

SAN FRANCISCO - MISSION STREET - 8 UNITS

5625 Mission Street, San Francisco, CA 94112

San Francisco CA 94112



PRICE: \$2,200,000
CAP RATE: 4.82
GRM : 12.93
PRICE PER UNIT : \$275,000

Property Highlights

- 8 Unit apartment building with One Bedrooms and One Bath Units.
- This is a two Story building with (8) Eight Garage Doors and Parking Spaces in attached garages.
- There are two secure gated entrances which are located both on Mission Street and Morse Street.
- Each apartment unit is separately metered for gas and electricity for operating expenses.
- Accessibility to bus transportation on Mission Street and close proximity to both the BART Balboa and Glen Park Stations.



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PROPERTY SUMMARY

San Francisco - Mission Street - 8 Units
5625 Mission Street | San Francisco, CA 94112

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Property Summary

APN:	6470-001C
Available SF:	6,044
Building Class:	R 2
Building Name:	Mission Street - 8 Units
Building SF:	6,044
County:	San Francisco
Floors:	2
Lot Size:	3,336 SF
Parking:	8
Permitted Uses:	Eight Family Units
Price:	\$2,200,000
Rentable SF:	6,044
Year Built:	1959
Zoning:	NC - 2

Property Overview

This is the first time that this property is available for sale. Please do not go direct or disturb tenants. Seller has completed property inspections including Pest, Property and Roof. There is clearance with completed San Francisco 3R Report, Energy Water and Conservation and Tank reports. Please see 3R Report for completed Soft Story Retrofit. Estoppel Certificates have all been reviewed and signed by tenants. Each of the eight apartment units are separately metered for gas and electricity keeping operating expenses low. Professionally managed. Please Contact listing agent Steve Bianchi for any questions 650-279-1329. Pre escrow is opened with Sharon La Fountain Stewart Title Company Escrow # 23000300024. Thank you for your interest.

Location Overview

The location of the property provides accessibility to bus transportation on Mission Street and close proximity to both the BART Balboa and Glen Park Stations. Easy commute to nearby hospitals, universities, schools and major employers located here in the City of San Francisco and the San Francisco Bay Area.

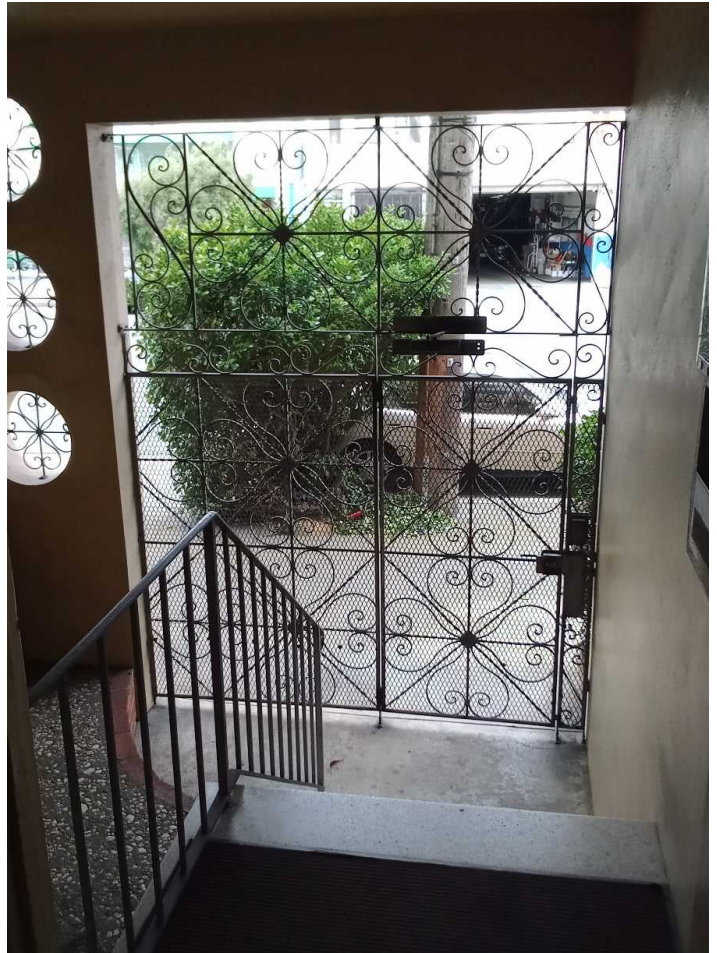
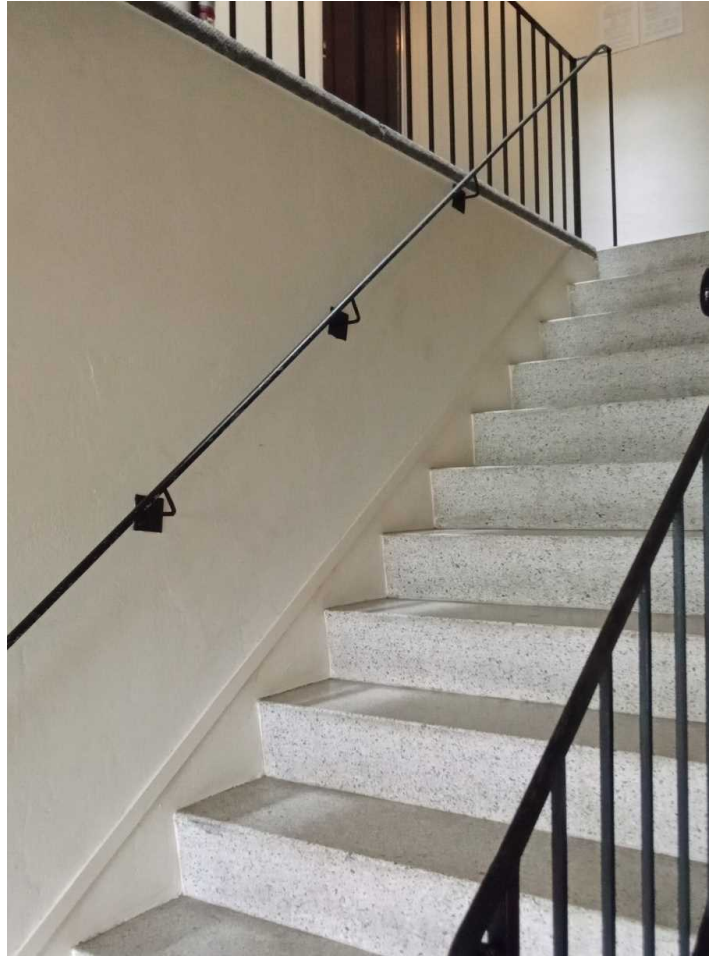
PROPERTY PHOTOS

