

1073 BUSH STREET

1073 BUSH STREET | SAN FRANCISCO, CALIFORNIA



SEQUOIA
COMMERCIAL GROUP

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PROPERTY INFORMATION



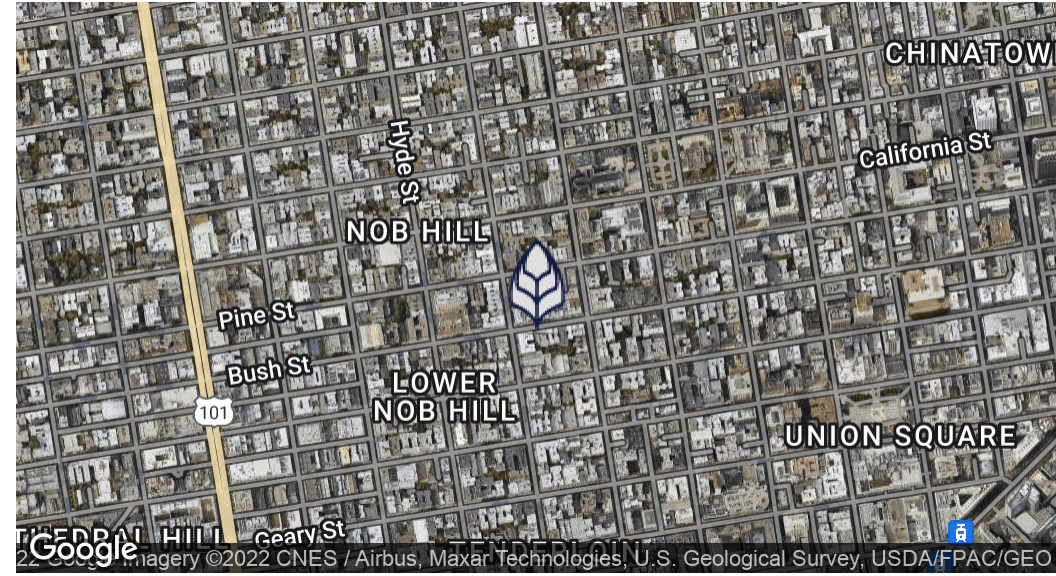
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OFFERING SUMMARY

Sale Price:	\$2,989,000
Building Size:	6,542 SF
Lot Size:	0.12 Acres
Number of Units:	11
Cap Rate:	1.39%
NOI:	\$41,608
Year Built:	1911
Zoning:	RC4

PROPERTY OVERVIEW

In a prime Nob Hill location, the 1073 Bush Street Apartments is a cottage-style garden apartment on Bush & Leavenworth Street and is a well-maintained, professionally managed private oasis strategically located near-limitless amenities and a few blocks away from Union Square and the Financial District.

Tucked away behind the front gate, each apartment feels like a cottage with a private entrance overlooking the tranquil courtyard with avocado trees. The living room, bedroom, and kitchen all have large windows and plenty of natural daylight.

The location is only two blocks from Trader Joe's, Milkbean, 620 Jones, Sanraku, and many more trendy eateries and cafes. The area is popular with locals and tourists alike, surrounded by hotels, a fitness center, an international school, etc. We also have a Walk Score of 99 and a Transit Score of 94.

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LOCATION INFORMATION

Street Address	1073 Bush Street
City, State, Zip	San Francisco, CA 94109
County	San Francisco
Cross-Streets	Leavenworth

BUILDING INFORMATION

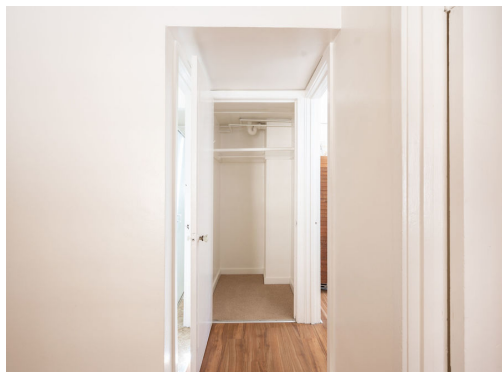
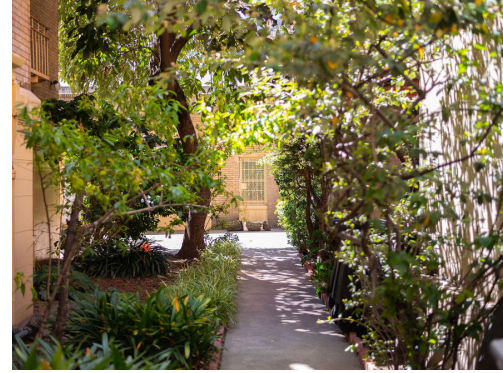
Building Size	6,542 SF
NOI	\$41,608.52
Cap Rate	1.39%
Occupancy %	82.0%
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	3
Year Built	1911

