



291-295 DORE / 1114 BRYANT, SAN FRANCISCO

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OPPORTUNITY OVERVIEW

291-295 DORE / 1114 BRYANT STREET

291-295 Dore / 1114 Bryant is high return mixed-use property in San Francisco consisting of two apartments and ground floor corner commercial space most recently used as a restaurant and delivered vacant. One apartment is occupied and offers three bedrooms and one bath while the other unit is a four-bedroom 2 bath delivered vacant. Each of the residential units have their own entrance. Large basement accessible from commercial space and separate exterior entrance. The building offers corner

location, period charm with tall ceilings, sunlit rooms, and wooden floors. 3R Report shows history of seismic work and owner replaced the roof within the last few years. Strong pro-forma rents offer a high yield investment for investors or owner occupants. Great investment opportunity close to downtown and the financial district with easy public transportation and freeway access.

KEY FEATURES:

- High Pro-Forma Cap Rate Potential
- All Units with Separate Entrances
- High Ceilings and Light Rooms
- Separate Entrance to Full Lot Size Basement
- Newer Roof and History of Seismic Work
- High Profile Corner Location

YEAR BUILT: 1907

APN NUMBER: 3726-069

BUILDING SIZE: 4,834 sq. ft.

LOT SIZE: 2,465 sq. ft.

ZONING: SALI (Service/Arts/Light Industrial)

UNITS: 3 (2 Residential & 1 Commercial)

STORIES: 2





INCOME & EXPENSES

ANNUAL INCOME

	Rent	Pro-forma
Rental Income	\$143,352	\$180,000
Vacancy (3%)	\$4,301	\$5,400
Annual Income	\$139,051	\$174,600

ANNUAL EXPENSE

	Rent	Pro-forma
Property Taxes	\$15,074	\$15,074
Insurance*	\$13,841	\$13,841
Water/Garbage*	\$3,811	\$5,400
Maintenance*	\$3,000	\$3,000
PG&E*	\$100	\$100
Total Expenses	\$35,826	\$37,415
	25%	21%

CASH FLOW

	Rent	Pro-forma
NOI	\$107,526	\$142,585
Less: Debt Service	\$42,088	\$42,088
Proj Cash Flow	\$65,439	\$100,498
Cap Rate	8.30%	11.01%
GRM	9.31	7.19
Cash on Cash	10.11%	15.52%
Price Per Unit	\$431,667	

LOAN ASSUMPTIONS

Loan Amount	\$647,500
Down Payment (50%)	\$647,500
Interest Rate	6.500%
Loan Payments (I/O)	\$42,088

RENT ROLL

Unit	Bed	Bath	Rent	Pro-Forma	Lease Term	Lease Start Date	Lease End Date	Note
291	3	1	\$1,146	\$4,000	Month to Month	Unknown	Month to Month	Long Term Tenant (Family)
295	4	2	\$4,600	\$4,600	Vacant	Vacant	Vacant	
1114 Bryant		2	\$6,000	\$6,000	Vacant	Vacant	Vacant	
Basement			\$200	\$400	Month to Month			
Total Monthly			\$11,946	\$15,000				
Total Annually			\$143,352	\$180,000				

