



1043 FELL STREET

ALAMO SQUARE
SAN FRANCISCO, CA

TURN-KEY APARTMENT BUILDING
9 UNITS

OFFERING MEMORANDUM

\$3,950,000

maven
COMMERCIAL

DISCLOSURE

Neither the Seller of the Property nor Maven Commercial, Inc., ("Broker") or any of their respective officers, employees or agents, make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential information and no legal liability is assumed or shall be implied with respect thereto.

Maven Commercial, Inc., has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject Property, the future projected financial performance of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and/or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Information provided has been or will be gathered from sources that are deemed reliable; however, neither Seller nor the Broker warrants or represents that the information is true or correct.

Recipients are advised to verify information independently and hire all applicable professionals and experts to assess the Property's physical and financial condition. Seller and/or the Brokers reserve(s) the right to change the Property's purchase price, or any information provided, or to withdraw the Property from the market at any time without notice. Recipients agree that the information provided by Seller and/or Broker is confidential and, as such, agrees to hold and treat such information in the strictest of confidence. Visual presentation of parcel lines are not exact.

CONTACT

MATTHEW C. SHERIDAN
matt@mavenproperties.com
415.727.1271
DRE #01390209

MEGAN BUCKLEY
ANALYST
megan@mavenproperties.com
415.404.6959



PROPERTY SUMMARY

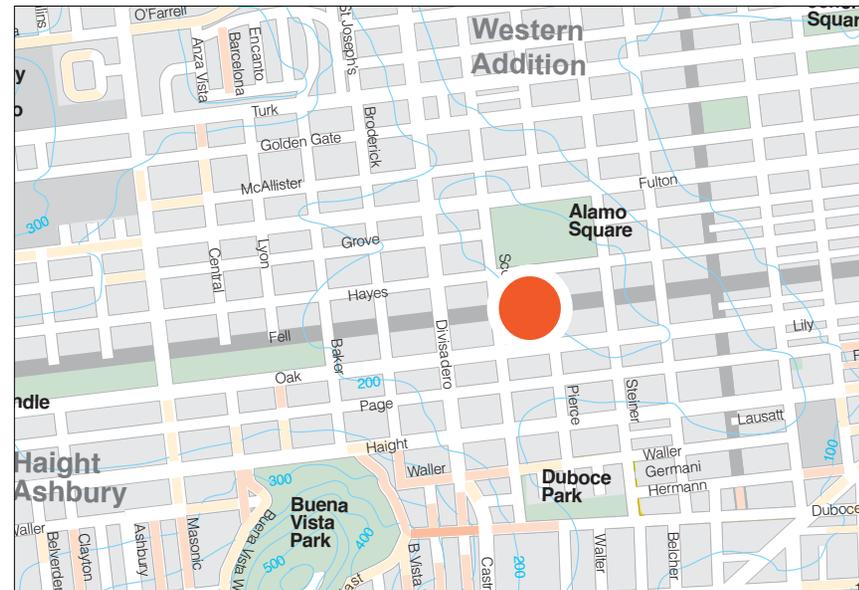


HIGHLIGHTS

- Turnkey building 1 block off Alamo Square
- 4 two bdrm flats, 1 two bdrms unit,
- 1 one bdrm unit, + 3 Studios
- Most units renovated
- Elegant Romeo-style apartment building
- Well maintained & managed
- Luscious rear garden
- Flats can easily be used as three-bedroom units
- Divisadero commercial corridor one block away
- Retail restaurants & nightlife nearby
- Soft story retrofit + fire alarm upgrade completed
- Extra large lot
- On-demand water heaters in most units
- Low expenses
- Dishwashers in most units
- Large Storage Rooms

