

734-752 VALLEJO ST & 2 EMERY LN

San Francisco, California



SALES PRICE **\$ 5,189,000**

OFFERING SUMMARY

Building Size:	10,686 SF
Lot Size:	0.09 AC
Number of Units:	32 SROs, 2 Office Spaces, 1 Flat
Price / SF:	\$ 579.08
Cap Rate:	6.23%
NOI:	\$ 385,142.25
Year Built:	1907
Zoning:	NBEACH
Market:	North Beach

PROPERTY OVERVIEW

734-752 Vallejo Street offers a rare chance to acquire a premier mixed-use property with no vacancy, providing a stable and diversified income stream. This 10,686 sq. ft. property, built in 1907, combines classic architectural charm with modern amenities. The property features two fully leased street-level office units, 32 fully occupied Single Room Occupancy (SRO) units, and a large, fully occupied 5-bedroom flat. Situated on a 0.09 AC lot with NBEACH zoning, this property ensures consistent rental income and significant potential for appreciation through its versatile commercial and residential uses.

Perfect for investors seeking stable returns, 734-752 Vallejo Street offers a unique mix of office, residential, and SRO units. The property's 100% occupancy guarantees immediate and steady income, making it a lucrative investment opportunity.

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LOCATION OVERVIEW

North Beach, known for its vibrant atmosphere and rich cultural heritage, is one of San Francisco's most iconic neighborhoods. Steeped in history, this area is celebrated for its eclectic mix of cafes, restaurants, and nightlife, making it a hub for both locals and tourists. The neighborhood boasts a distinctive blend of old-world charm and modern amenities, with narrow streets lined with historic buildings and a dynamic commercial scene.

North Beach is renowned for its strong sense of community and its artistic and literary legacy, famously associated with the Beat Generation. The area offers excellent walkability, providing easy access to numerous attractions such as Washington Square Park, Coit Tower, and the bustling Fisherman's Wharf. Public transportation is readily available, ensuring convenient connectivity to other parts of San Francisco.

The neighborhood's robust commercial corridors and vibrant street life contribute to a thriving local economy, attracting a diverse mix of businesses and visitors. North Beach's unique character, combined with its central location and cultural richness, makes it a highly desirable area for residents and businesses alike, promising long-term appeal and sustained demand.





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RENT ROLL (PER MONTH)

UNIT NUMBER	CURRENT RENT
736 Vallejo (Flat)	\$ 5,800
734 Vallejo (Office)	\$ 8,000
750-752 Vallejo (Office)	\$ 10,367
Unit #1	\$ 708.08
Unit #1A	\$ 700
Unit #2	\$ 407.76
Unit #3	\$ 750
Unit #4	\$ 631.90
Unit #5	\$ 700
Unit #6	\$ 310.96
Unit #7	\$ 440.39
Unit #8	\$ 800
Unit #9	\$ 650
Unit #10A	\$ 800
Unit #10B	\$ 650
Unit #11	\$ 619.90
Unit #12	\$ 950
Unit #13	\$ 800
Unit #14	\$ 650
Unit #15	\$ 700
Unit #16	\$ 205.16
Unit #17	\$ 750
Unit #18	\$ 800



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RENT ROLL (PER MONTH)

UNIT NUMBER	CURRENT RENT
Unit #19	\$ 800
Unit #20A	\$ 750
Unit #20B	\$ 800
Unit #21	\$ 601.03
Unit #22	\$ 970.11
Unit #23	\$ 650
Unit #24	\$ 920
Unit #25	\$ 800
Unit #26	\$ 800
Unit #27A	\$ 750
Unit #27B	\$ 800
Unit #28	\$ 643.73
MONTHLY TOTAL	\$ 46,476.02



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INCOME SUMMARY

GROSS INCOME	\$ 557,712.24
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EXPENSE SUMMARY

Utilities	\$ 55,360.76
PG&E	\$16,195.56
Water	\$16,373.66
Pest Control	\$2,016
Garbage	\$16,626
A&T Internet	\$642
A&T Phone	\$3,507.54
Permits & Licenses	\$ 1,809.23
HHH	\$574
AUUR	\$113.23
Business	\$161
Fire Alarm	\$960
Management	\$13,800
Cleaning	\$15,600
Supplies	\$600
Property Tax	\$50,400
Insurance	\$35,000
OPERATING EXPENSES	\$ 172,569.99
NET OPERATING INCOME	\$ 385,142.25



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CARLOS SERRANO-QUAN

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PROFESSIONAL BACKGROUND

Mr. Carlos Serrano-Quan is the Founder and Managing Partner of Sequoia Commercial Group (SCG), a commercial real estate brokerage with four offices in the San Francisco Bay Area. Carlos was awarded the prestigious CoStar Power Broker Awards for the highest volume of deals in Q3 of 2022 and Q1 of 2020. SCG specializes in sourcing value-add investment opportunities for local and international clients, leasing, and asset management.

EDUCATION

In addition to his business accomplishments, Carlos has proudly served the City and County of San Francisco in various positions. He was appointed by the S.F. Board of Supervisors and the Mayor as a Citizen's Advisory Committee member of the San Francisco Department of Aging and Adult Services; and a member of the San Francisco Department of Youth and Families Community Advisory Committee. Among Carlos' favorite activities is helping the community by serving in various roles, i.e., as the former Executive Director of 3 community-based nonprofit organizations, Homeownership SF, Chinatown Youth Center, Chinese Newcomers Service Center; and two international nonprofits, the American Diabetes Association, and Goodwill Industries.

MEMBERSHIPS

Carlos is active in the organized Real Estate Industry, serving as an advisor to real estate tech startup companies and real estate industry associations. He is a Past President and Chairman of the Chinese Real Estate Association of America (CREAA) – a leading ethnic real estate industry organization in the United States; an Advisory Member of Sterling Bank & Trust, and a member of the Asian Commercial Professionals (ACP). Carlos is also currently serving as a Planning Commissioner for San Mateo County.

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