



OFFERING MEMORANDUM

COMPASS

260-266 Clinton Park

4 Unit Building
Mission Dolores

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FINANCIAL OVERVIEW

FINANCIAL SUMMARY

List Price:	\$1,600,000
Number of Units:	4
Price / Unit:	\$400,000
Gross Living Space:	3,918 sq. ft.
Price / Sq. Ft:	\$408

ANNUALIZED OPERATING DATA

Annual Gross Income	\$122,694.12
Less Vacancy Rate (3%)	(\$3,680.82)
Gross Operating Income	\$119,013.30
Expenses	(\$53,183.03)

NET OPERATING INCOME (NOI)	\$65,830.27
CAP Rate	4.11%
GRM	13.04

EXPENSES

CURRENT & PROJECTED

Insurance Expense	\$13,677
Management Fees (Based on 5% of gross operating income)	\$5,950.67
Pest Control	\$1,633
Repairs/Maintenance	\$1,810
Property Taxes (Based on 1.18% of list price)	\$18,880
Department of Public Health	\$119
Taxes - State of CA	\$800
Utilities* (Actual 2023)	\$10,313.36

CURRENT AND ESTIMATED TOTAL OPERATING EXPENSES	\$53,183.03
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*Common area PGE + Water + Garbage.
2024 full year, 12 month of utilities estimated to be approximately \$10,000.

RENT ROLL

UNIT	CURRENT RENT	TYPE	SQ/FT PER FLOOR PLANS	MOVE IN DATE	WRITTEN AGREEMENT
260	\$1,404	2BD/1BA	971	1998**	Yes
262	\$3,900*	2BD/1BA	988	Scheduled to be Vacant	N/A
264	\$4,100*	2BD/1BA	988	Vacant	Vacant
266	\$820.51	2BD/1BA	971	3/31/97	Yes
TOTAL MONTHLY INCOME	\$10,225	8BD/4BA	3,918		
TOTAL ANNUAL INCOME	\$122,694.12				

*Vacant, estimated fair market rent
 **In 2016, a new lease was signed.



PROPERTY DETAILS

Address:	260-266 Clinton Park
District:	Mission Dolores
Property Type:	Multi-Family / Residential Income
APN:	3534-056
Building SQ FT:	3,918 (per draftsperson)
Lot Size:	2,848 (per tax record)
Lot Frontage:	38' (per tax record)
Lot Depth:	75' (per tax record)
Constructed:	1900 (per tax record)
Zoning:	RM1

BUILDING COMPOSITION

Unit Mix:	Two Upper Floor Apartments of 5+ Rooms/2+ Bedrooms/1+ Split Bathrooms Two Lower Floor Apartments of 4+ Rooms/2 Bedrooms/1+ Split Bathrooms
Laundry:	Washer and Dryer in Each Unit
Storage:	Five Ground Floor Storage Units
Parking:	Two Separate Garages (566 Sq. Ft. + 380 Sq. Ft.)

BUILDING SYSTEMS

Foundation	Brick
Architecture	Victorian
Roof	Bitumen (new in 2024)
PGE	Each unit individually metered Common area meter
Water	One meter, Owner expense
Water Heater	Three 40 Gallon 264: Boiler
Heater System	260: Forced Air System. 262: By COE, furnace will be installed, in compliance with title 24 requirements. 264: Radiant heat. 266: Gas fired wall heater.

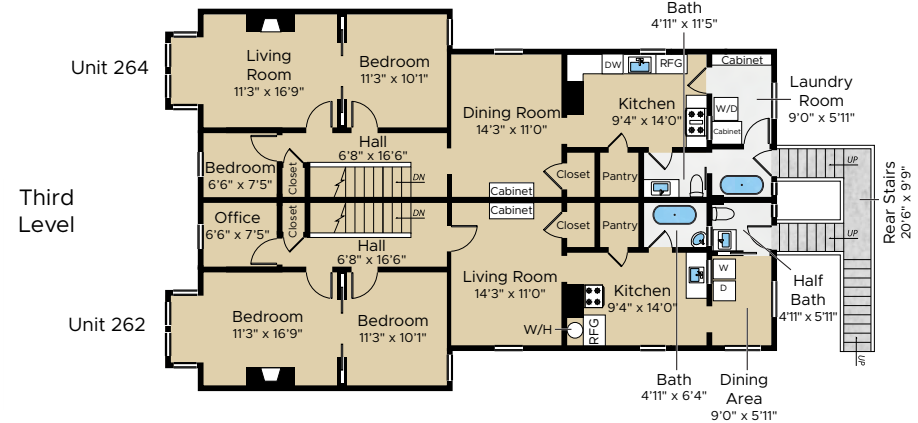
260-266 CLINTON PARK

Building Floor Plans

Total Living Space: 3918 Sq. Ft.
Total Non-Living Space: 2267 Sq. Ft.
Combined: 6185 Sq. Ft.