LISTING PRICE	\$3,950,000
GRM	11.90
CAP RATE	5.71%
PRICE / SQ FT	\$515
PRICE / UNIT	\$438,889

BUILDING SIZE	7,669 Sq. Ft.
PARCEL SIZE	4,120 Sq. Ft.
PARCEL NUMBER	0825-024
YEAR BUILT	1905
ZONING	RM-1



SUMMARY

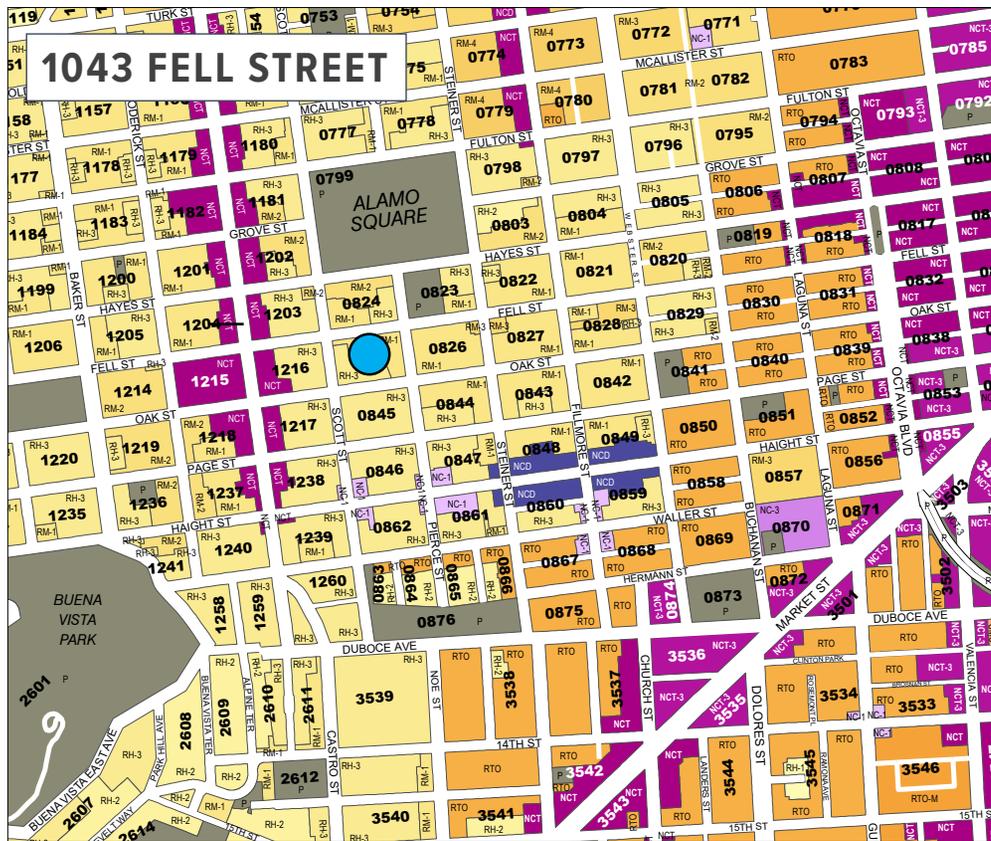
UNITS	9
STUDIOS	3
1 BDRM UNIT	1
2 BDRM UNIT	1
2 BDRM FLATS	4
RENOVATED UNITS	6
BEDROOMS	17
ROOMS	28
BATHROOMS	9
PARKING	None
FLOORS	4

FOUNDATION	Mainly Concrete
STRUCTURE	Wood Frame
FAÇADE	Wood Shiplap
ROOF	Elastomeric Coating
SPRINKLERS	N/A
WINDOWS	Wood Sash; Vinyl; Aluminum/Wood
FLOORS	Hard Wood
PLUMBING	Updated
GAS	Seperately Metered
ELECTRICAL	Separately Metered
HEAT	Gas Wall Heaters; Gas Direct Vent
HOT WATER	Gas Heater & Tankless
WASHER /DRYER	Coin-Op / Owned

FIRE SYSTEM UPGRADE	Completed
FLOOD	Not Present
LIQUIFACTION	Not Present
SOFT STORY UPGRADE	Completed



ZONING



ZONING DISTRICT | RM-1

Low Density. These Districts contain a mixture of the dwelling types found in RH Districts, but in addition have a significant number of apartment buildings that broaden the range of unit sizes and the variety of structures. A pattern of 25-foot to 35-foot building widths is retained, however, and structures rarely exceed 40 feet in height. The overall density of units remains low, buildings are moderately scaled and segmented, and units or groups of units have separate entrances. Outdoor space tends to be available at ground and upper levels regardless of the age and form of structures. Shopping facilities and transit lines may be found within a short distance of these districts. Nonresidential uses are often present to provide for the needs of residents.