PROPERTY HIGHLIGHTS

- 6,542 SF rentable
- 5,088 lot size
- 11-unit building (2 Vacant Units)
- Cottage-style, gated property with a well-maintained courtyard that consists of two large avocado trees
- It has plenty of natural daylight and is minutes away from the Union Square, FIDI, and Chinatown
- It has a potential add-on value above the carriage units

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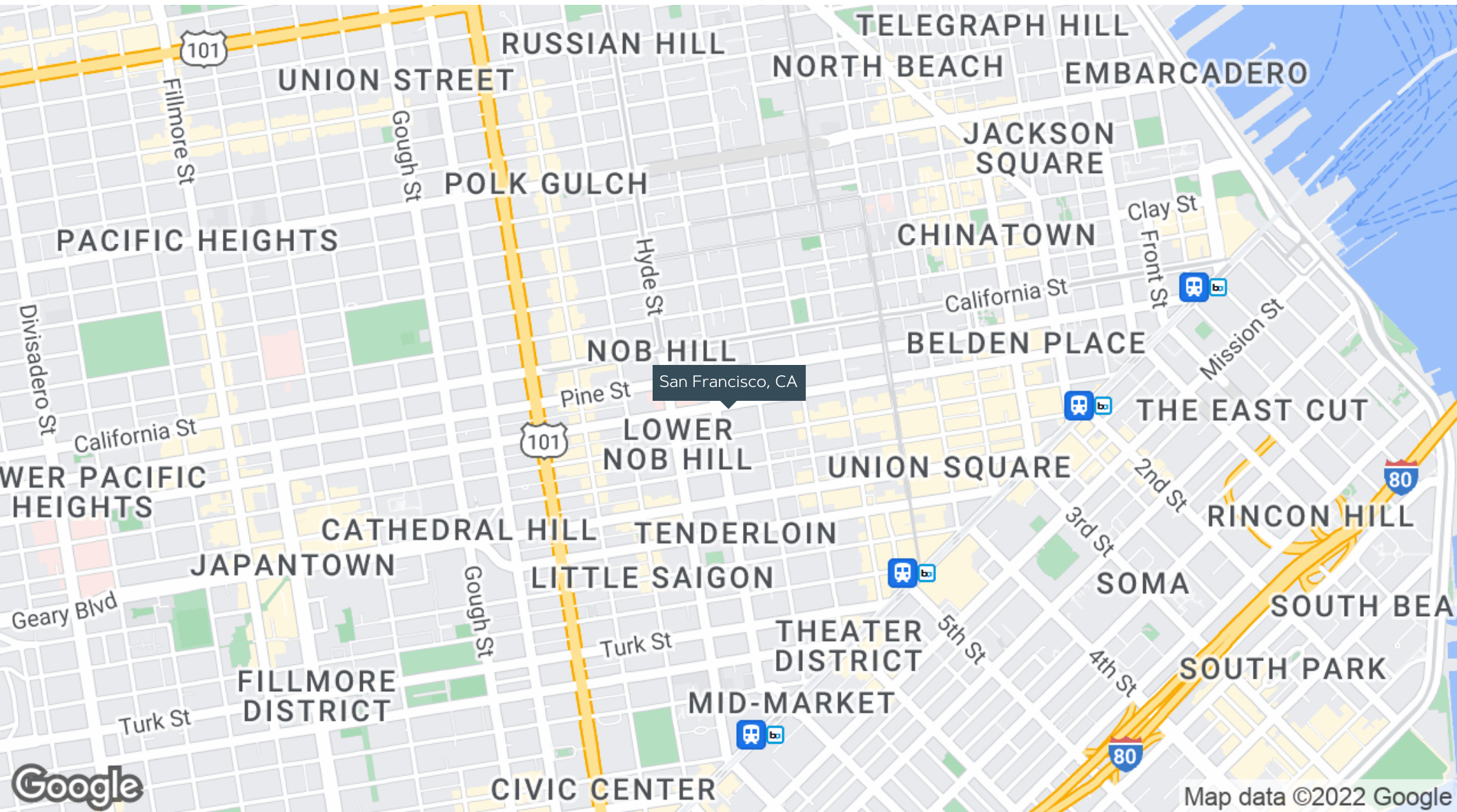
