

# BOSTON HOTEL

140 TURK ST | SAN FRANCISCO, CA

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# PROPERTY DETAILS



<b>PARCEL NUMBER</b>	0339 -007
<b>PRICE</b>	\$2,500,000
<b>PRICE/ UNIT</b>	\$78,125
<b>BUILDING SIZE*</b>	10,740 SF (Public Records)
<b>PARCEL SIZE</b>	3,781 SF
<b>ZONING</b>	RC-4
<b>YEAR BUILT</b>	1907
<b>NO. OF UNITS</b>	25 Residential Units 7 Tourist Units 1 Commercial Unit

## REVENUE

Year	2022	2023	2024	2025
<b>Actual Revenue</b>	\$267,957	\$230,898	\$264,954	\$228,222
<b>Cap Rate</b>	7.8%	6.0%	7.2%	5.7%

## HIGHLIGHTS

- Little to No Deferred Maintenance
- Property in well-kept Condition
- Great upside potential for new savvy operator
- Huge Commercial space included in Sale
- Roof in Good Condition
- 10 Permanent Tenants
- Motivated Seller

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