7,669 Sq. Ft.
BUILDING SIZE



4,120 Sq. Ft.
PARCEL SIZE



B - Unknown
HISTORIC RESOURCE



3 Units per lot
RESIDENTIAL DENSITY



40 - X
HEIGHT LIMITS



30 X 137.50
PARCEL WIDTH & DEPTH

RENT ROLL

UNIT	TYPE	SQ FT	MOVE-IN	FLOOR	RENOVATED	CURRENT	MARKET	UPSIDE
1043	2 Bdrm Flat	900	Dec-08	1st	Yes	\$3,162	\$4,500	30%
1045 - A	Studio	400	Nov-08	1st	-	\$1,751	\$2,500	30%
1045 - B	1 Bdrm	530	Dec-20	1st	Yes	\$2,774	\$3,000	8%
1047	2 Bdrm Flat	900	Apr-21	2nd	Kitchen	\$3,278	\$4,500	27%
1049	2 Bdrm Flat	900	Nov-20	2nd	Kitchen	\$4,288	\$4,500	5%
1051 - A	Studio	400	Apr-24	3rd	Full	\$2,023	\$2,500	19%
1051 - B	Studio	375	Jul-25	3rd	-	\$2,495	\$2,500	0%
1053	2 Bdrm Flat	900	Feb-21	3rd	Kitchen	\$3,556	\$4,500	21%
1053 - A	2 Bdrm	TBD	Oct-24	Garden	Yes	\$4,152	\$4,250	2%
LAUNDRY	-					\$182	\$182	
INCOME [MONTHLY]						\$27,660	\$32,932	16%
INCOME [ANNUAL]						\$331,922	\$395,178	

UNDERWRITING

INCOME - GROSS	RENT [CURRENT]		RENT [MARKET]	NOTES
RESIDENTIAL	\$329,744		\$390,840	
VACANCY LOSS	(\$9,892)	3%	(\$11,725)	3%
LAUNDRY	\$2,178		\$2,178	
TOTAL INCOME	\$322,030		\$383,388	
PROJECTED EXPENSES				
INSURANCE	\$11,682		\$11,682	2025
PROPERTY MANAGEMENT	\$15,663	4.75%	\$18,211	4.75%
TAXES [PROPERTY]	\$46,708		\$46,708	New Value
UTILITIES				
GAS & ELECTRICITY	\$4,919		\$4,919	2024
GARBAGE & RECYCLING	\$4,919		\$4,919	2024
WATER & SEWER	\$4,919		\$4,919	2024
MISCELLANEOUS				
REPAIRS & MAINTENANCE	\$6,750		\$6,750	[\$750 Unit]
FEES / TAXES				
GROSS RECEIPTS TAX	—		—	Below Threshold
PERMITS & LICENSES	\$200		\$200	2025
RENT BOARD FEE	\$531		\$531	[\$59 Unit]
VECTOR CONTROL	\$171		\$171	2026
TOTAL EXPENSES	\$96,462	30%	\$99,010	26%
NET OPERATING INCOME	\$225,568		\$284,378	