*expenses and projected rents estimated

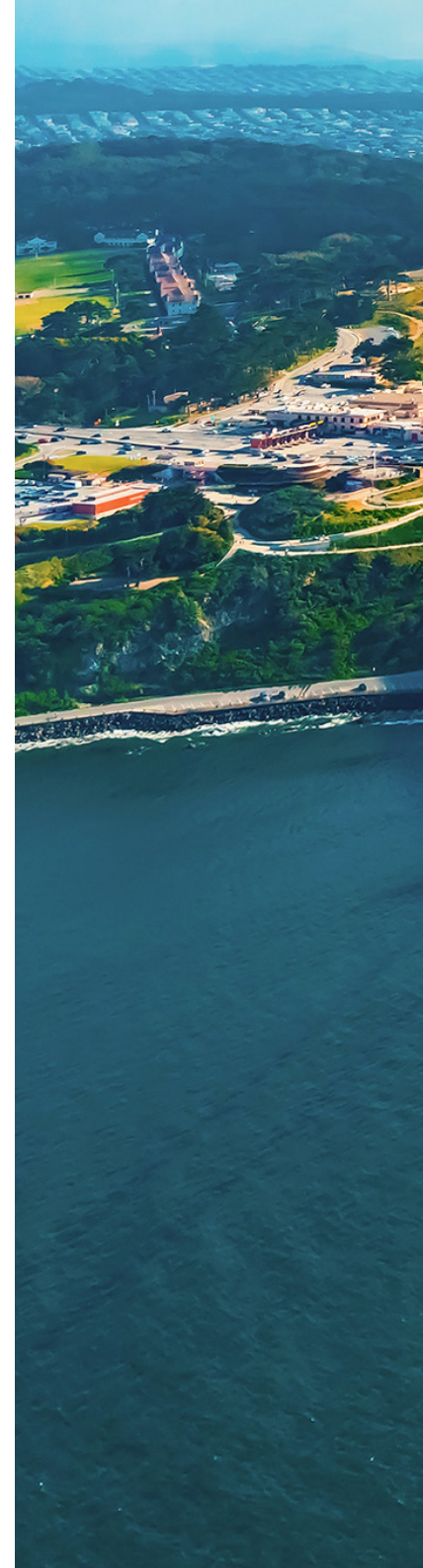
SAN FRANCISCO & THE BAY AREA

World-renowned for its scenic beauty, unparalleled amenity base and 24-hour “live/work/play” environment, San Francisco has been a focal point for business in this region for over a century. San Francisco has long been recognized as one of the major business centers worldwide and is both the significant financial headquarters of the Western United States and the primary employment hub for Northern California. San Francisco is the Bay Area’s most densely populated city, with a population of approximately 809,000 that is projected to grow to 964,000 residents by the year 2035. The city enjoys an excellent transportation infrastructure, a myriad of cultural resources, proximity to many of the world’s premier educational and research facilities, internationally recognized retailers, restaurants and hotels, and a reputation as one of America’s most livable urban centers.

The San Francisco Bay Area is the world’s 24th largest economic market and is comprised of nine counties: San Francisco, Marin,

Sonoma and Napa to the north; Solano, Alameda and Contra Costa to the east; and San Mateo and Santa Clara to the south. With over seven million residents, the Bay Area comprises the fifth largest metropolitan area in the United States and is the economic, cultural and demographic heart of Northern California.

The Bay Area has long been recognized as one of the most important financial and commercial regions in the world with intrinsic qualities that include innovative and rapidly growing high-technology sectors such as computer and biotechnology, unparalleled access to capital markets including the most active venture capital market in the world, world-class educational institutions such as Stanford, UC Berkeley, UCSF, and the University of San Francisco, a strong transportation infrastructure including the ports of the San Francisco Bay, a critical mass of business support services, exceptional lifestyle amenities and a thriving tourist trade. 3370 18th Street Street is right in the center of it all.





SOMA DISTRICT



RESTAURANTS

1. SoMa StrEat Food Park
2. Anton's Pizza & Deli
3. Basil Thai
4. Iza Ramen SOMA
5. Rocco's Cafe
6. Sightglass Coffee
7. Extreme Pizza
8. Tú Lan
9. Mathilde French Bistro