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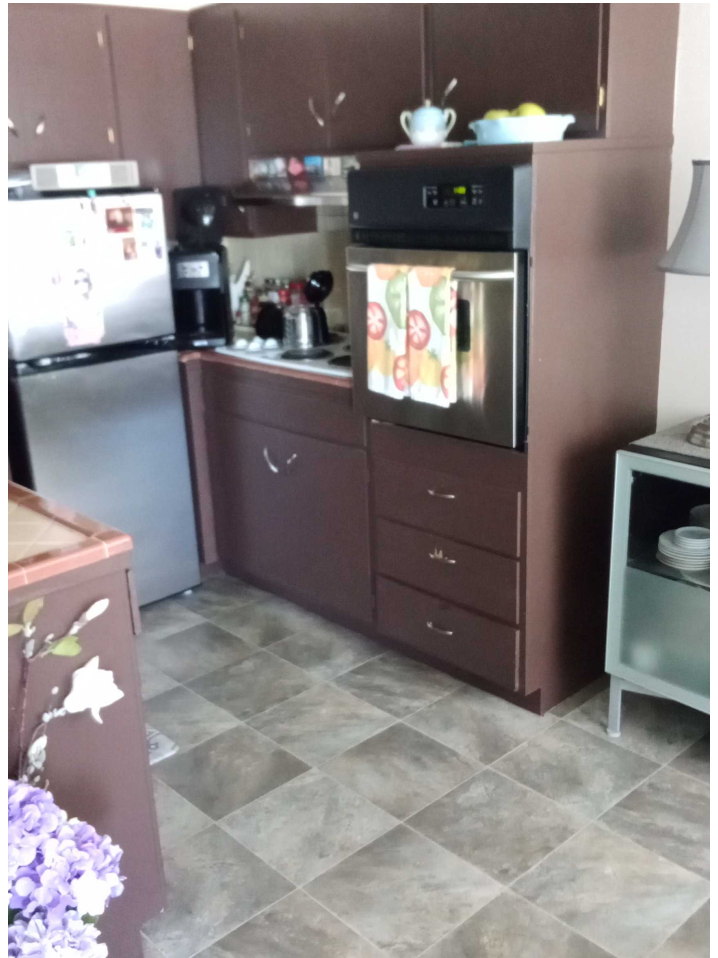
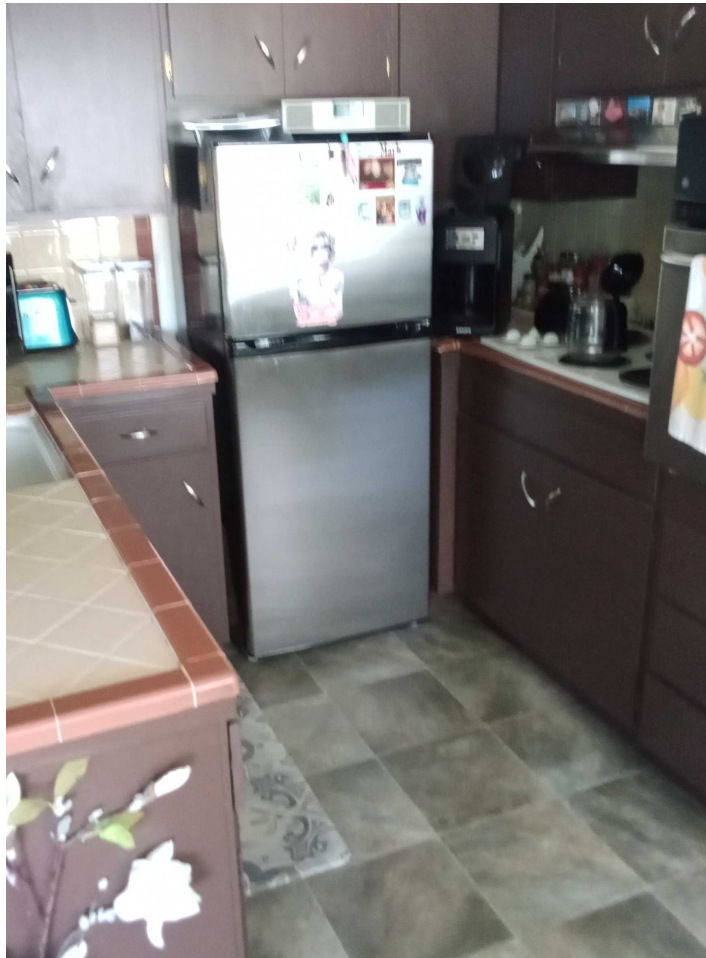
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