THE PROPERTY

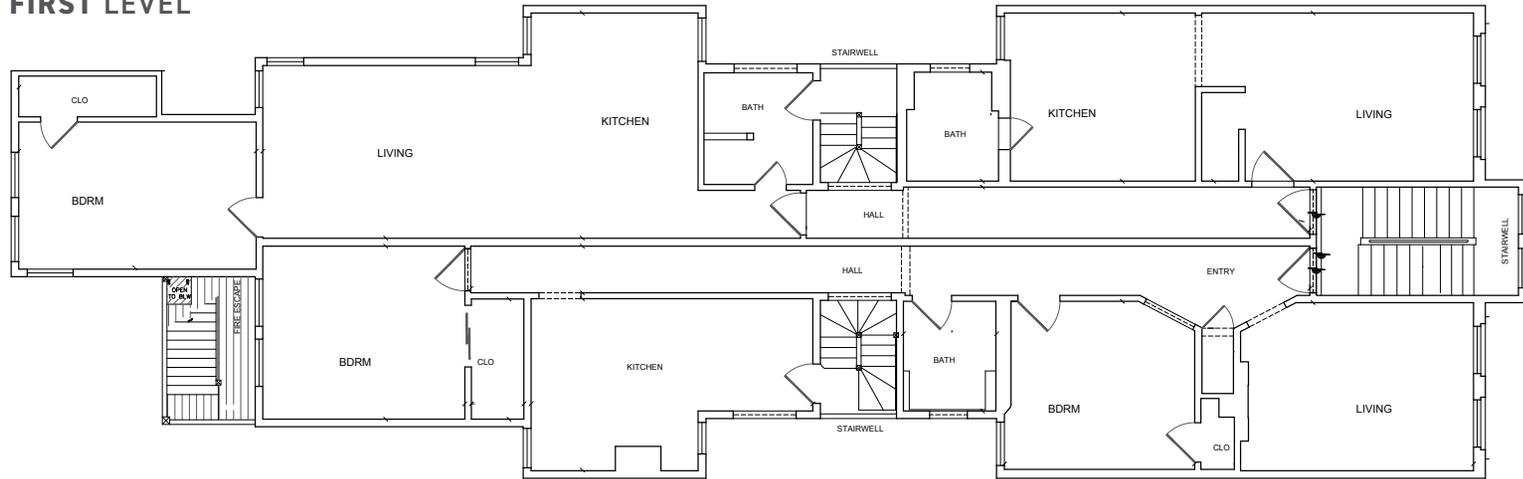


THE PROPERTY

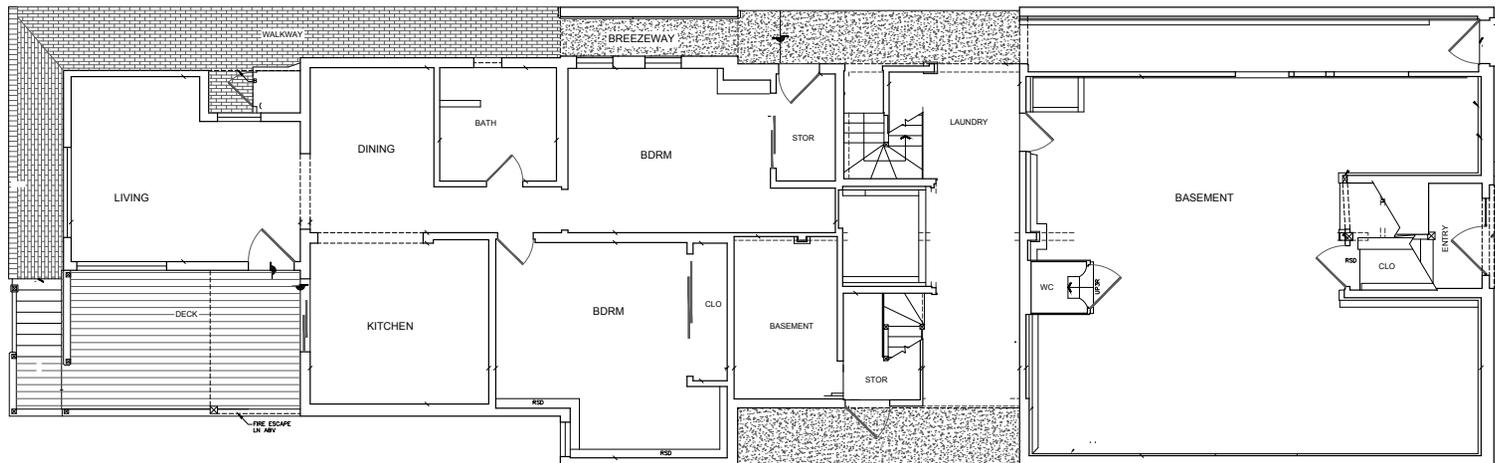


FLOOR PLANS

FIRST LEVEL



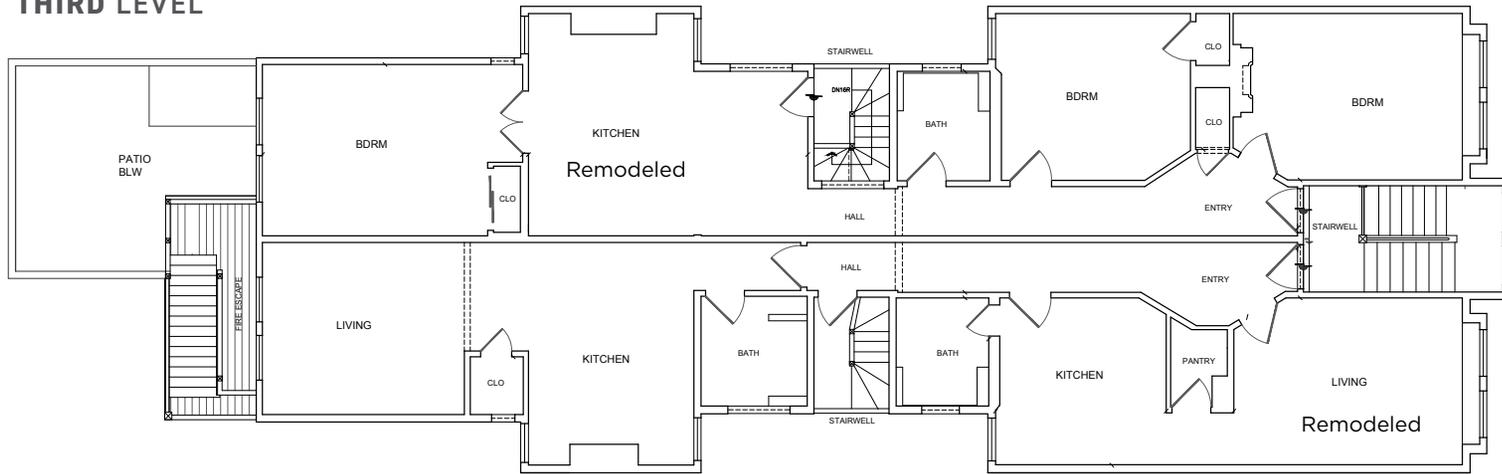
GROUND LEVEL



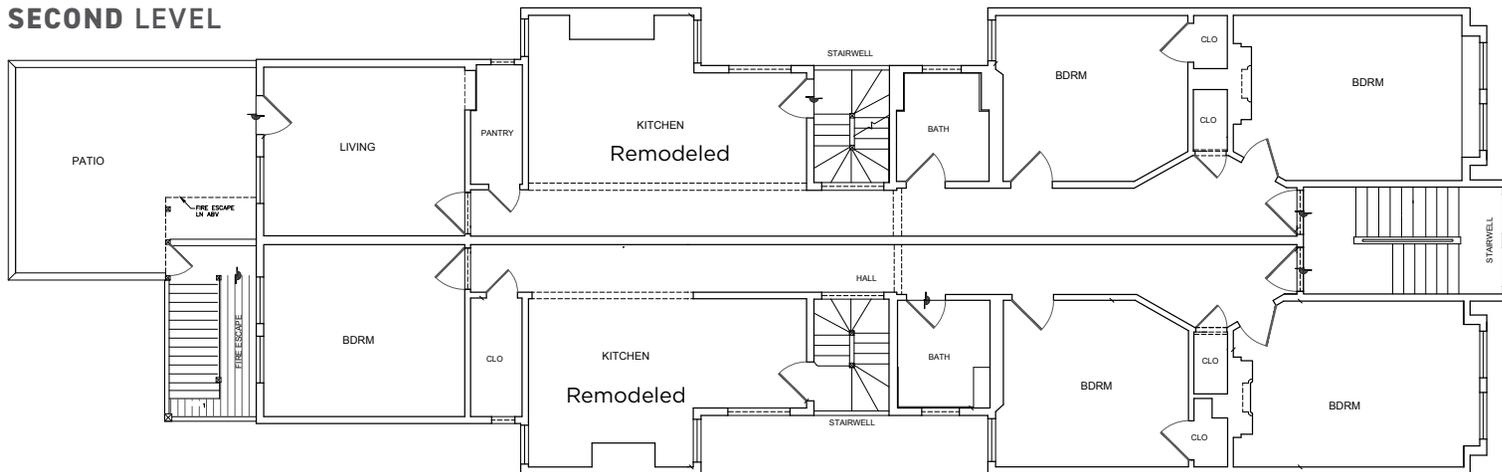
Does not reflect mild modifications.

FLOOR PLANS

THIRD LEVEL



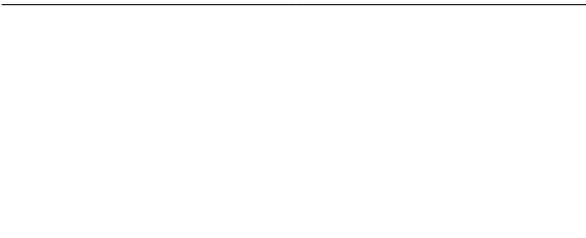
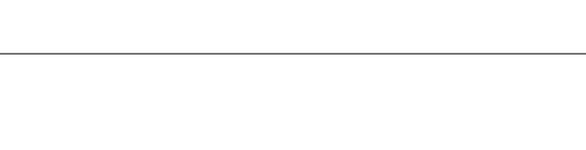
SECOND LEVEL



Does not reflect mild modifications.

RENT COMPS

STUDIOS

	ADDRESS	TYPE	RENT	
	560 Scott St	Studio	\$2,300	
	NEIGHBORHOOD	CROSS ST	SOURCE	
	Alamo Square	Hayes St	Craigslist	
	ADDRESS	TYPE	RENT	
	828 Jones St	Studio	\$2,495	
	NEIGHBORHOOD	CROSS ST	SOURCE	
	Lower Nob Hill	Bush St	Craigslist	
	ADDRESS	TYPE	RENT	
	2400 Pacific Ave	Studio	\$2,610	
	NEIGHBORHOOD	CROSS ST	SOURCE	
	Pacific Heights	Broadway	Apartments.com	
			AVERAGE	\$2,468

RENT COMPS

1 BEDROOM

 	ADDRESS	TYPE	RENT
	2345 Post St	1 brdm, 1 bath	\$2,850
	NEIGHBORHOOD	CROSS ST	SOURCE
	Lower Pacific Heights	Divisadero St	Apartments.com