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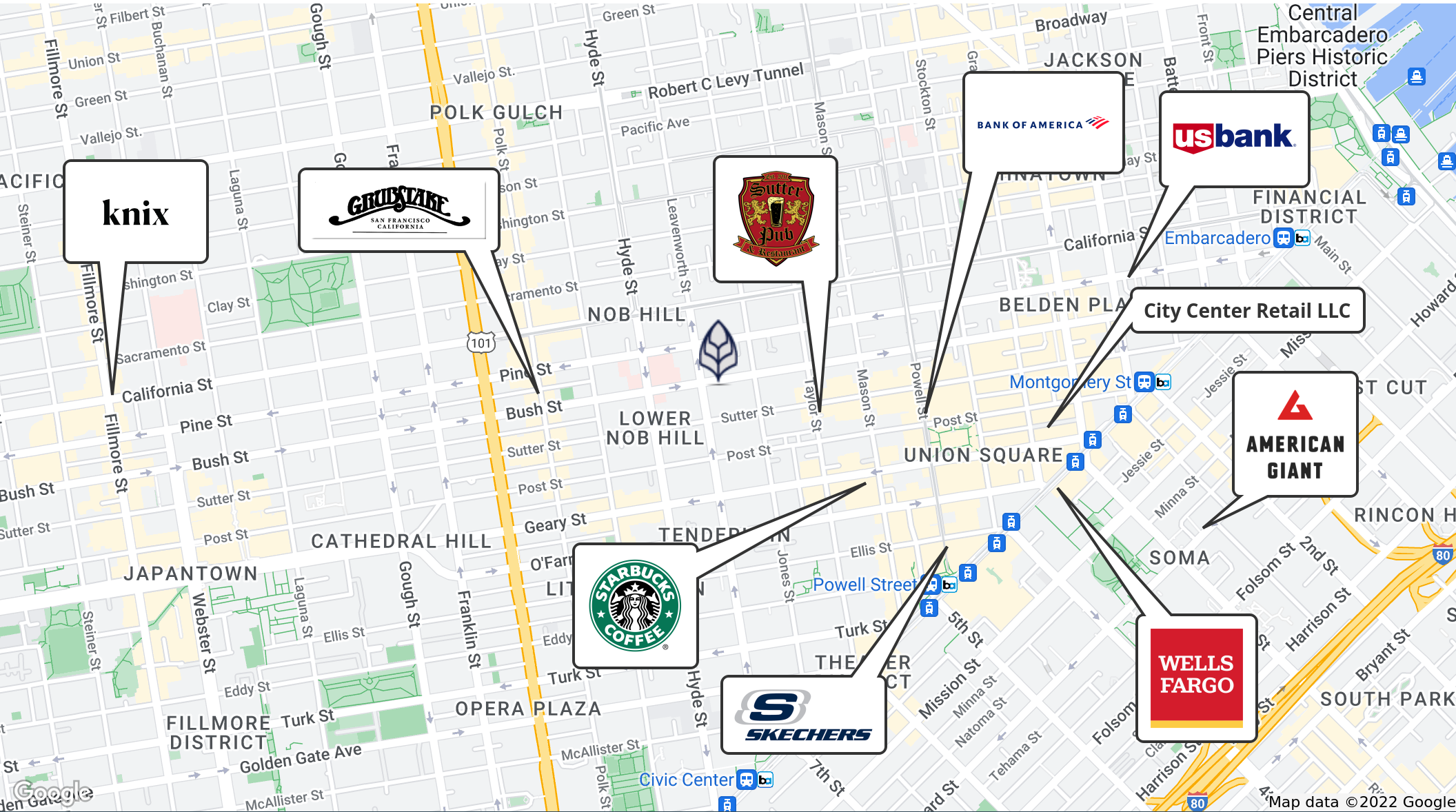
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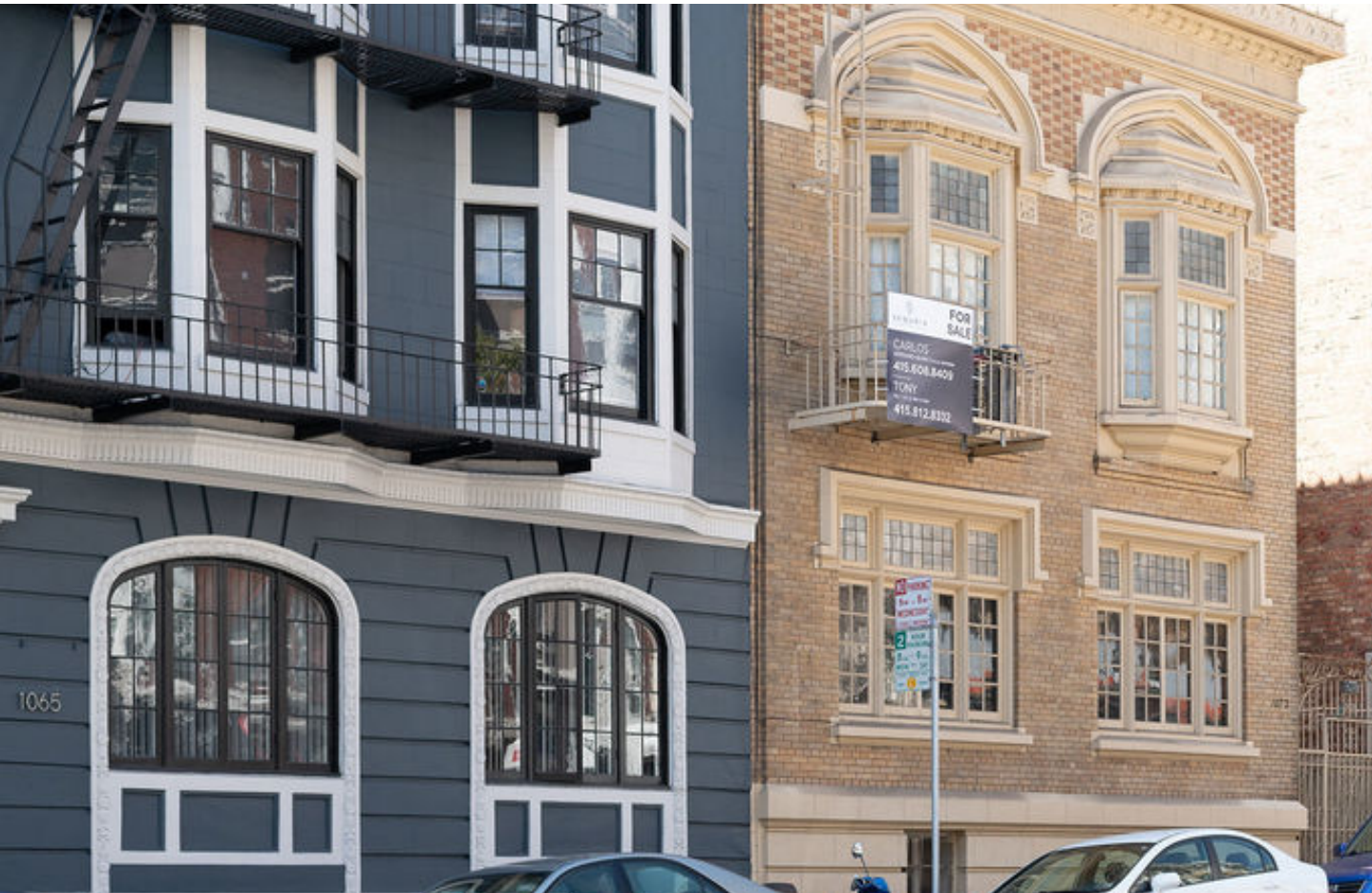


