

POELSTRA PROPERTIES, LLC: Specializing in Government Leased Properties
1001 Avenida Pico Ste C #504, San Clemente, CA 92673; (949) 903-1591;
www.poelstra.com; renee@poelstra.com; BRE# 01489350

Investment Property Profile

Noe Valley Station Post Office, San Francisco, CA

4083 24th St. San Francisco, CA 94114-9992; San Francisco County

Sales Price: **\$2,930,000**



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Lease Details:

- Annual Rent: \$155,567/year (\$55.52/sq. ft.) from 05/01/2023 – 04/30/2028
- Renewal Options: None
- No Purchase Options
- No Termination Clause
- Lessor Maintenance Rider
- USPS Tax Reimbursement Rider

Property Details:

- 2,802 Interior Square Footage
- 3.420 Total Site Area
- USPS moved in in 1986
- USPS hours of operation – 9:30am – 5pm, Monday – Friday; 9:30am – 4:00pm Saturday; closed Sunday.
- Nearest full-service main post office is Mission District PO, San Francisco, 3.2 miles from Noe Valley Station PO.

Area Details:

- The Noe Valley Station PO services roughly 20,000- 25,000 residents and business with 11,000-14,000 delivery points (residential and small businesses), including Noe Valley, Glen Park, Castro/Eureka Valley, and portions of Diamond Heights
- Estimated median household of the Noe Valley/Castro urban area is \$196,000-\$213,000/year, one of the highest income neighborhood clusters in San Francisco.
- Estimated median home value is \$1,800,000 - \$2,300,000.

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Net Operating Income:

Gross Rent	\$155,567	until 04/30/2028
Maintenance Reserve	\$5,604	(\$2.00/square foot)
Insurance	\$3,527	Current AUSPL insurance
Taxes	Reimbursed	
NOI	\$146,436	