 	ADDRESS	TYPE	RENT
	2049 Golden Gate Ave	1 brdm, 1 bath	\$3,600
	NEIGHBORHOOD	CROSS ST	SOURCE
	NOPA	Central Ave	Apartments.com

 	ADDRESS	TYPE	RENT
	870 Grove St	1 brdm, 1 bath	\$2,595
	NEIGHBORHOOD	CROSS ST	SOURCE
	Alamo Square	Fillmore St	Craigslist
		AVERAGE	\$3,015

RENT COMPS

2 BEDROOM

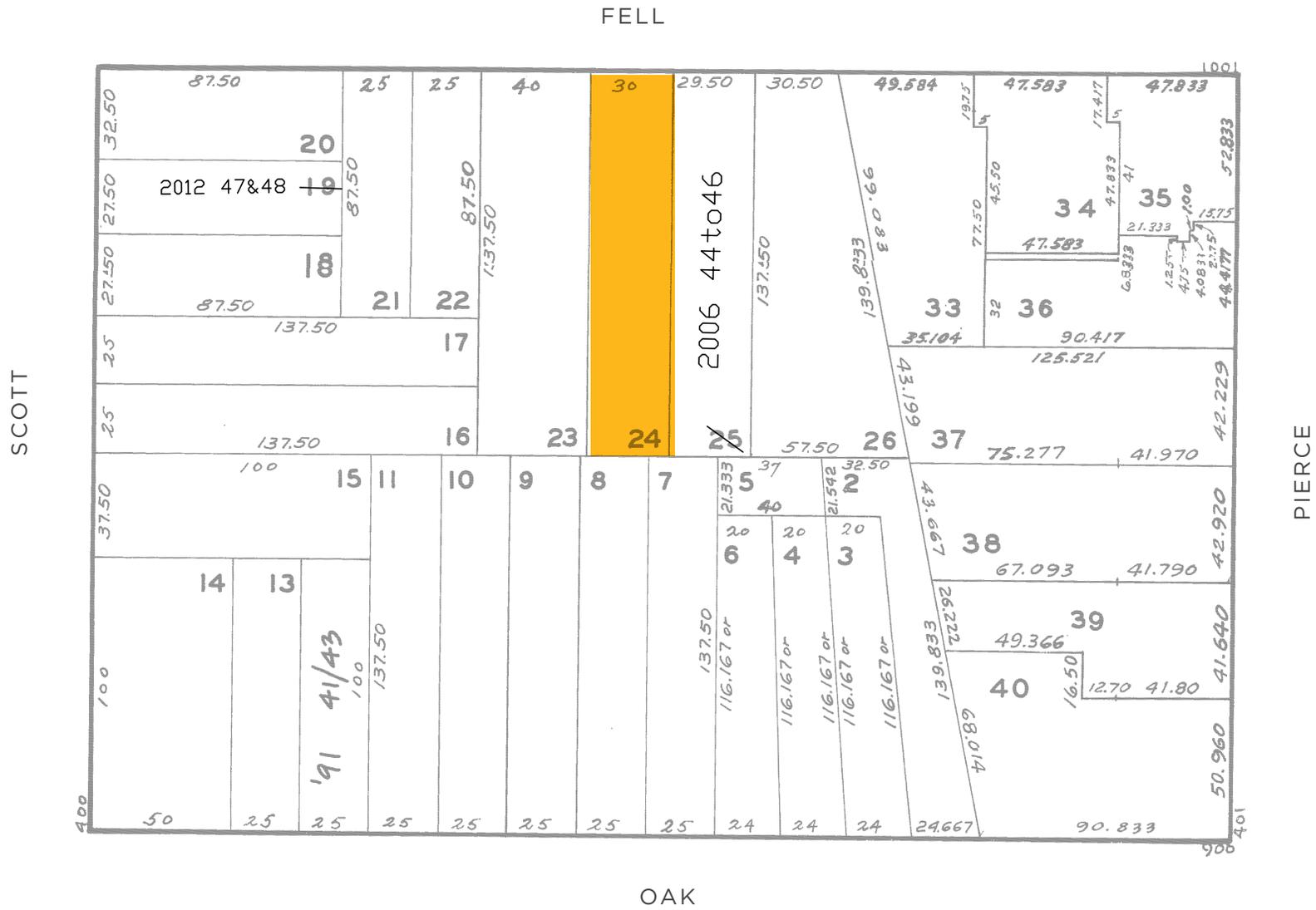
 	ADDRESS	TYPE	RENT
	957 Hayes St	2 bdrm, 1 bath	\$6,510
	NEIGHBORHOOD	CROSS ST	SOURCE
	Alamo Square	Steiner St	Craigslist