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FINANCIAL ANALYSIS



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INVESTMENT OVERVIEW

Price per Unit	\$271,727
GRM	15.9
CAP Rate	1.39%
Cash-on-Cash Return (yr 1)	-2.52 %
Total Return (yr 1)	-\$8,698
Debt Coverage Ratio	0.53

OPERATING DATA

Gross Scheduled Income	\$188,186
Other Income	-
Total Scheduled Income	\$188,186
Vacancy Cost	\$33,873
Gross Income	\$154,312
Operating Expenses	\$112,704
Net Operating Income	\$41,608
Pre-Tax Cash Flow	-\$36,525

FINANCING DATA

Down Payment	\$1,450,000
Loan Amount	\$1,450,000
Debt Service	\$78,134
Debt Service Monthly	\$6,511
Principal Reduction (yr 1)	\$27,827



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INCOME SUMMARY

Vacancy Cost

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(\$33,873)

GROSS INCOME

\$154,313

EXPENSES SUMMARY

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Real Estate Taxes

\$34,754

Insurance

\$7,766

PG&E

\$19,584

Utilities

\$14,541

Repairs and Maintenance

\$27,120

Management Fee

\$8,939

OPERATING EXPENSES

\$112,704

NET OPERATING INCOME

\$41,609

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
1	1	1	530 SF	\$860	\$1.62	\$2,250	\$4.25
2	-	1	500 SF	\$200	\$0.40	\$2,000	\$4.00
3	1	1	530 SF	\$1,600	\$3.02	\$2,250	\$4.25
4	1	1	530 SF	\$718	\$1.35	\$2,250	\$4.25
5	1	1	530 SF	\$1,283	\$2.42	\$2,250	\$4.25
6 (VACANT)	1	1	530 SF	\$2,284	\$4.31	\$2,250	\$4.25
7	1	1	530 SF	\$1,013	\$1.91	\$2,250	\$4.25
8	1	1	530 SF	\$2,154	\$4.06	\$2,250	\$4.25
9	1	1	530 SF	\$1,687	\$3.18	\$2,250	\$4.25
10 (VACANT)	1	1	530 SF	\$2,134	\$4.03	\$2,250	\$4.25
11	-	1	500 SF	\$1,750	\$3.50	\$2,000	\$4.00
TOTALS			5,770 SF	\$15,683	\$29.80	\$24,250	\$46.25
AVERAGES			525 SF	\$1,426	\$2.71	\$2,205	\$4.20

