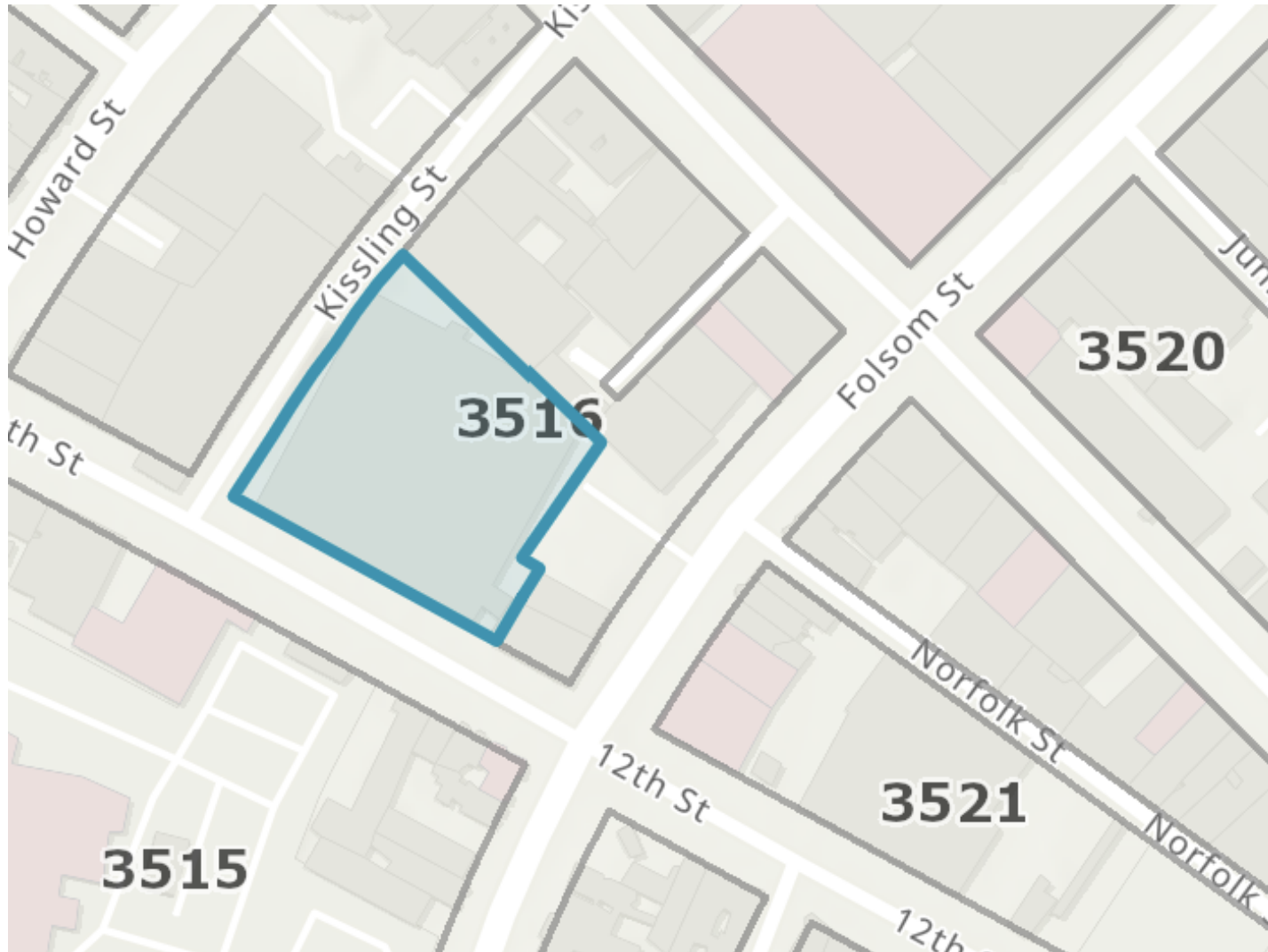
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PLAT MAP



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FLOOR PLANS