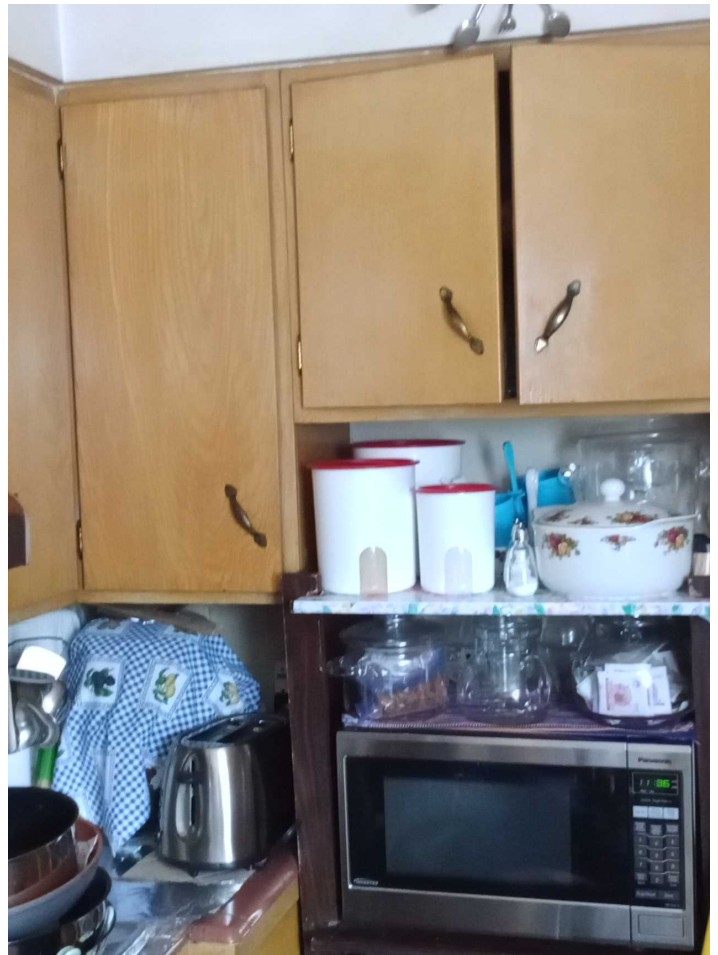
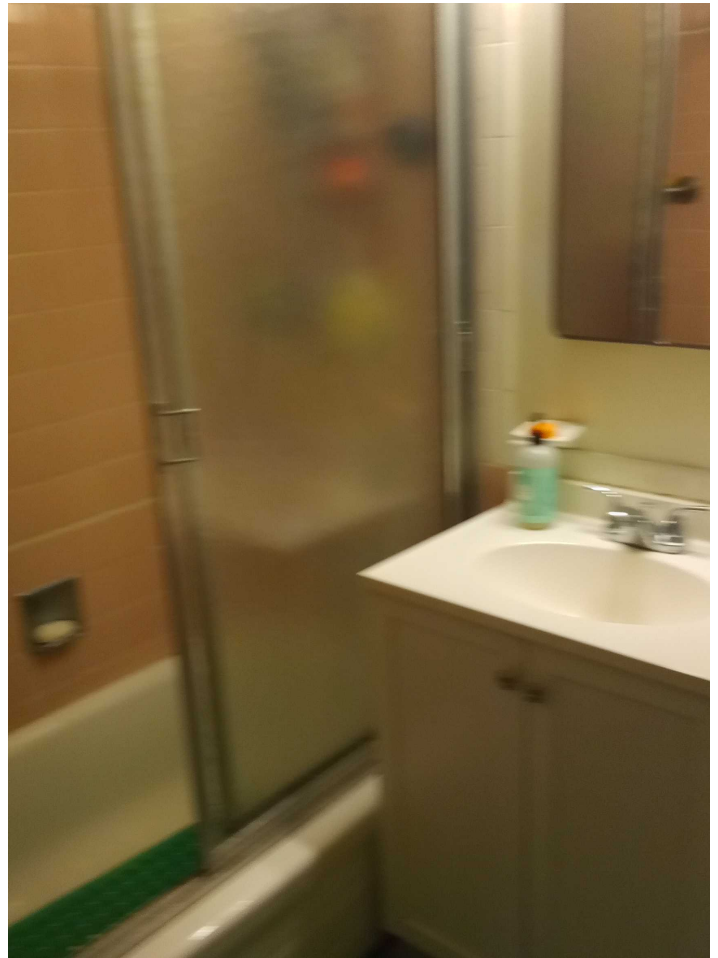
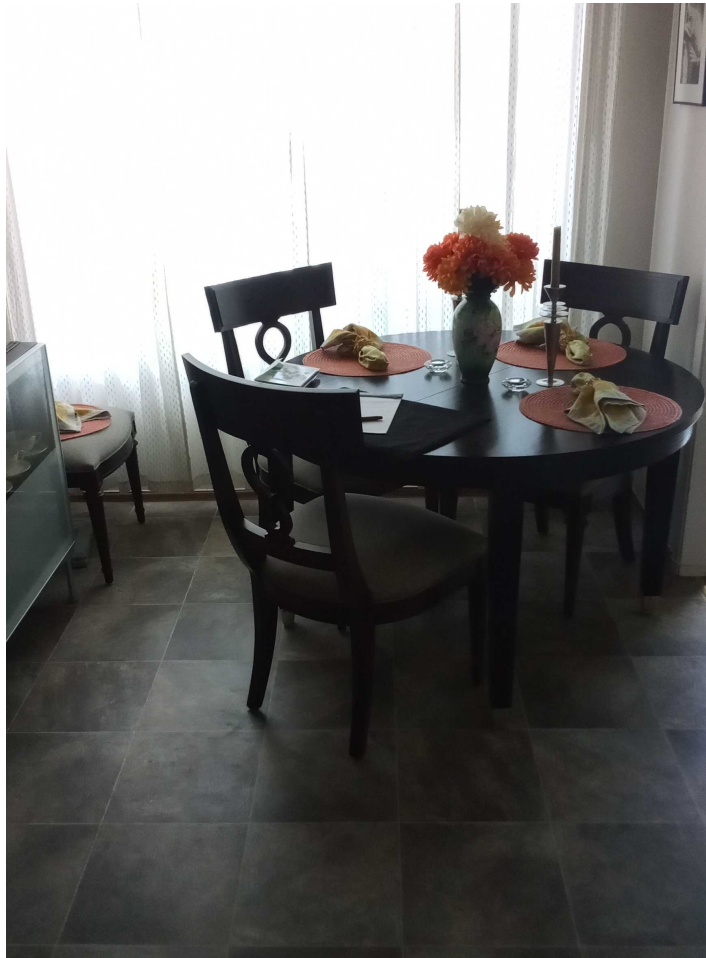
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