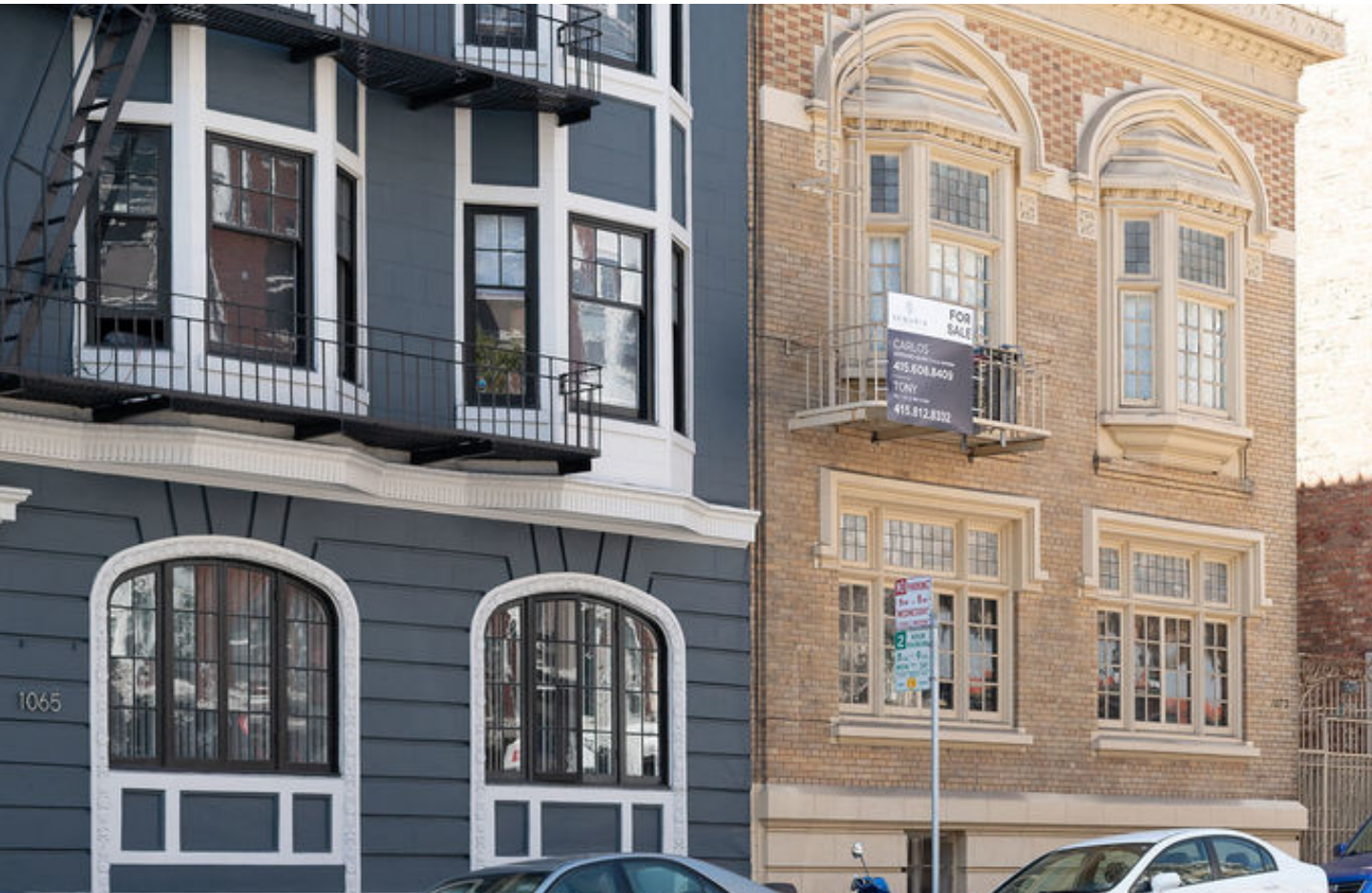


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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
1 Bed / 1 Bath	-	-	9	81.80%	530 SF	\$718	\$2,284	\$2,250	\$4.25
Studio	-	-	2	18.20%	500 SF	\$200	\$2,000	\$200	\$0.40
TOTALS/AVERAGES			11	100%	525 SF	\$624	\$2,232	\$1,877	\$3.55

SALE COMPARABLES



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1073 Bush Street, San Francisco, CA 94109

Price:	\$2,989,000	Bldg Size:	6,542 SF
Lot Size:	0.12 Acres	No. Units:	11
Cap Rate:	1.39%	Year Built:	1911



828 TAYLOR ST.

828 Taylor St., San Francisco, CA 94108

Price:	\$3,650,000	Bldg Size:	7,928 SF
Lot Size:	0.10 Acres	No. Units:	10
Cap Rate:	3.73%	Year Built:	1910



431-437 HYDE ST.

431-437 Hyde St., San Francisco, CA 94109

Price:	\$1,650,000	Bldg Size:	5,998 SF
Lot Size:	0.05 Acres	No. Units:	11
Year Built:	1922		



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1244-1250 CALIFORNIA ST.

1244-1250 California St., San Francisco, CA 94109

Price:	\$8,025,000	Bldg Size:	16,794 SF
Lot Size	0.17 Acres	No. Units:	12
Cap Rate:	3.41%	Year Built:	1907



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510 STOCKTON ST.

510 Stockton St., San Francisco, CA 94108

Price:	\$7,300,000	Bldg Size:	13,752 SF
Lot Size	0.10 Acres	No. Units:	17
Year Built:	1920		