Sales Price: ***\$2,930,000 (5% cap rate)***



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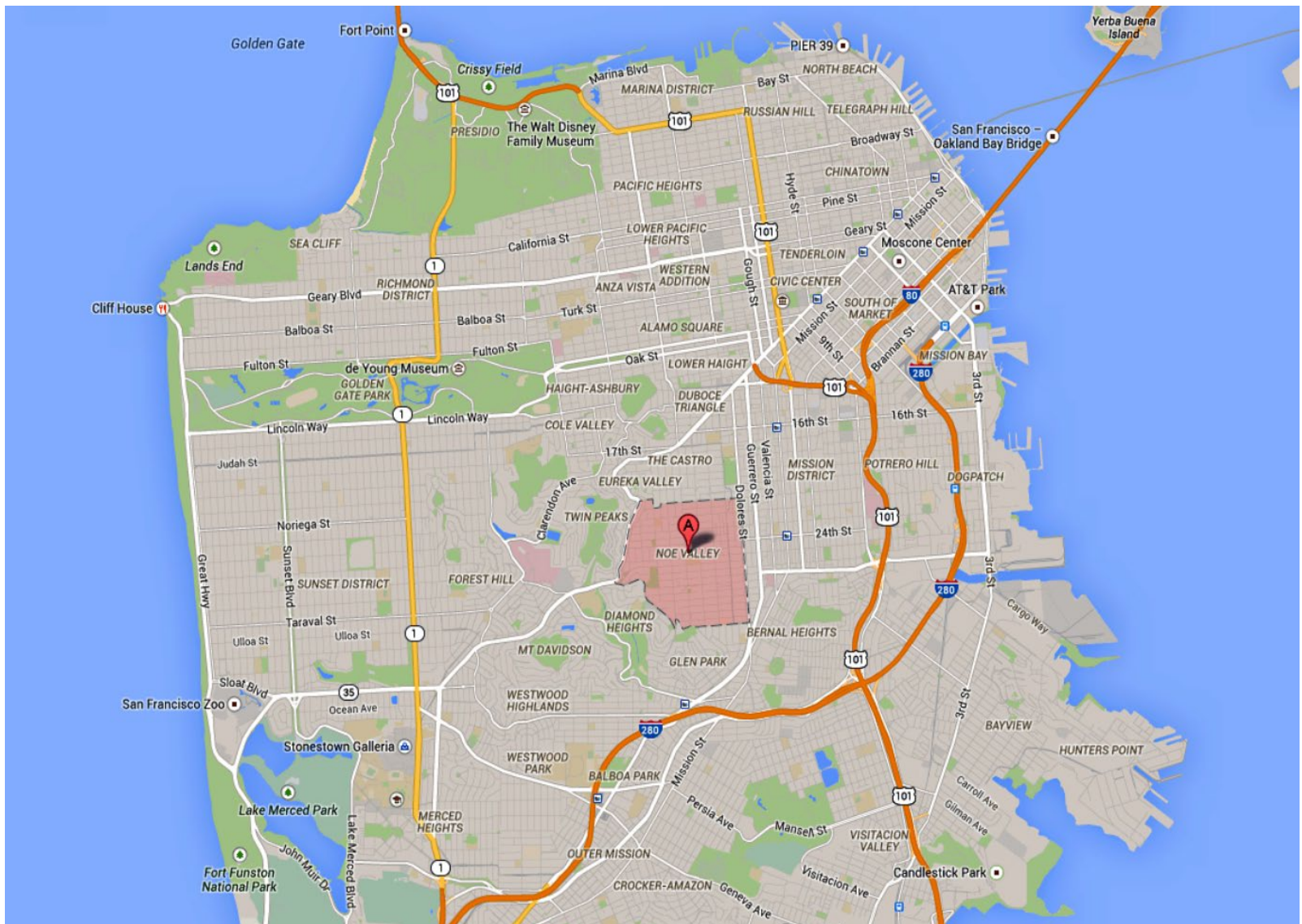
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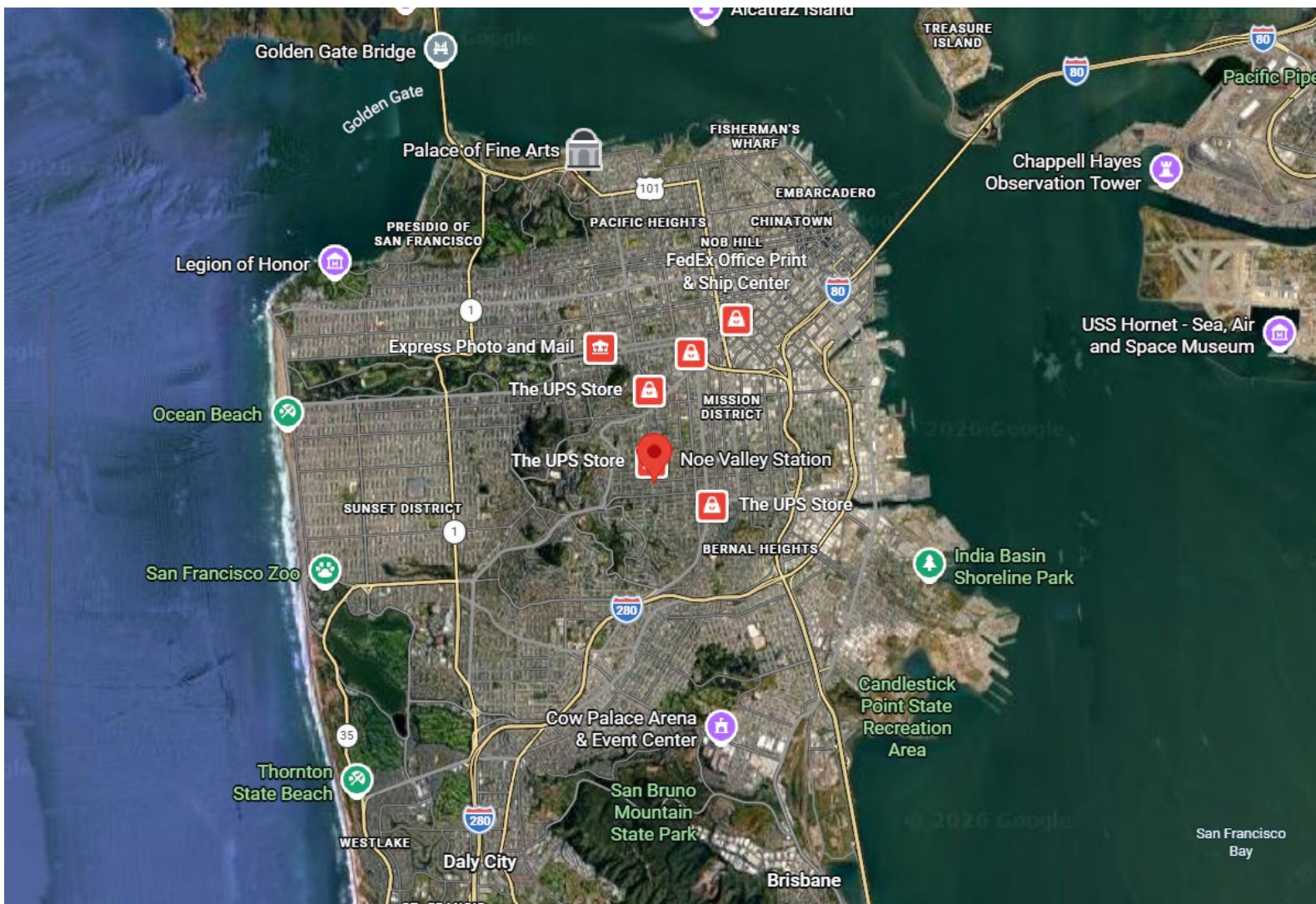
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