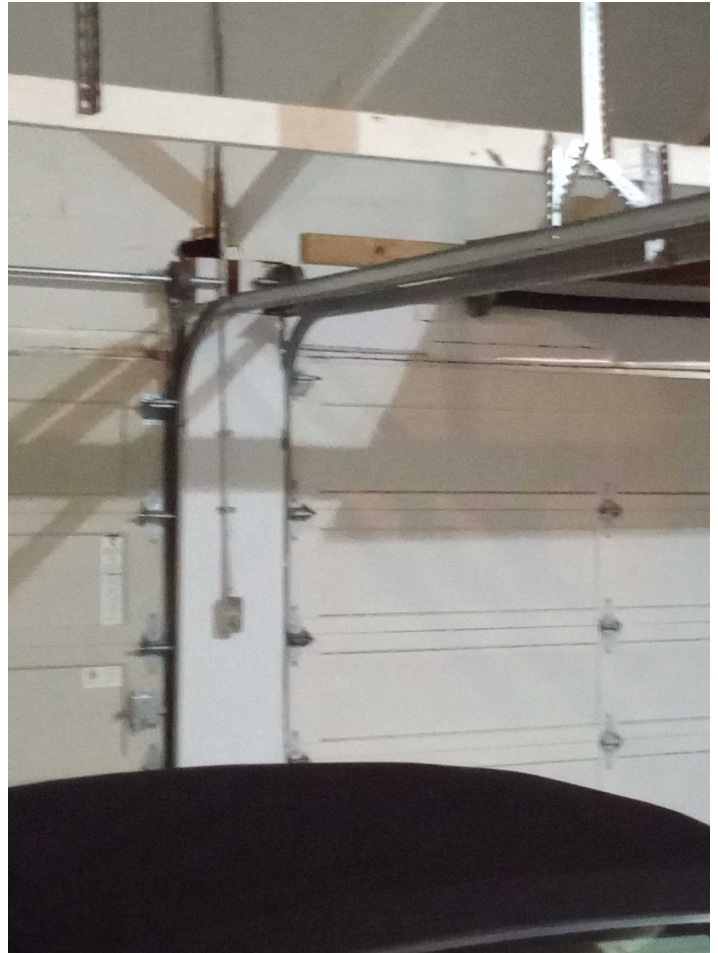
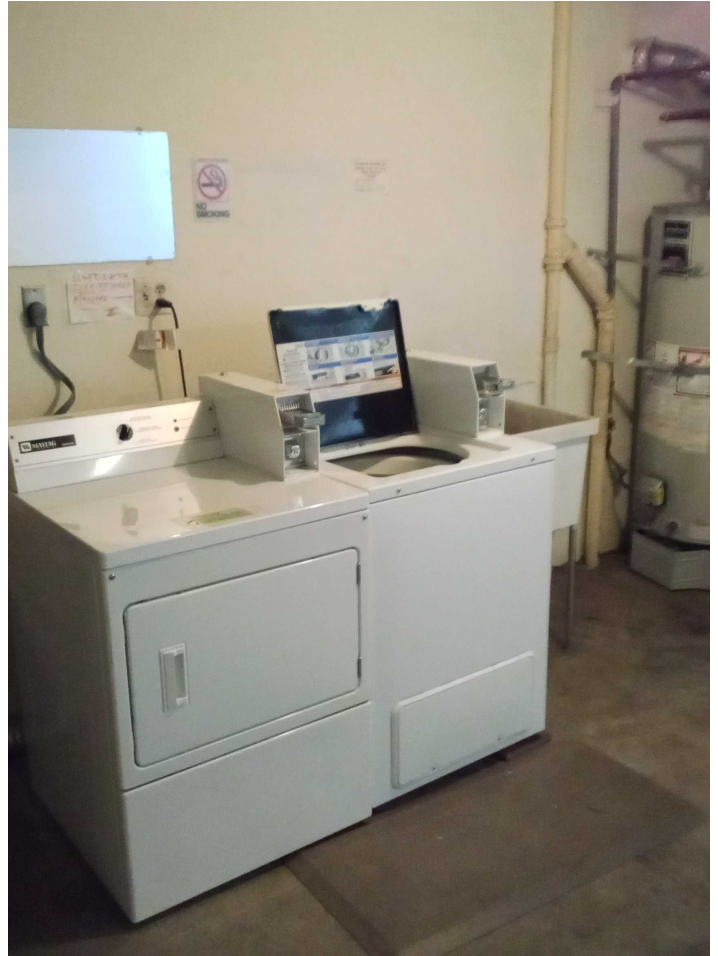
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PRO FORMA SUMMARY