NIGHTLIFE/BARS

1. Azúcar Lounge
2. Trademark
3. Rumors
4. 1015 Folsom
5. The EndUp
6. City Wine & Spirits

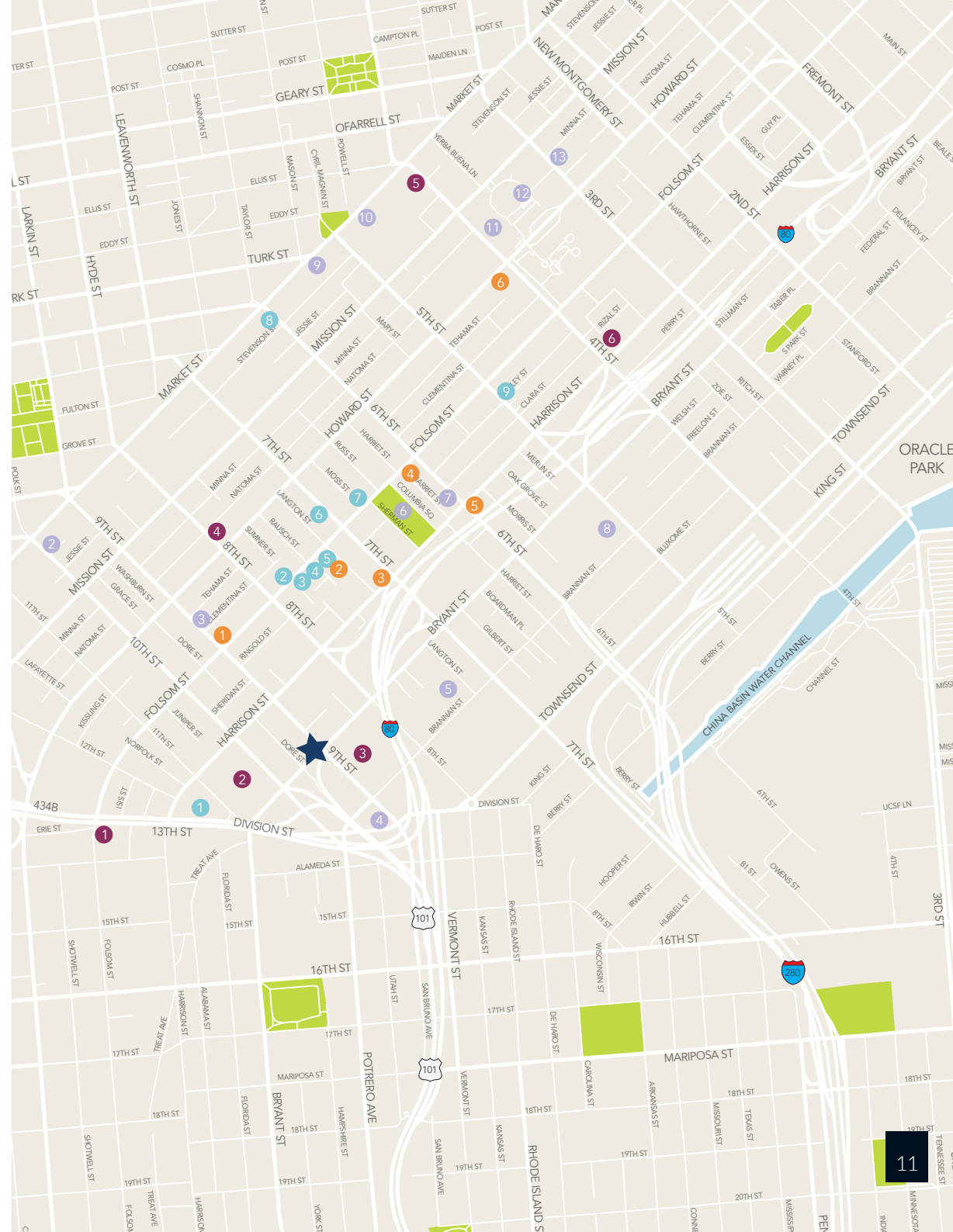
GROCERY MARKETS

1. Rainbow Grocery
2. Costco Wholesale
3. Trader Joe's
4. Harvest Urban Market
5. Trader Joe's
6. Whole Foods Market

POINTS OF INTEREST

1. Equinox Van Mission
2. FITNESS SF - Mid Market
3. Zozi's Loft
4. FITNESS SF - SoMa
5. REI
6. Victoria Manalo Draves Park
7. Chevron
8. San Francisco Flower Mart
9. IKEA - Coming Soon
10. Westfield San Francisco
11. Metreon
12. Yerba Buena Gardens
13. SF Museum of Modern Art