 	ADDRESS	TYPE	RENT
	870 Oak St	2 bdrm, 1 bath	\$4,395
	NEIGHBORHOOD	CROSS ST	SOURCE
	Alamo Square	Pierce St	Craigslist

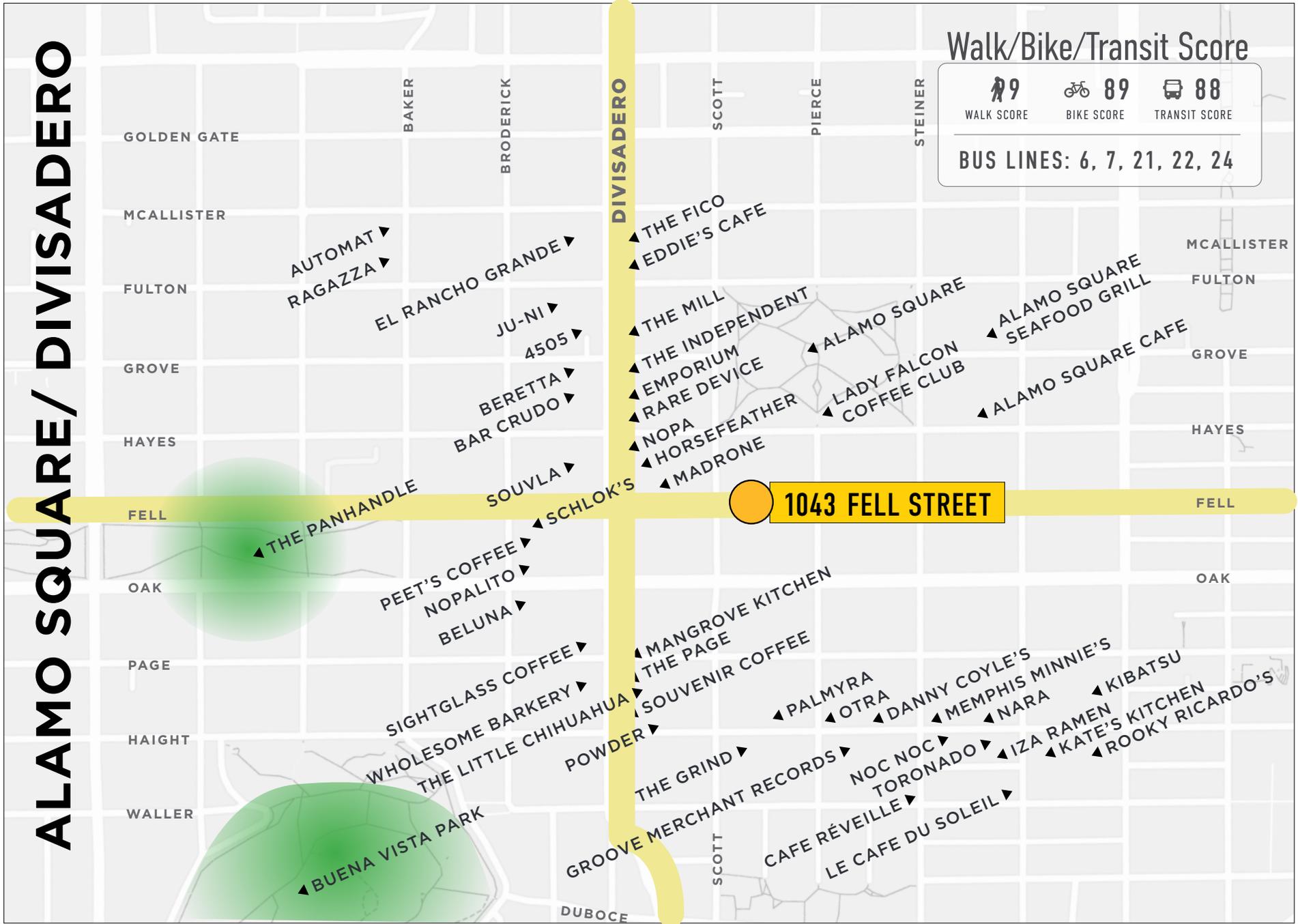
 	ADDRESS	TYPE	RENT
	419 Pierce St	2 bdrm, 1 bath	\$4,295
	NEIGHBORHOOD	CROSS ST	SOURCE
	Alamo Square	Oak St	Craigslist