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Investment Summary

Price	\$2,200,000
Year Built	1959
Units	1
RSF	3,780
Price/RSF	\$582.01
Lot Size	3,336 sf
Floors	2
Parking Spaces	1 to 1
APN	6470-001C
Cap Rate	4.82%

Tenant Annual Scheduled Income

Tenant	Actual
Totals	\$170,088

Annualized Income

Description	Actual
Gross Potential Rent	\$170,088
- Less: Vacancy	(\$5,103)
Effective Gross Income	\$164,985
- Less: Expenses	(\$58,910)
Net Operating Income	\$106,075

Annualized Expenses

Description	Actual
Building Insurance	\$3,923
Repairs and Maintenance	\$7,404
Common Area Maintenance	\$1,265
Management Fees	\$6,648
Building Expense Miscellaneous	\$7,817
Taxes - Real Estate	\$24,574
Trash Removal	\$4,096
Utility - Electricity	\$2,390
Utility - Water	\$793
Total Expenses	\$58,910
Expenses Per RSF	\$15.58

UNIT RENT ROLL

8 UNITS-SAN Francisco

5625 Mission Street
San Francisco, CA
94112

Rent Roll
Date: 06/06/2024

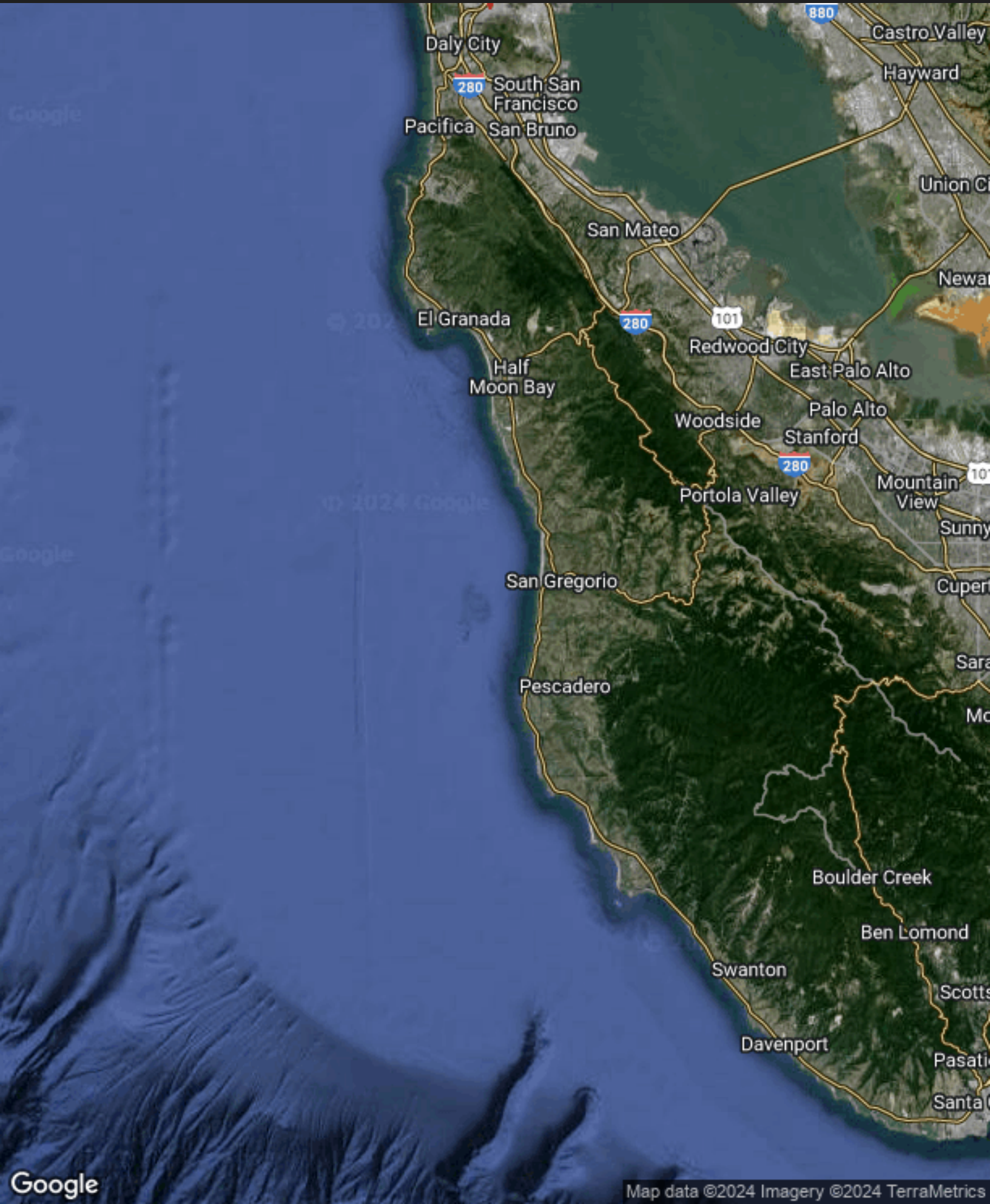
Unit	Unit Type	Curent Rent / Pro-Forma	Move-In Date	Lease Expiration
1	1BR/1BA	\$1,950.00	7/14/2023	7/13/2024
2	1BR/1BA	\$1,115.22	6/16/1994	M-T-M
3	1BR/1BA	\$1,896.50	4/1/2022	M-T-M
4	1BR/1BA	\$2,300.00	Vacant	As of 6/01/2024
5	1BR/1BA	\$2,400.00	Vacant	As of 6/01/2024
6	1BR/1BA	\$1,779.75	3/25/2023	M-T-M
7	1BR/1BA	\$2,145.87	11/1/2017	M-T-M
8	1BR/1BA	\$587.43		M-T-M