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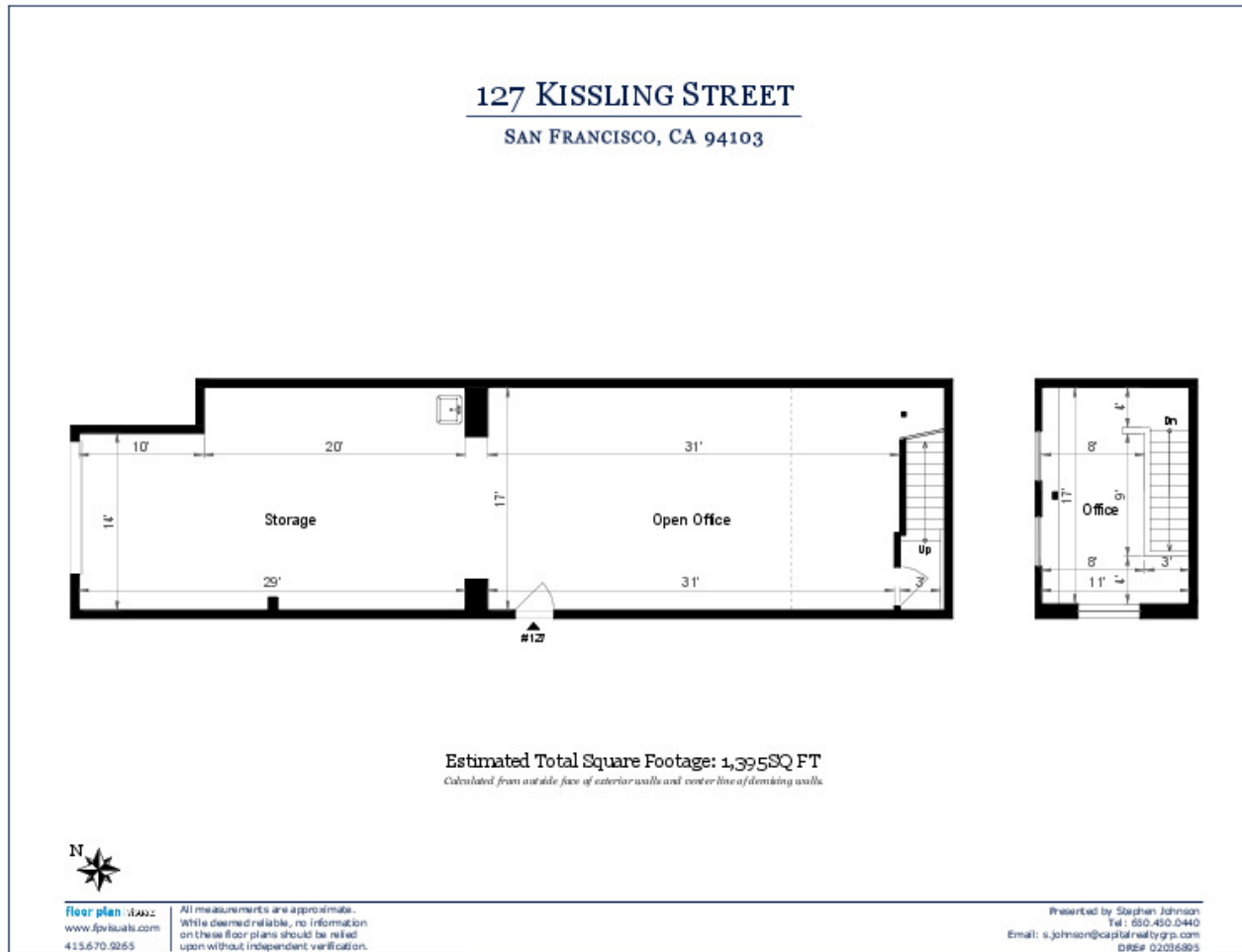
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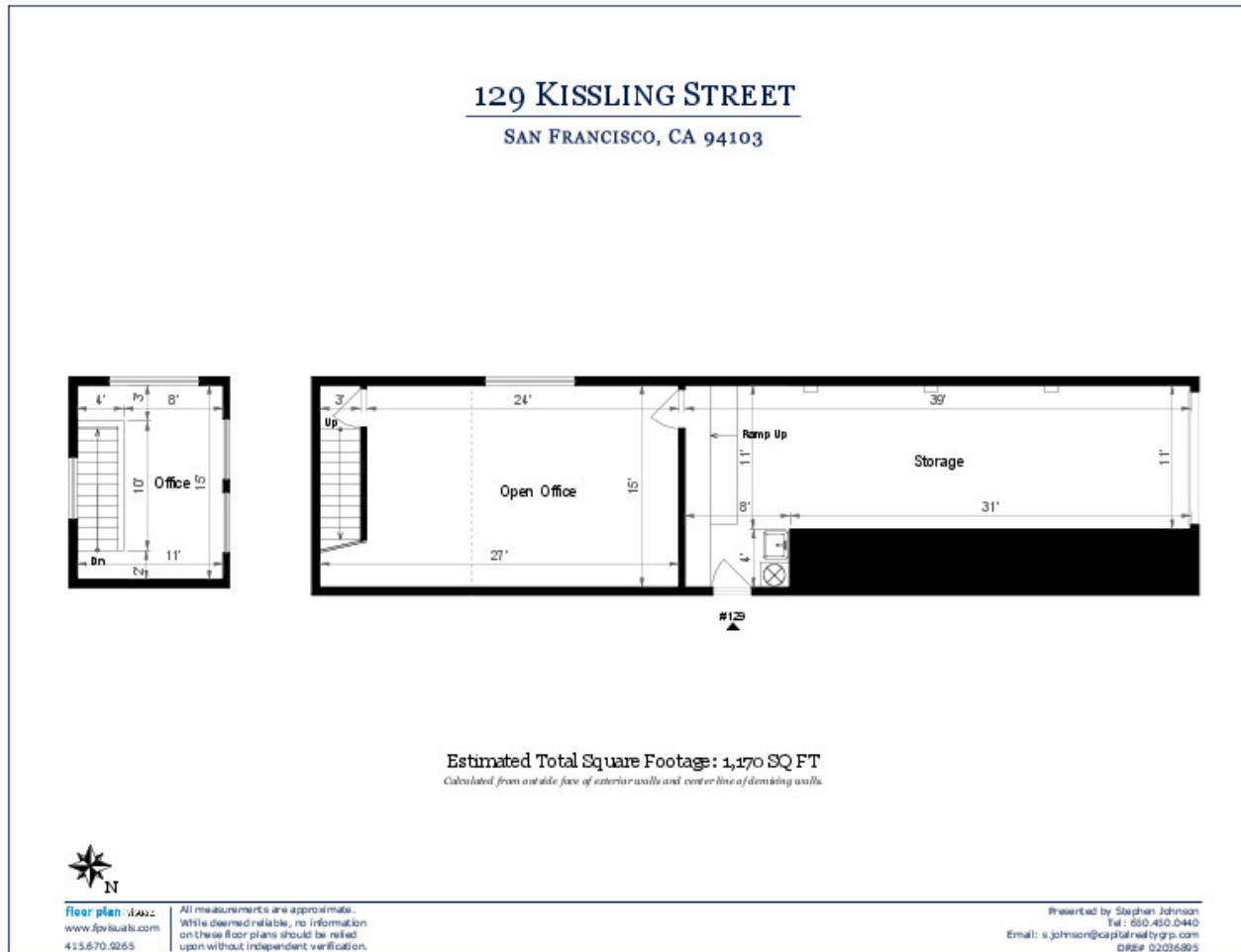
