



2072 Mission St.

2072 MISSION ST., SAN FRANCISCO, CA 94110



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Executive Summary

SALE PRICE
\$3,100,000

BUILDING SIZE
7,110 SF

CAP RATE
7.06%

Other Details

Offering Price:	\$3,100,000
Price / Unit:	\$155,000
Price / SF:	\$436
Number of Units:	20
Market Rent:	\$328,800
NOI:	\$218,800
Cap Rate:	7.06%
GRM:	9.2
Building Size:	7,110 SF
Lot Size:	2,348 SF
Year Built:	1915
Year Renovated:	2020

Property Highlights:

- Fully Renovated 20-Unit SRO Apartment Building.
- Spacious, Well-Lit, And Inviting Work Space.
- Established Work/Life Property Business Model.
- Short Walk To Dolores Park.
- Four-Year-Old Roof.
- Outdoor Back Patio.
- New Private Kitchenettes In Each Bedroom.
- Fresh Paint And New Flooring Throughout.
- 8 Shared And Renovated Common Area Bathrooms.
- Ground Floor Amenity Space.
- Beautifully Renovated Kitchen And Lounge Area.
- Bike Rack Area.
- New Stacked Washer And Dryers.
- Walking Distance To Everything Available In The Mission.
- 400 AMP Service, All New Mechanicals.

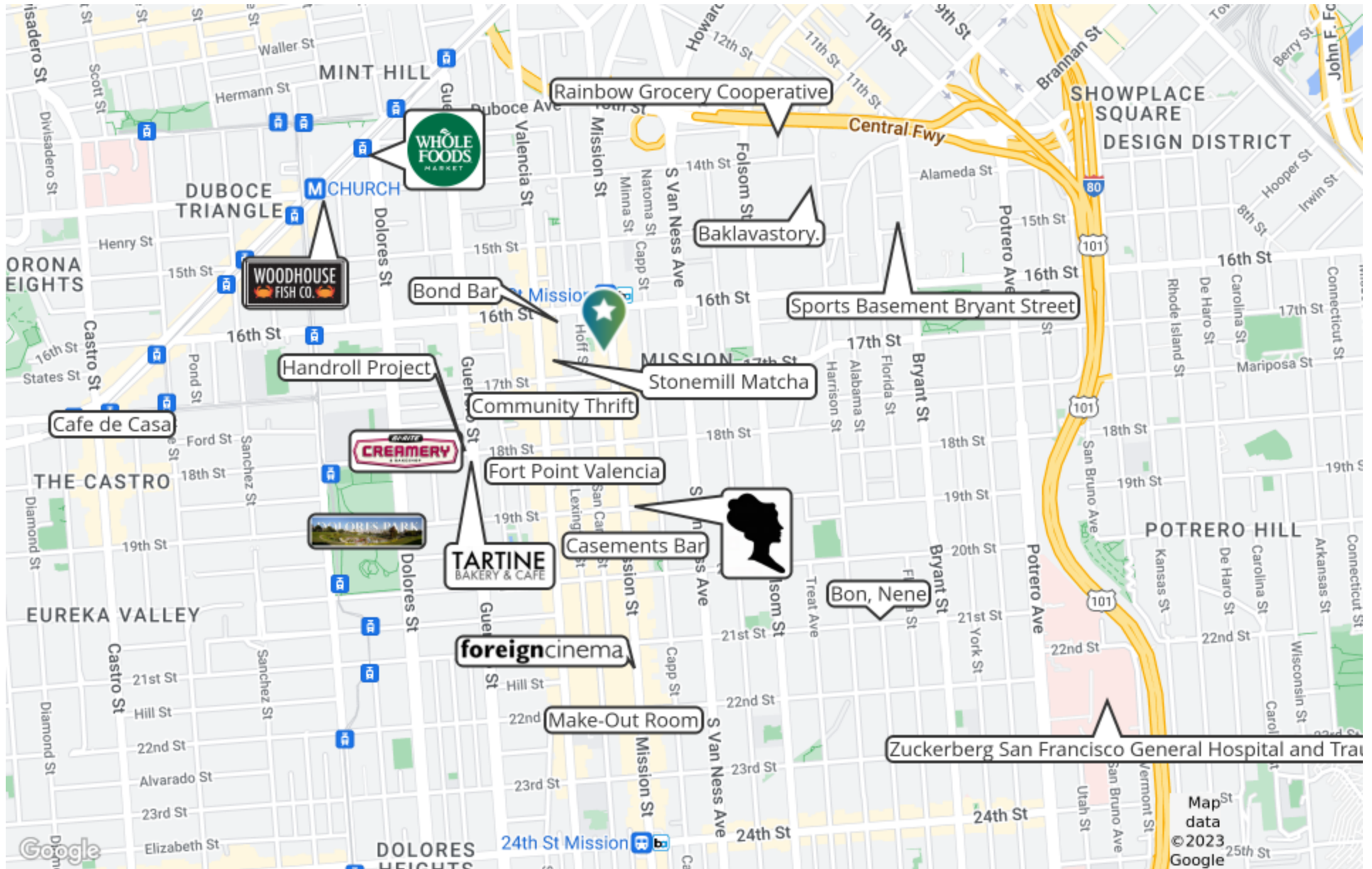
Additional Photos



Additional Photos



Location Map



Financial Summary

Investment Overview

Price	\$3,100,000
Price/SF	\$436
Price/Unit	\$155,000
GRM	9.20
Cap Rate	7.06%

Operating Data

Gross Residential Income	\$328,800
Utility Recover	\$5,117
Total Gross Income	\$333,917

Property Taxes	\$36,580
Insurance	\$7,056
Management Fee (M/M Contract)	\$12,450
Code Compliance (Fire, smoke)	\$3,429
Contracts (Cleaning M/M, pest M/M, alarm monitoring M/M)	\$19,819
Repairs & Maintenance	\$3,305
Electric/Gas	\$11,944
Trash	\$12,216
Water	\$6,518
Internet	\$1,800
Total Operating Expense	\$115,117

Net Operating Income	\$218,800
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Rent Roll

Unit Number	Market Rents	Current Rent
1	\$1,295	\$1,295
2	\$1,395	\$1,395 Managers Unit
3	\$1,395	\$1,395
4	\$1,395	\$1,395
5	\$1,395	\$1,395
6	\$1,295	\$1,295 Vacant
7	\$1,395	\$1,300
8	\$1,395	\$1,395
9	\$1,395	\$1,350
10	\$1,395	\$1,395
11	\$1,395	\$1,395
12	\$1,395	\$1,250
14	\$1,295	\$1,295
15	\$1,395	\$1,395
16	\$1,395	\$1,395
17	\$1,295	\$1,295
18	\$1,295	\$1,295
19	\$1,295	\$1,195
20	\$1,495	\$1,427
21	\$1,395	\$1,295
Totals/Averages	\$27,400	\$24,017

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	7,405	25,663	88,134
Average Age	36.8	36.3	36.1
Average Age (Male)	37.3	37.0	37.1
Average Age (Female)	36.7	35.6	34.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,173	11,494	39,867
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$75,767	\$87,489	\$97,939
Average House Value	\$777,461	\$809,013	\$837,023

* Demographic data derived from 2020 ACS - US Census