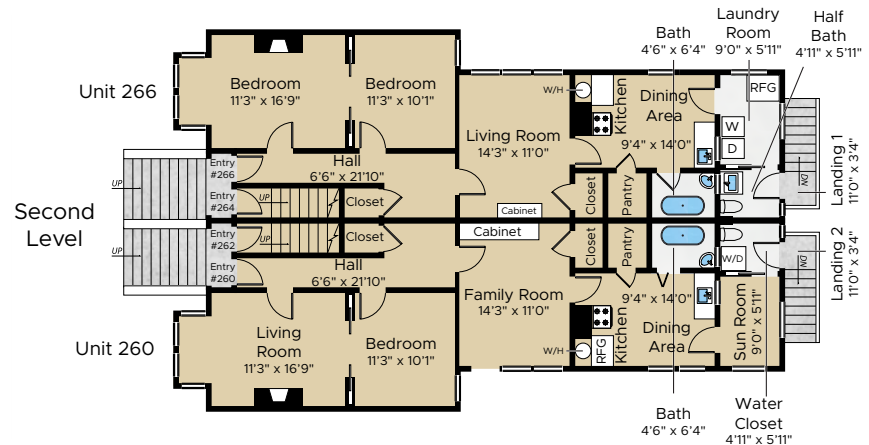
Third Level

Interior Living Space:
 Unit 262: 988 Sq. Ft.
 Unit 264: 988 Sq. Ft.
Non-Living Space:
 Exterior Rear Stairs: 116 Sq. Ft.



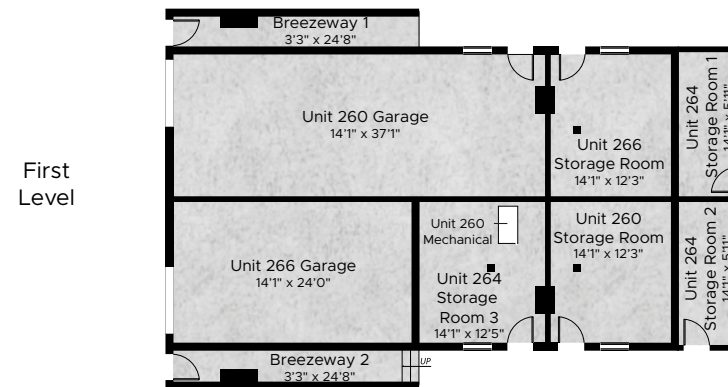
Second Level

Interior Living Space:
 Unit 260: 936 Sq. Ft.
 Unit 266: 936 Sq. Ft.
 Unit 262 Entry Stairwell: 35 Sq. Ft.
 Unit 264 Entry Stairwell: 35 Sq. Ft.
Non-Living Space:
 Exterior Front Entryway: 151 Sq. Ft.
 Exterior Rear Landing 1: 37 Sq. Ft.
 Exterior Rear Landing 2: 37 Sq. Ft.
 Exterior Rear Stairs: 116 Sq. Ft.



First Level

Non-Living Space:
 Exterior Breezeway 1: 100 Sq. Ft.
 Exterior Breezeway 2: 100 Sq. Ft.
 Unit 260 Garage: 566 Sq. Ft.
 Unit 266 Garage: 380 Sq. Ft.
 Unit 266 Storage Room: 201 Sq. Ft.
 Unit 264 Storage Room 1: 96 Sq. Ft.
 Unit 264 Storage Room 2: 96 Sq. Ft.
 Unit 264 Storage Room 3: 116 Sq. Ft.