Scheduled Monthly Rent \$14,174.77

Scheduled Annual Rent \$170,097.24

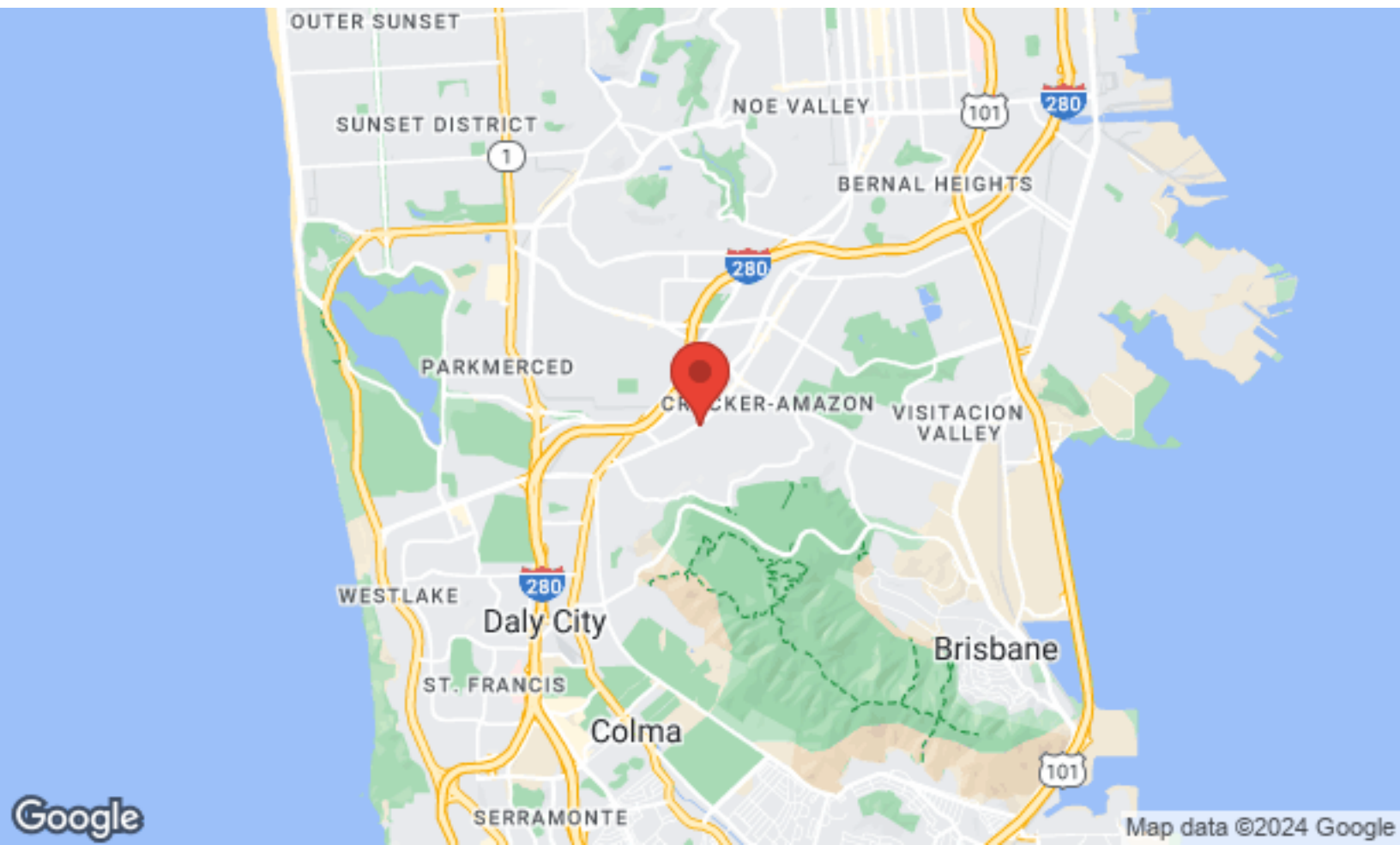
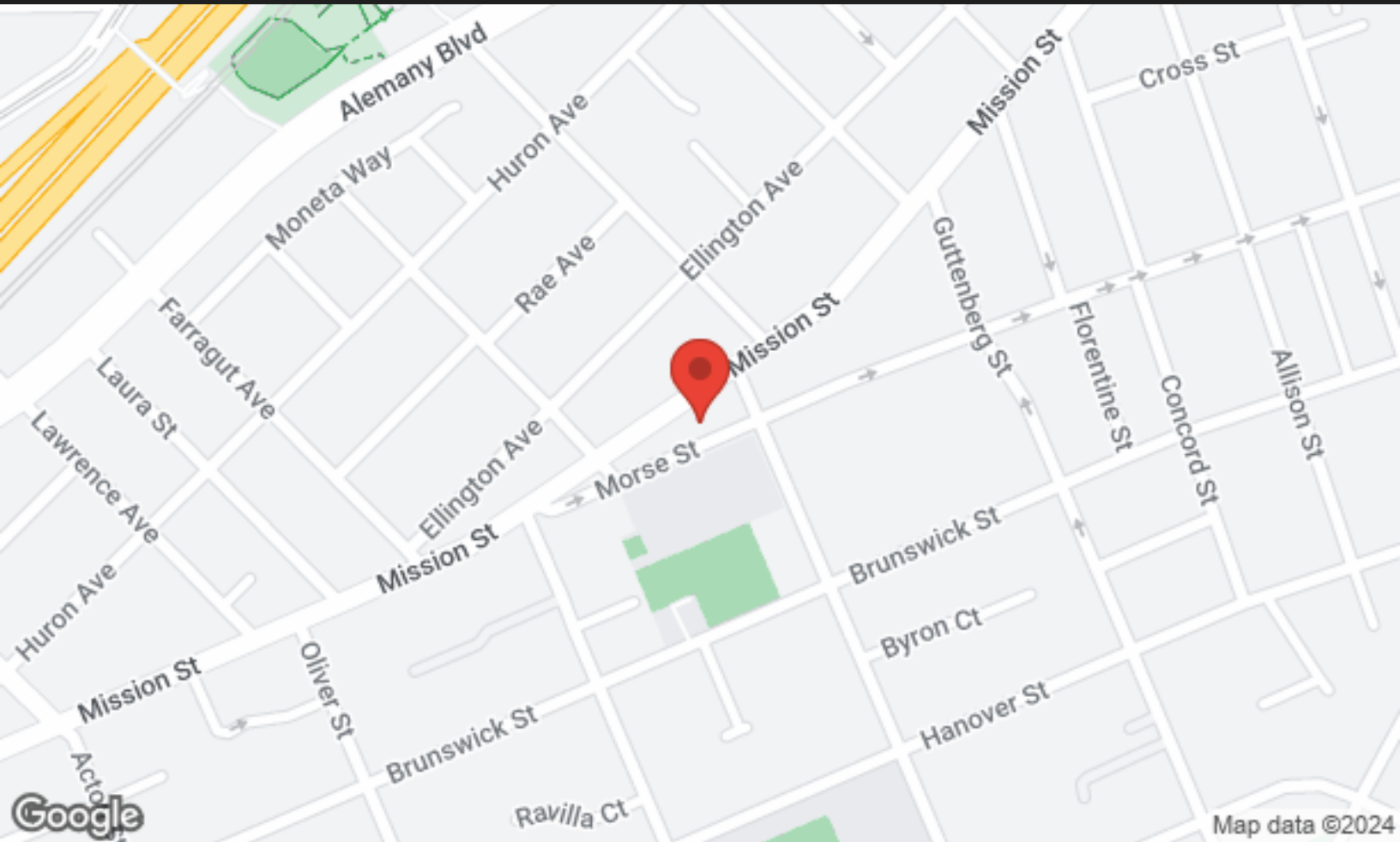
REGIONAL MAP