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1675 CLAY

1675 Clay St., San Francisco, CA 94109

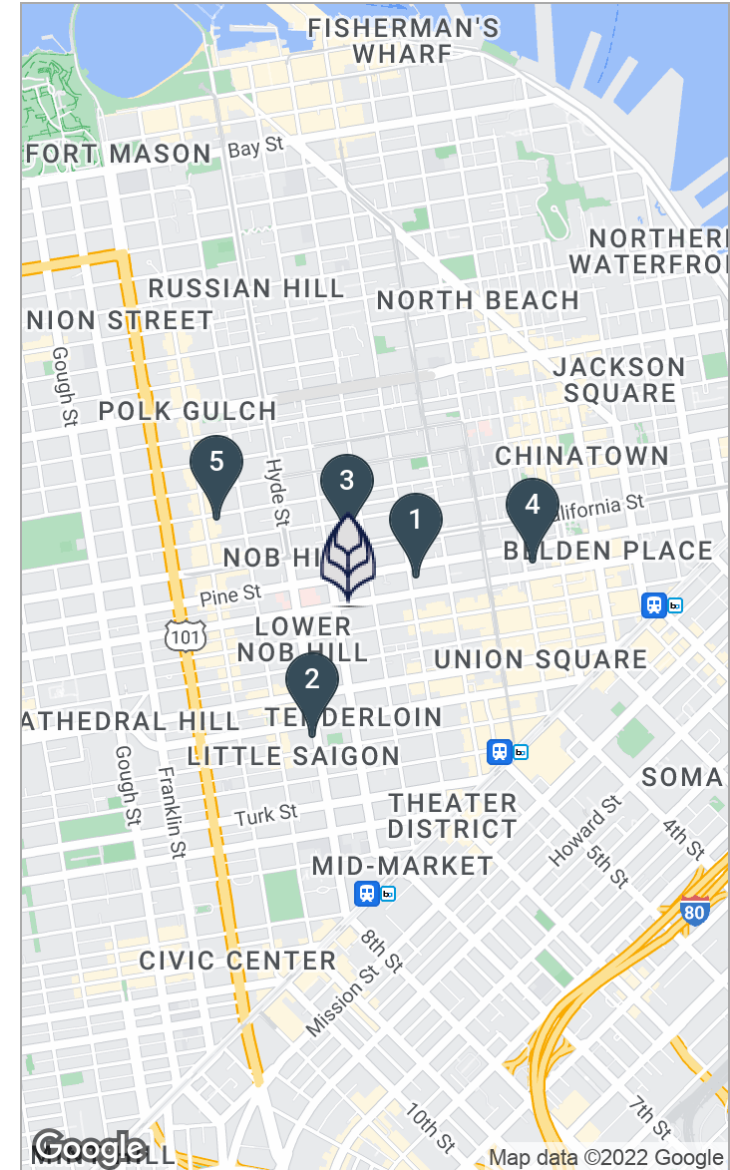
Price:	\$5,200,000	Bldg Size:	8,893 SF
Lot Size	0.11 Acres	No. Units:	12
Cap Rate:	3.69%	Year Built:	1922



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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	1073 Bush Street 1073 Bush Street San Francisco, CA	\$2,989,000	6,542 SF	0.12 Acres	11	1.39%
1	828 Taylor St. 828 Taylor St. San Francisco, CA	\$3,650,000	7,928 SF	0.10 Acres	10	3.73%
2	431-437 Hyde St. 431-437 Hyde St. San Francisco, CA	\$1,650,000	5,998 SF	0.05 Acres	11	-
3	1244-1250 California St. 1244-1250 California St. San Francisco, CA	\$8,025,000	16,794 SF	0.17 Acres	12	3.41%
4	510 Stockton St. 510 Stockton St. San Francisco, CA	\$7,300,000	13,752 SF	0.10 Acres	17	-
5	1675 Clay 1675 Clay St. San Francisco, CA	\$5,200,000	8,893 SF	0.11 Acres	12	3.69%
AVERAGES		\$5,165,000	10,673 SF	0.11 ACRES	12	3.61%