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Photos: 264 Clinton Park

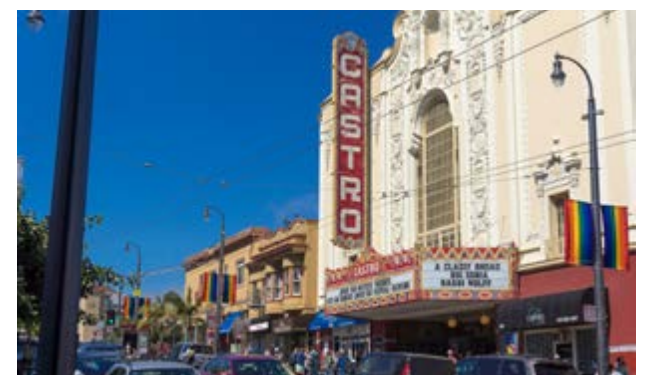
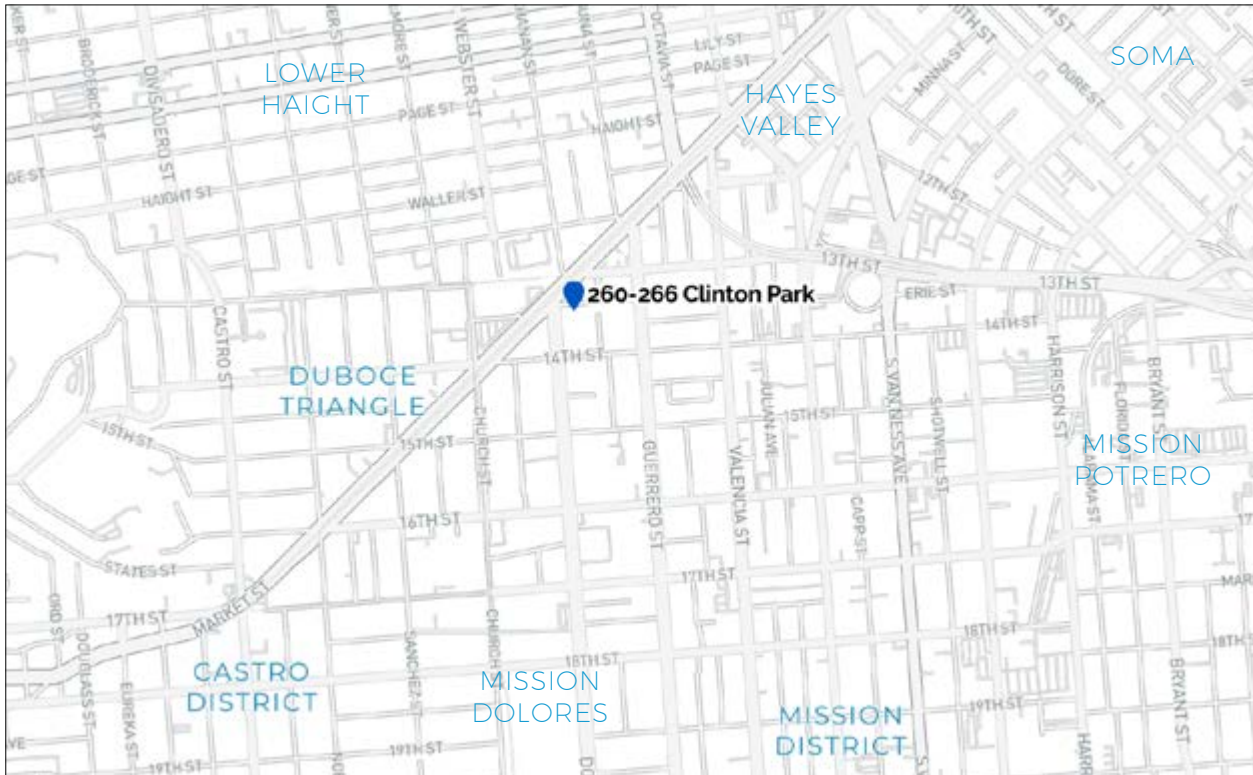


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At The Junction of San Francisco's Hottest Neighborhoods