San Francisco - Mission Street - 8 Units
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LOCATION MAPS

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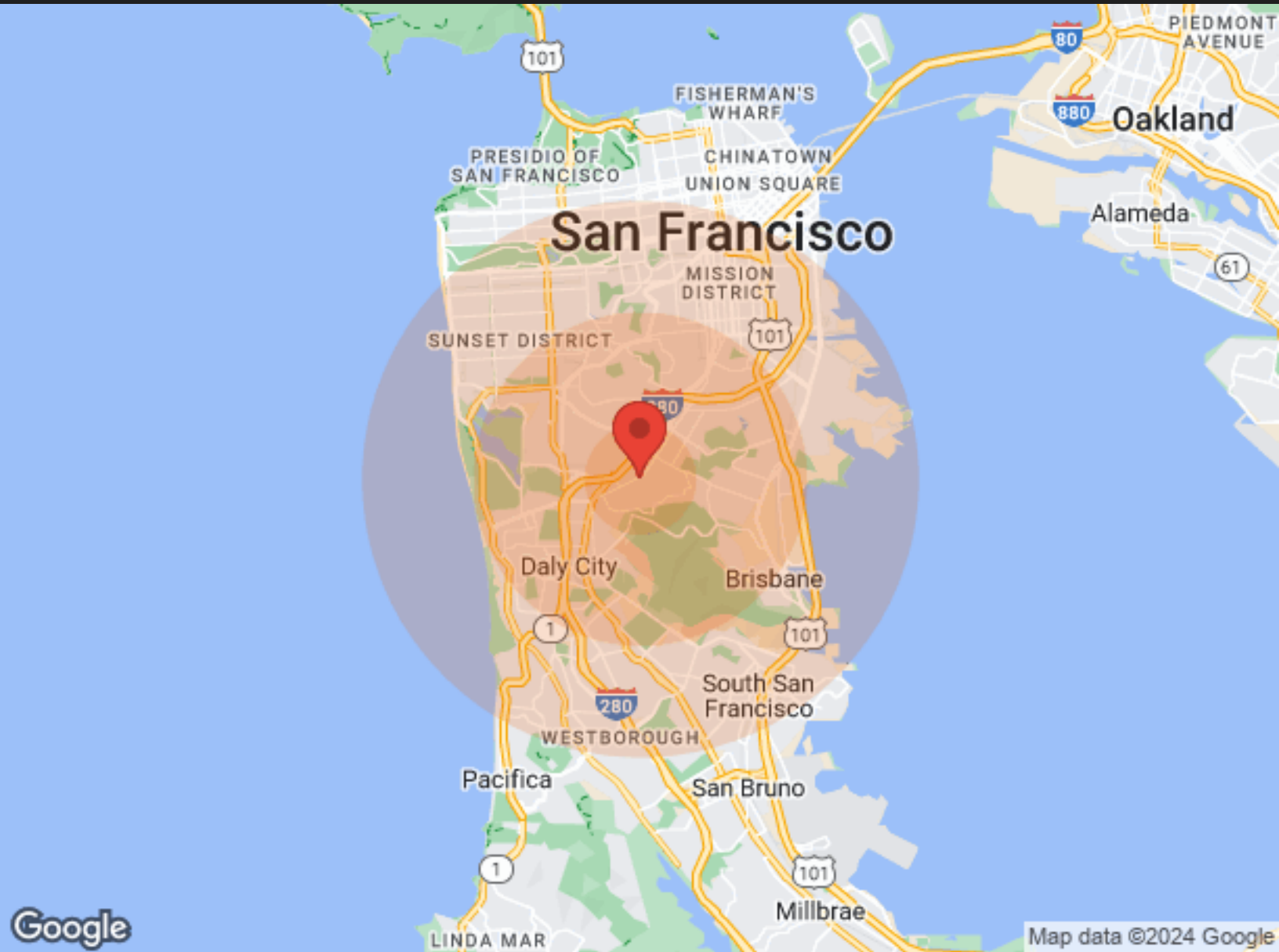
AERIAL MAP