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1114 BRYANT

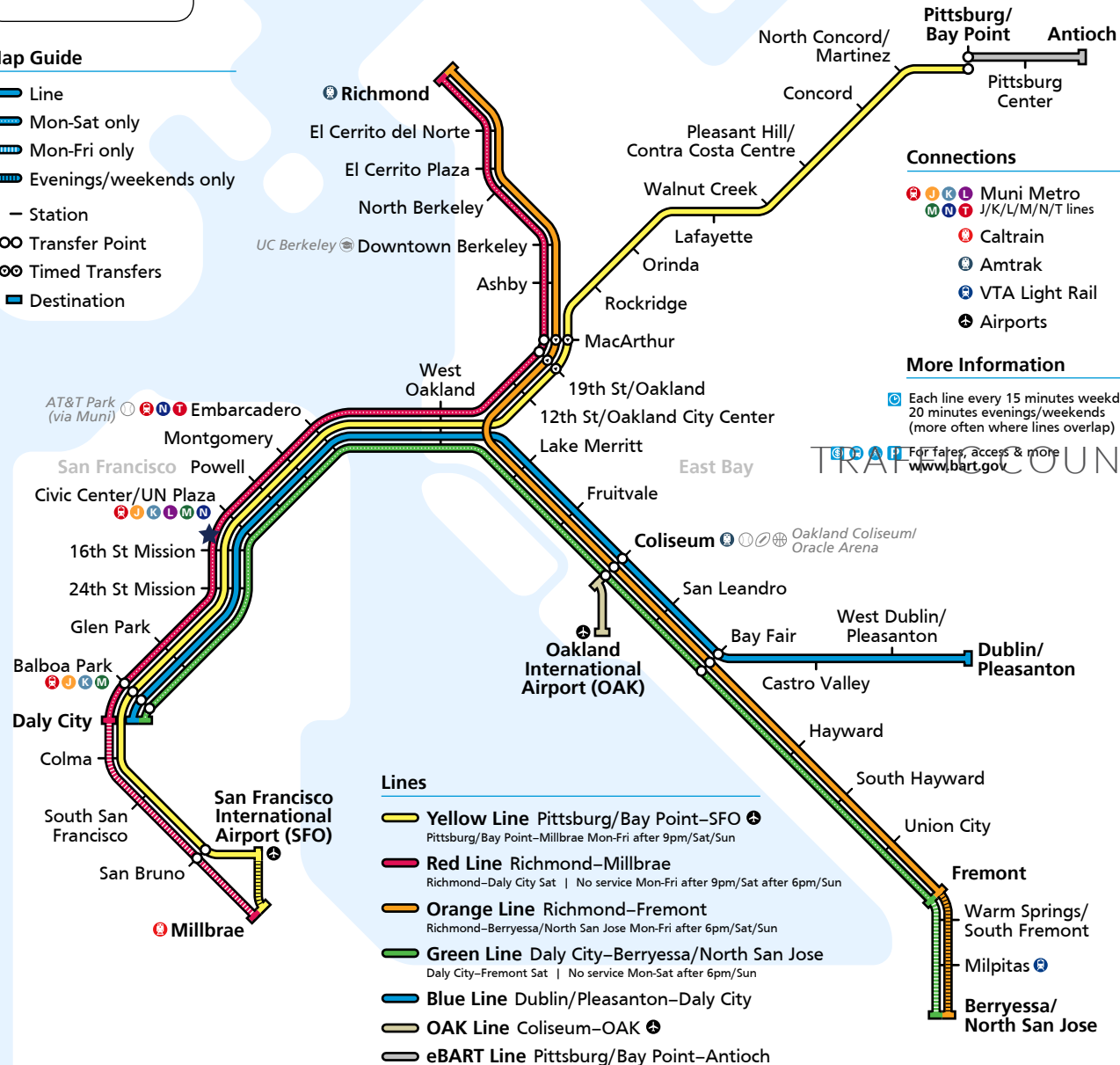




Bay Area Rapid Transit Map

Map Guide

- Line
- Mon-Sat only
- Mon-Fri only
- Evenings/weekends only
- Station
- Transfer Point
- Timed Transfers
- Destination