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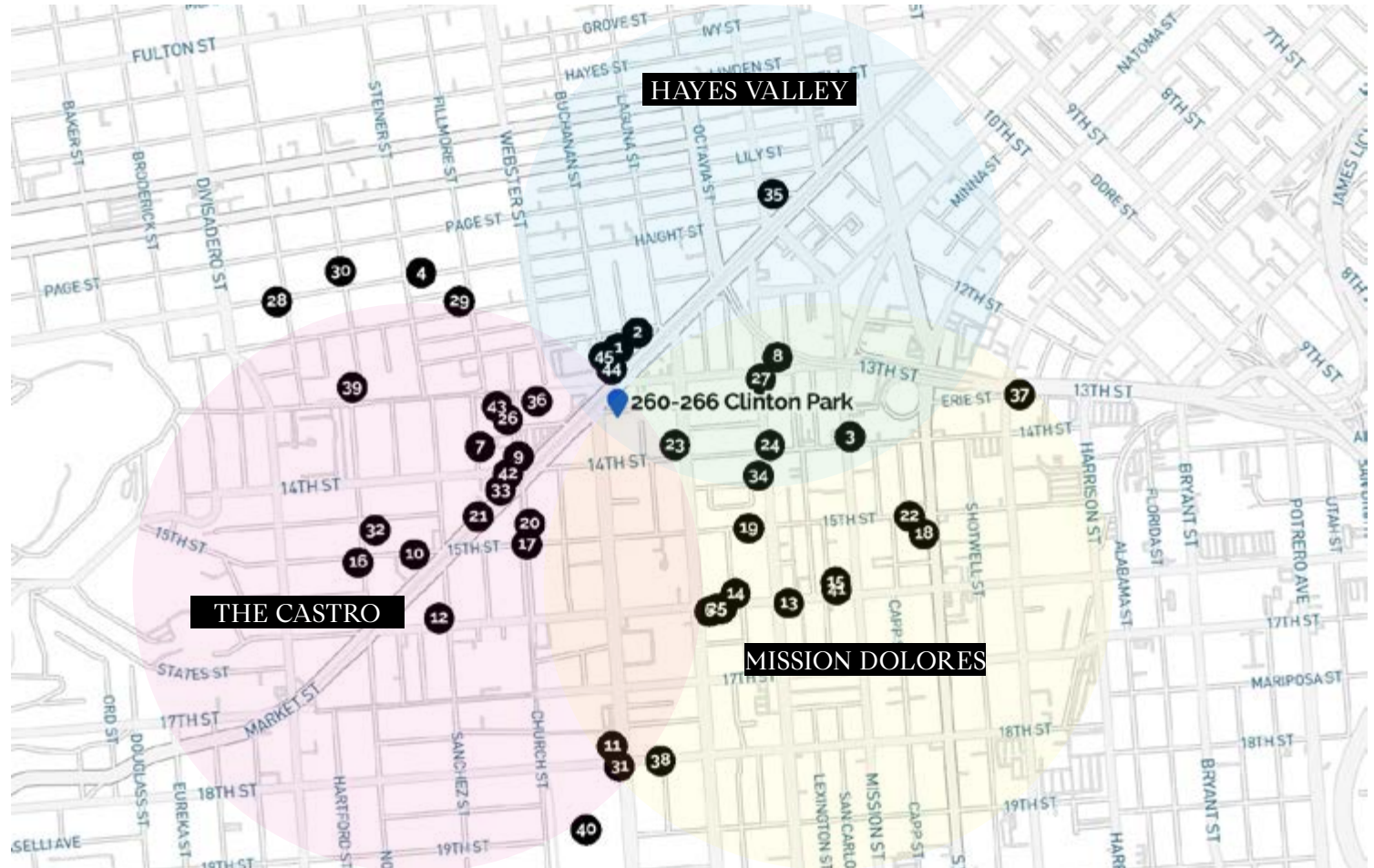
Amenities Map

BARS

1. The Mint
2. Orbit Room
3. Standard Deviant
4. Toronado
5. Monk's Kettle
6. Gestalt
7. Blackbird
8. Zeitgeist
9. Churchill
10. The Detour

RESTAURANTS

11. Tartine
12. Kitchen Story
13. Pancho Villa
14. Pork Store Café
15. Wooden Spoon
16. La Mediterranee
17. Warakune Sushi
18. Flying Pig Bistro
19. Little Star Pizza
20. Church Street Café
21. Thorough Bread and Pastry
22. Khamsa
23. Mezze and Moore
24. Shizen
25. 16th Street Diner
26. Beit Rima
27. Burma Love
28. The Grind
29. Tarragon Café
30. Otra
31. Dolores Park Café
32. L'Ardoise Bistro