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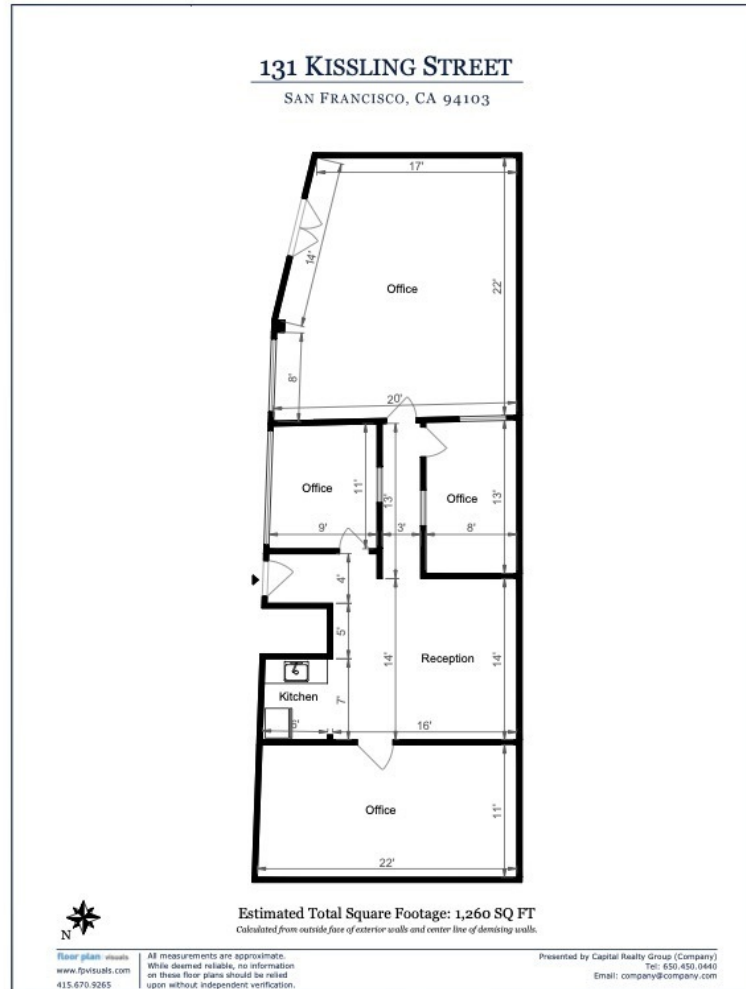
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