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NEIGHBORHOOD DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	96,259		460,137		706,957	
2023 Estimate	99,466		488,359		757,157	
2010 Census	81,538		466,481		758,934	
Growth 2023 - 2028	-3.22%		-5.78%		-6.63%	
Growth 2010 - 2023	21.99%		4.69%		-0.23%	
2023 Population by Age	99,466		488,359		757,157	
Age 0 - 4	4,740	4.77%	26,357	5.40%	40,026	5.29%
Age 5 - 9	3,671	3.69%	20,424	4.18%	31,232	4.12%
Age 10 - 14	3,198	3.22%	17,749	3.63%	28,569	3.77%
Age 15 - 19	3,001	3.02%	16,445	3.37%	28,913	3.82%
Age 20 - 24	3,329	3.35%	17,414	3.57%	32,233	4.26%
Age 25 - 29	6,606	6.64%	32,713	6.70%	55,397	7.32%
Age 30 - 34	10,365	10.42%	50,308	10.30%	76,122	10.05%
Age 35 - 39	10,682	10.74%	51,615	10.57%	73,477	9.70%
Age 40 - 44	8,899	8.95%	42,925	8.79%	60,024	7.93%
Age 45 - 49	7,615	7.66%	36,425	7.46%	51,688	6.83%
Age 50 - 54	7,293	7.33%	34,130	6.99%	50,207	6.63%
Age 55 - 59	6,877	6.91%	31,300	6.41%	48,184	6.36%
Age 60 - 64	6,119	6.15%	27,720	5.68%	44,411	5.87%
Age 65 - 69	5,302	5.33%	24,637	5.04%	40,413	5.34%
Age 70 - 74	4,431	4.45%	21,451	4.39%	35,462	4.68%
Age 75 - 79	3,021	3.04%	15,049	3.08%	24,921	3.29%
Age 80 - 84	1,972	1.98%	9,870	2.02%	16,371	2.16%
Age 85+	2,346	2.36%	11,828	2.42%	19,506	2.58%
Age 65+	17,072	17.16%	82,835	16.96%	136,673	18.05%
Median Age	42.30		41.30		41.10	
Average Age	42.90		41.90		42.00	

NEIGHBORHOOD DEMOGRAPHICS

2023 Median Age, Male	43.50	41.80	40.90
2023 Average Age, Male	43.60	42.00	41.60
2023 Median Age, Female	40.60	40.70	41.20
2023 Average Age, Female	41.80	41.90	42.50
2023 Population by Occupation Classification	87,259	420,536	651,554
Civilian Employed	59,984 68.74%	300,306 71.41%	449,892 69.05%
Civilian Unemployed	1,653 1.89%	7,787 1.85%	12,667 1.94%
Civilian Non-Labor Force	25,583 29.32%	112,275 26.70%	188,632 28.95%
Armed Forces	39 0.04%	168 0.04%	363 0.06%
2023 Population by Education	88,322	419,455	644,612
Some High School, No Diploma	10,290 11.65%	38,064 9.07%	68,023 10.55%
High School Grad (Incl Equivalency)	11,803 13.36%	39,807 9.49%	70,679 10.96%
Some College, No Degree	15,211 17.22%	61,817 14.74%	107,973 16.75%
Associate Degree	6,794 7.69%	29,483 7.03%	48,426 7.51%
Bachelor Degree	27,335 30.95%	144,419 34.43%	207,239 32.15%
Advanced Degree	16,889 19.12%	105,865 25.24%	142,272 22.07%