 	ADDRESS	TYPE	RENT
	465 Central Ave	2 brdm, 1 bath flat	\$4,000
	NEIGHBORHOOD	CROSS ST	SOURCE
	Alamo Square	Hayes St	Craigslist
		AVERAGE	\$4,230

PARCEL MAP



ALAMO SQUARE/ DIVISADERO



Walk/Bike/Transit Score

9	89	88
WALK SCORE	BIKE SCORE	TRANSIT SCORE
BUS LINES: 6, 7, 21, 22, 24		

▲ AUTOMAT
▲ RAGAZZA

▲ EL RANCHO GRANDE
▲ JU-NI
▲ 4505

▲ BERETTA
▲ BAR CRUDO

▲ SOUVLA

▲ SCHLOK'S

▲ PEET'S COFFEE
▲ NOPALITO
▲ BELUNA

▲ SIGHTGLASS COFFEE
▲ WHOLESOME BAKERY
▲ THE LITTLE CHIHUAHUA

▲ POWDER
▲ THE GRIND
▲ GROOVE MERCHANT RECORDS

▲ MANGROVE KITCHEN
▲ THE PAGE
▲ SOUVENIR COFFEE

▲ PALMYRA
▲ OTRA
▲ DANNY COYLE'S
▲ MEMPHIS MINNIE'S
▲ NARA
▲ IZA RAMEN
▲ KATE'S KITCHEN
▲ ROOKY RICARDO'S

▲ THE FICO
▲ EDDIE'S CAFE

▲ THE MILL
▲ THE INDEPENDENT
▲ EMPORIUM
▲ RARE DEVICE
▲ NOPA
▲ HORSEFEATHER
▲ MADRONE

▲ ALAMO SQUARE
▲ LADY FALCON
▲ COFFEE CLUB

▲ ALAMO SQUARE
▲ SEAFOOD GRILL
▲ ALAMO SQUARE CAFE

GOLDEN GATE

MCALLISTER

FULTON

GROVE

HAYES

FELL

OAK

PAGE

HAIGHT

WALLER

BAKER

BRODERICK

DIVISADERO

SCOTT

PIERCE

STEINER

MCALLISTER

FULTON

GROVE

HAYES

FELL

OAK

DUBOCE



BERETTA



KATE'S KITCHEN



RAGAZZA



MANGROVE KITCHEN



SIGHTGLASS COFFEE



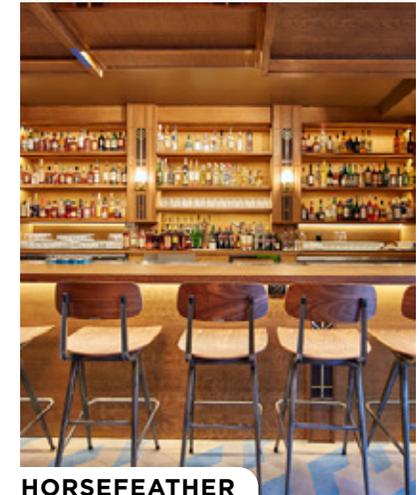
NOPALITO



SCHLOK'S BAGEL



OTRA



HORSEFEATHER

ALAMO SQUARE /
DIVISADERO

The Divisadero/Alamo Square area in San Francisco is a lively and diverse neighborhood known for its historic Painted Ladies and bustling commercial corridor along Divisadero Street. The area is a mix of trendy restaurants, bars, and boutiques, offering a vibrant social scene alongside the more laid-back residential vibe around Alamo Square Park, a popular spot for picnics with stunning city views. The neighborhood attracts young professionals, artists, and long-term residents, blending rich history with urban energy. It's well-connected by public transit and is close to other popular areas like Western Addition, Hayes Valley, and Lower Haight.

1043 FELL STREET | SAN FRANCISCO



MATTHEW C. SHERIDAN
matt@mavenproperties.com
415.727.1271
DRE #01390209

MEGAN BUCKLEY
ANALYST
megan@mavenproperties.com
415.404.6959

maven
COMMERCIAL

NOTICE: This information has been secured from sources we believe to be reliable but we make no representations, warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only a preliminary interest in the property. The materials are not to be considered fact. The information contained herein is not a substitute for thorough due diligence investigation. References to square footage, zoning, use, or age are approximate. Please contact the San Francisco Planning Department to verify zoning at (415) 558-6378, as neither broker or landlord represent that this space is suitable for your use. Tenant or Buyer must verify the information at their own expense and bears all the risk for any inaccuracies. By receiving these materials you are agreeing to the disclaimers set forth herein. DRE#01878802

466 Green Street, Suite 203 | North Beach | San Francisco, CA 94133 | 415.781.7700