CAFES

33. Verve Coffee
34. Four Barrel
35. Boba Guys

GROCERIES

36. Safeway
37. Rainbow Grocery
38. Bi-Rite Market

PARKS

39. Duboce Park
40. Dolores Park

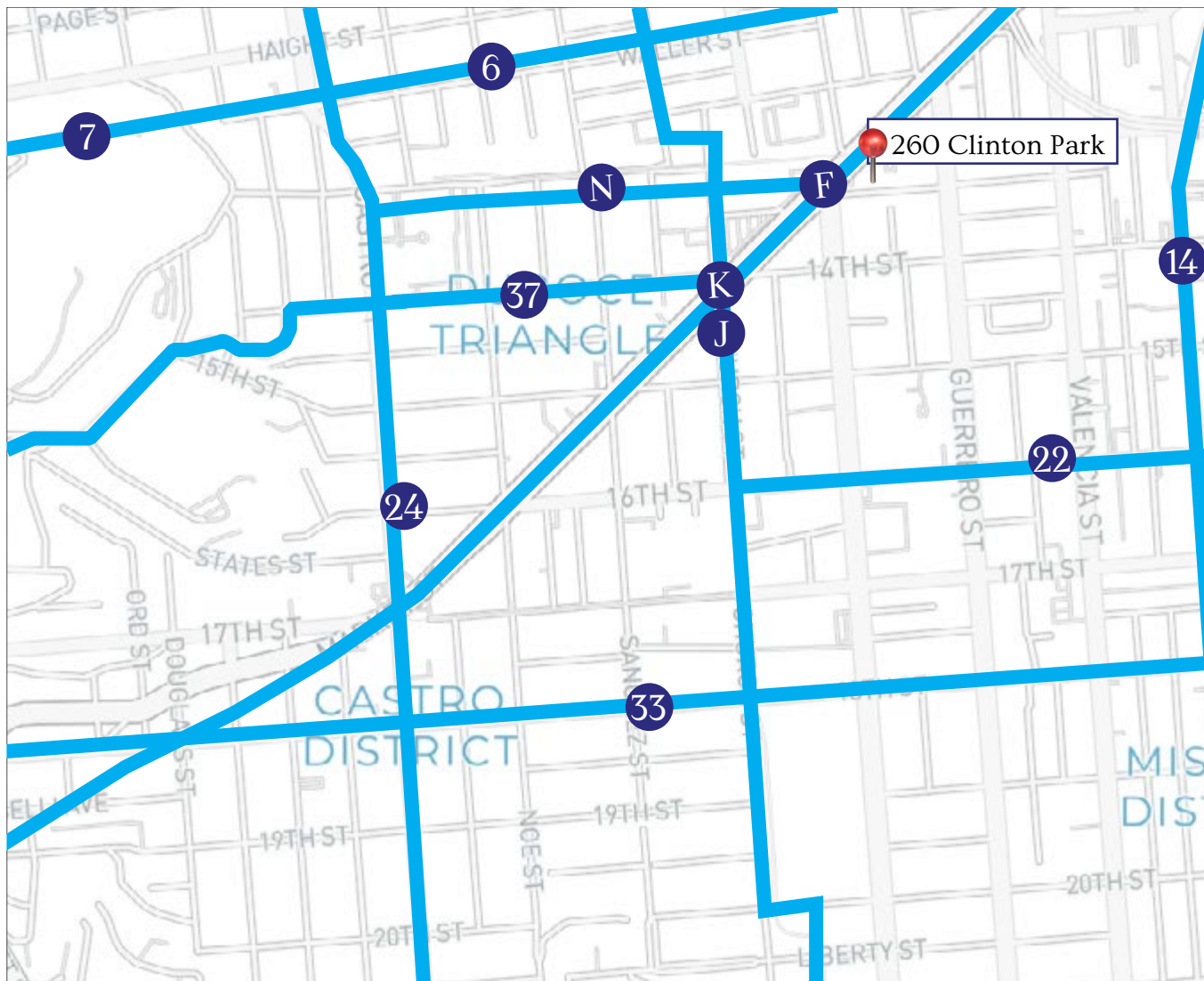
PUBLIC TRANSIT

41. BART 16th + Mission
42. J Church Streetcar
43. N Judah Streetcar
44. F Line Streetcar

SERVICES

45. Petfood Express

260-266 CLINTON PARK Public Transportation Map



SFMUNI ROUTES & STOPS

- F - Market Streetcar
- J - Church Streetcar
- K - Ingleside Streetcar
- N - Judah Streetcar
- 6 - Haight/Parnassus
- 7 - Haight/Noriega
- 14 - Mission
- 22 - Fillmore
- 24 - Divisadero
- 33 - Ashbury/18th Street
- 37 - Corbett

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Additional Disclosures

Prospective Purchasers are advised to carefully inspect the subject property with contractors, engineers, architects, and other professionals of Purchasers' choosing. Prospective Purchasers are further advised to review all of the available public records regarding the subject property with their qualified attorneys and advisors, including, but not limited to those records that may be available at the San Francisco City and County Planning and Building Department, Tax Assessor's Office, Tax Collector's Office, Rent Stabilization and Arbitration Board, etc.

The listing agent has not and cannot verify the accuracy of the Seller's disclosures, nor is Agent qualified to make land use/zoning/legal/construction decisions or to conduct research regarding these matters; or to give advice as to the effect of land use/zoning/tenant-landlord/construction regulations on this property. Agent has no general or specific legal or construction expertise relating to said property. Agent cannot verify, confirm, or measure any property square footage, or room sizes.

The assumptions and estimates contained herein have been made in good faith. Prospective purchasers are advised to investigate all the estimates contained herein, and are advised not to rely on any of the figures or conclusions contained in this Offering Memorandum.