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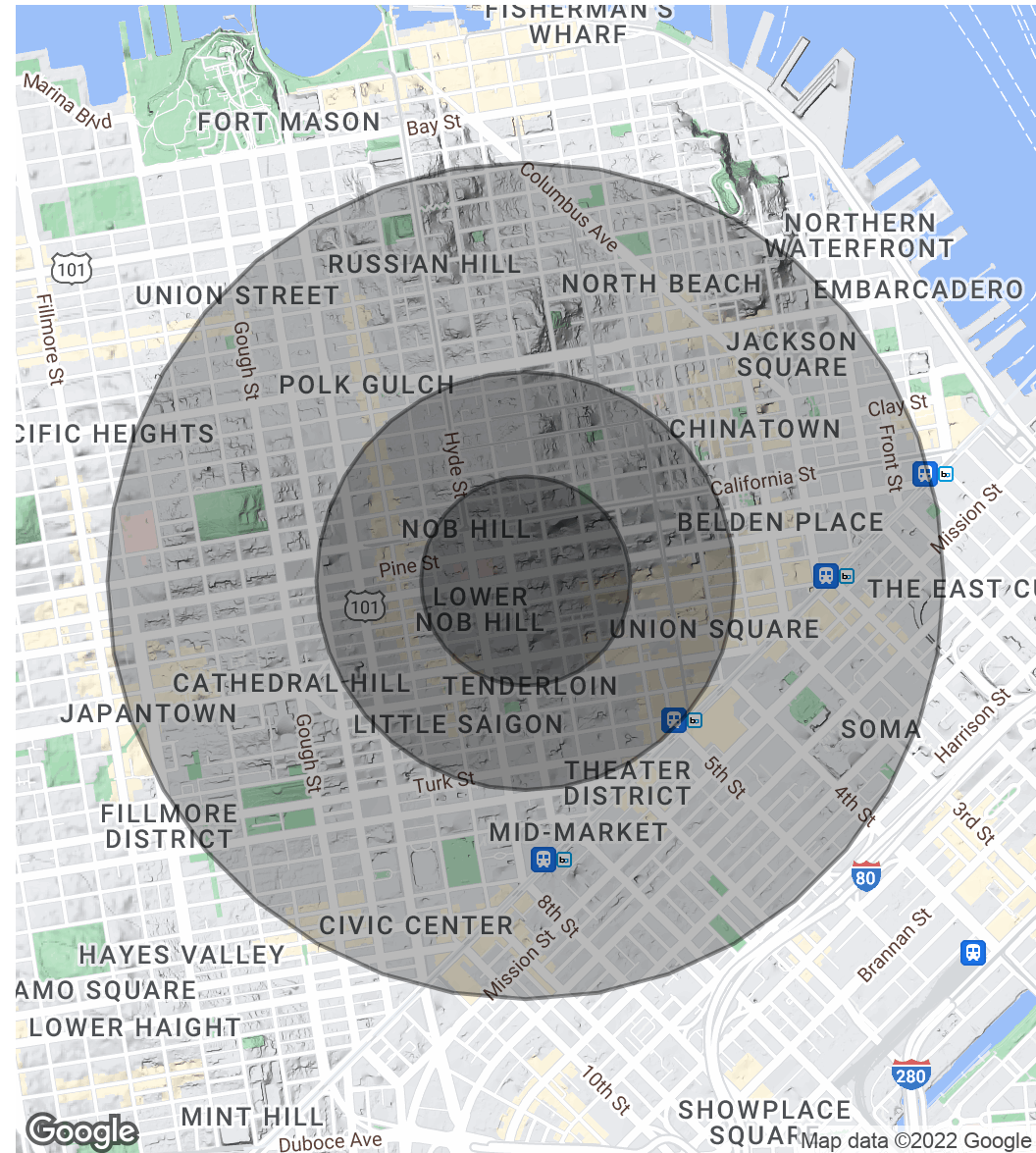
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,232	53,258	136,121
Average Age	38.1	40.2	41.3
Average Age (Male)	39.9	41.5	41.3
Average Age (Female)	36.0	38.9	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	8,670	32,405	77,678
# of Persons per HH	1.5	1.6	1.8
Average HH Income	\$58,118	\$56,300	\$70,898
Average House Value	\$706,331	\$798,585	\$831,035

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Mr. Carlos Serrano-Quan is a Co-Founder and Managing Partner of Sequoia Commercial Group (SCG), a commercial real estate brokerage with four offices in the San Francisco Bay Area. Recently awarded the prestigious CoStar Power Broker Awards for the highest volume of deals in Q1 of 2020, SCG and Carlos have helped their private clients with complex commercial real estate transactions specializing in sourcing investment opportunities for local and international developers and investors and asset management. Previously, Carlos was a partner at Verakin Asset Management, a global real estate investment company with offices in China and the San Francisco Bay Area.

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, HomeownershipSF, 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).

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