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	134,748		670,466		993,792	
Real Estate & Finance	5,248	3.89%	29,063	4.33%	39,471	3.97%
Professional & Management	51,352	38.11%	279,231	41.65%	378,105	38.05%
Public Administration	1,584	1.18%	7,763	1.16%	14,627	1.47%
Education & Health	9,306	6.91%	46,559	6.94%	78,752	7.92%
Services	11,085	8.23%	38,784	5.78%	68,584	6.90%
Information	4,539	3.37%	22,919	3.42%	28,303	2.85%
Sales	9,282	6.89%	50,365	7.51%	79,602	8.01%
Transportation	22,610	16.78%	107,188	15.99%	156,774	15.78%
Retail	5,457	4.05%	25,026	3.73%	39,908	4.02%
Wholesale	699	0.52%	5,017	0.75%	7,303	0.73%
Manufacturing	3,755	2.79%	16,472	2.46%	23,875	2.40%
Production	3,733	2.77%	13,087	1.95%	25,568	2.57%
Construction	1,343	1.00%	7,108	1.06%	13,943	1.40%
Utilities	2,099	1.56%	9,688	1.44%	18,367	1.85%
Agriculture & Mining	81	0.06%	580	0.09%	832	0.08%
Farming, Fishing, Forestry	29	0.02%	153	0.02%	282	0.03%
Other Services	2,546	1.89%	11,463	1.71%	19,496	1.96%
2023 Worker Travel Time to Job	56,218		278,084		420,010	
<30 Minutes	31,562	56.14%	132,567	47.67%	182,948	43.56%
30-60 Minutes	17,827	31.71%	105,257	37.85%	174,276	41.49%
60+ Minutes	6,829	12.15%	40,260	14.48%	62,786	14.95%
2010 Households by HH Size	40,290		228,733		327,762	
1-Person Households	21,866	54.27%	105,556	46.15%	128,214	39.12%
2-Person Households	10,926	27.12%	73,558	32.16%	102,822	31.37%
3-Person Households	3,589	8.91%	24,906	10.89%	42,677	13.02%
4-Person Households	2,064	5.12%	14,379	6.29%	28,492	8.69%
5-Person Households	923	2.29%	5,282	2.31%	12,018	3.67%
6-Person Households	450	1.12%	2,449	1.07%	5,999	1.83%
7 or more Person Households	472	1.17%	2,603	1.14%	7,540	2.30%
2023 Average Household Size	1.80		1.90		2.20	
Households						
2028 Projection	46,385		221,844		303,944	
2023 Estimate	48,176		236,491		326,346	
2010 Census	40,289		228,732		327,762	
Growth 2023 - 2028	-3.72%		-6.19%		-6.86%	
Growth 2010 - 2023	19.58%		3.39%		-0.43%	

NEIGHBORHOOD DEMOGRAPHICS

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	10,163	109,022	11
Retail & Wholesale Trade	1,372	13,946	10
Hospitality & Food Service	996	14,737	15
Real Estate, Renting, Leasing	441	2,343	5
Finance & Insurance	404	2,015	5
Information	418	9,315	22
Scientific & Technology Services	1,409	12,792	9
Management of Companies	38	1,169	31
Health Care & Social Assistance	2,464	9,139	4
Educational Services	188	4,276	23
Public Administration & Sales	246	20,469	83
Arts, Entertainment, Recreation	271	3,902	14
Utilities & Waste Management	316	1,798	6
Construction	319	2,547	8
Manufacturing	291	3,800	13
Agriculture, Mining, Fishing	12	50	4
Other Services	978	6,724	7

Radius	1 Mile		3 Mile		5 Mile	
2023 Households by HH Income	48,177		236,490		326,347	
<\$25,000	11,282	23.42%	33,655	14.23%	42,559	13.04%
\$25,000 - \$50,000	5,957	12.36%	21,324	9.02%	30,345	9.30%
\$50,000 - \$75,000	4,025	8.35%	19,549	8.27%	30,666	9.40%
\$75,000 - \$100,000	2,876	5.97%	16,066	6.79%	25,028	7.67%
\$100,000 - \$125,000	3,483	7.23%	17,806	7.53%	26,164	8.02%
\$125,000 - \$150,000	3,329	6.91%	17,022	7.20%	24,062	7.37%
\$150,000 - \$200,000	4,650	9.65%	28,377	12.00%	40,399	12.38%
\$200,000+	12,575	26.10%	82,691	34.97%	107,124	32.83%
2023 Avg Household Income	\$133,394		\$164,039		\$160,301	
2023 Med Household Income	\$99,551		\$139,459		\$133,739	
2023 Occupied Housing	48,176		236,490		326,347	
Owner Occupied	8,522	17.69%	64,876	27.43%	113,332	34.73%
Renter Occupied	39,654	82.31%	171,614	72.57%	213,015	65.27%
2010 Housing Units	56,902		282,944		395,020	
1 Unit	3,426	6.02%	45,377	16.04%	115,678	29.28%
2 - 4 Units	6,724	11.82%	60,869	21.51%	85,152	21.56%
5 - 19 Units	9,107	16.00%	65,225	23.05%	78,064	19.76%
20+ Units	37,645	66.16%	111,473	39.40%	116,126	29.40%
2023 Housing Value	8,521		64,876		113,332	
<\$100,000	30	0.35%	733	1.13%	951	0.84%
\$100,000 - \$200,000	42	0.49%	232	0.36%	399	0.35%
\$200,000 - \$300,000	64	0.75%	507	0.78%	761	0.67%
\$300,000 - \$400,000	321	3.77%	1,237	1.91%	1,445	1.28%
\$400,000 - \$500,000	168	1.97%	1,302	2.01%	1,679	1.48%
\$500,000 - \$1,000,000	2,753	32.31%	17,414	26.84%	30,882	27.25%
\$1,000,000+	5,143	60.36%	43,451	66.98%	77,215	68.13%
2023 Median Home Value	\$1,051,478		\$1,076,037		\$1,079,838	
2023 Housing Units by Yr Built	56,948		283,535		395,820	
Built 2010+	12,296	21.59%	31,677	11.17%	38,280	9.67%
Built 2000 - 2010	11,847	20.80%	25,666	9.05%	32,469	8.20%
Built 1990 - 1999	2,793	4.90%	11,359	4.01%	14,357	3.63%
Built 1980 - 1989	2,135	3.75%	12,769	4.50%	16,539	4.18%
Built 1970 - 1979	2,462	4.32%	16,257	5.73%	22,521	5.69%
Built 1960 - 1969	2,328	4.09%	21,523	7.59%	31,273	7.90%
Built 1950 - 1959	2,679	4.70%	19,589	6.91%	34,669	8.76%
Built <1949	20,408	35.84%	144,695	51.03%	205,712	51.97%

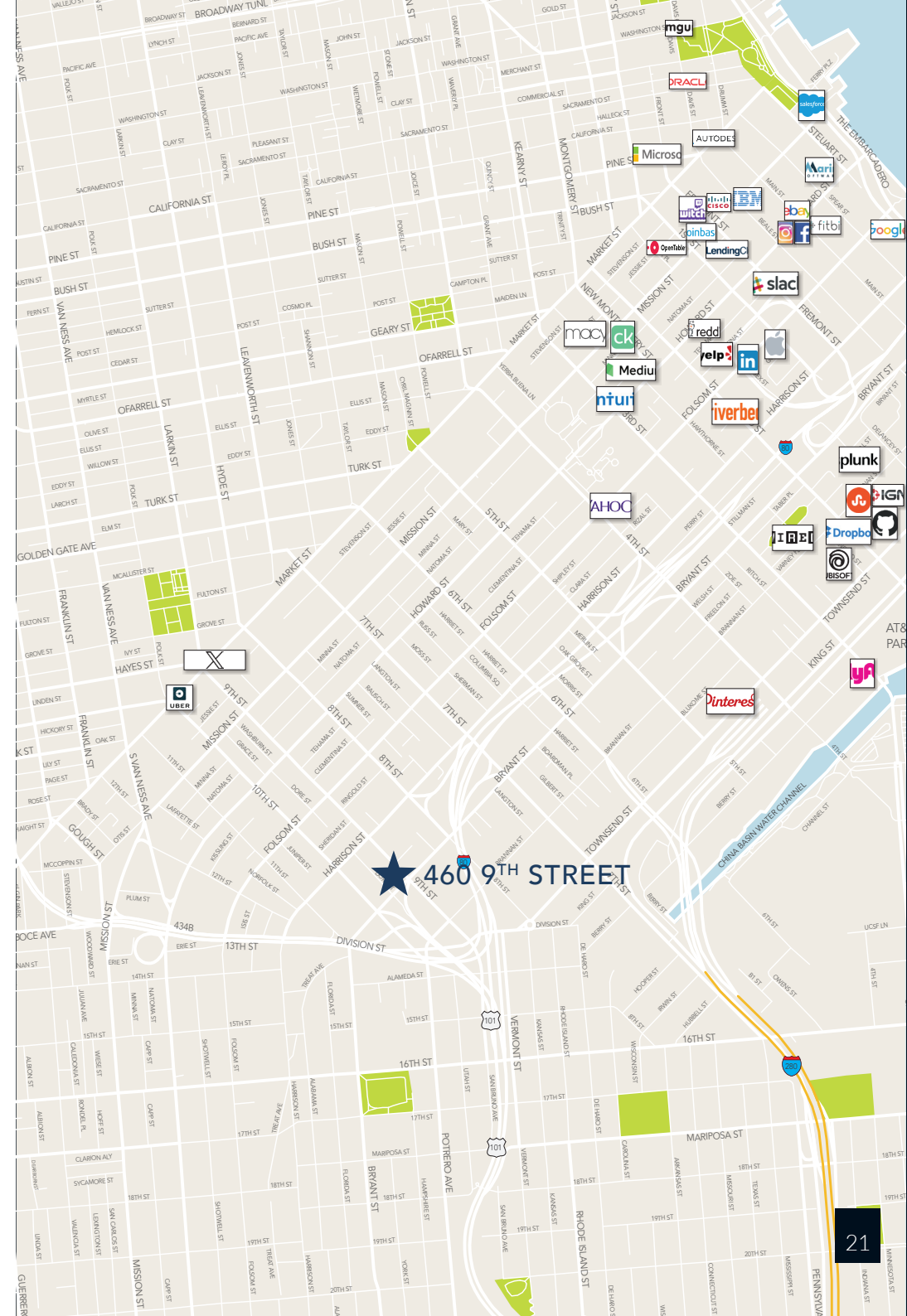


FORTUNE 500 & TECH COMPANIES

IN THE BAY AREA

- ORACLE
- AUTODESK
- MARIN SOFTWARE
- MICROSOFT
- TWITCH SF
- CISCO SYSTEMS, INC.
- COINBASE
- OPENTABLE
- LENDING CLUB
- SALESFORCE TOWER
- FACEBOOK
- EBAY, INC.
- FITBIT
- GOOGLE
- SLACK TECHNOLOGIES
- IBM
- APPLE INC.
- LINKEDIN CORPORATION
- YELP
- RIVERBED TECHNOLOGY

- MACYS.COM
- CREDIT KARMA
- MEDIUM
- INTUIT
- YAHOO
- SPLUNK INC
- IGN ENTERTAINMENT
- STUMBLEUPON
- DROPBOX
- WIRED MAGAZINE
- PINTEREST
- DOCUSIGN
- INSTAGRAM
- REDDIT
- IMGUR
- REDDIT
- LYFT
- UBSOFT
- X
- UBER











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