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DETAILED DEMOGRAPHICS

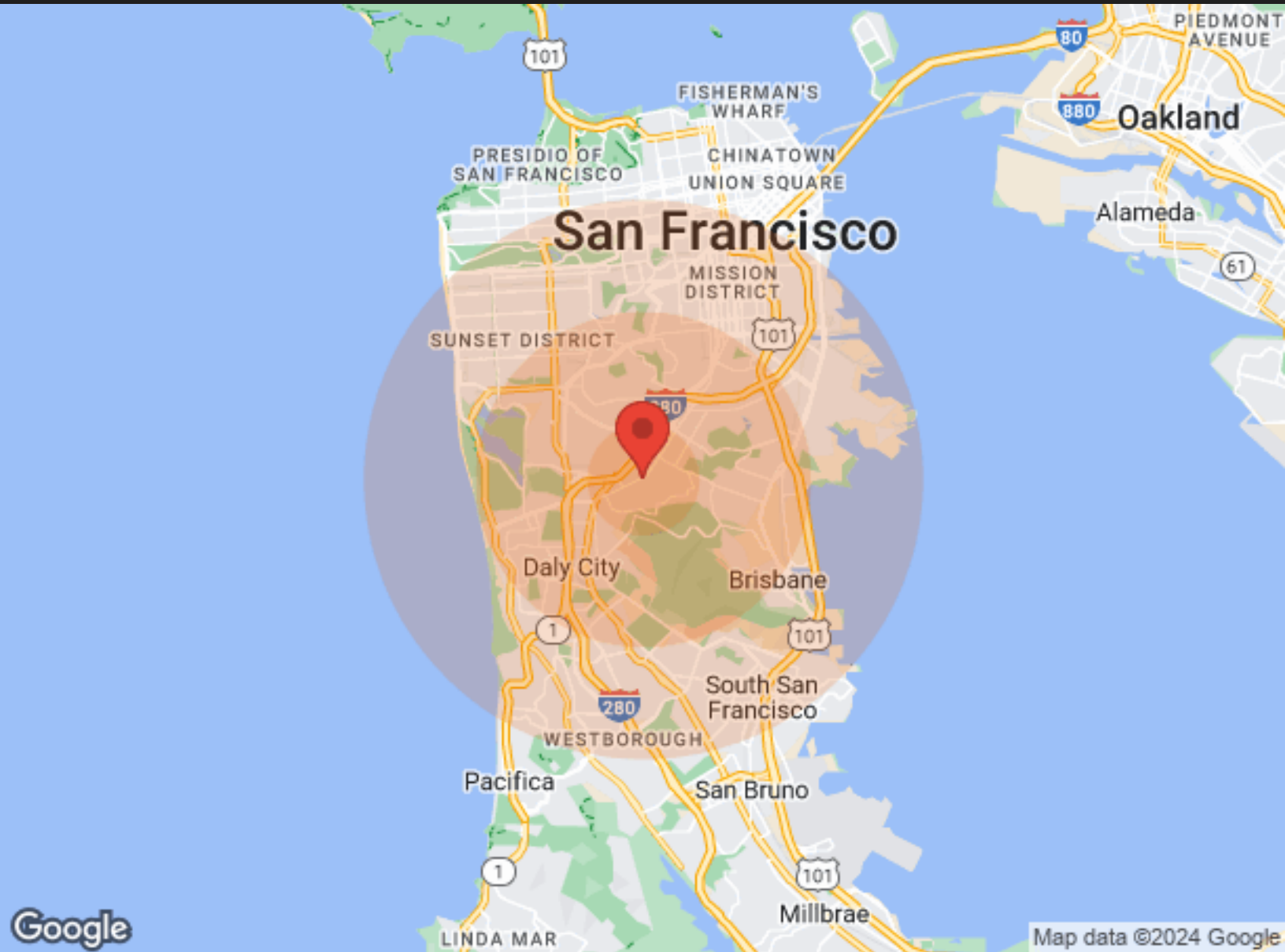
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	1 Mile	3 Miles	5 Miles
Population			
Male	33,152	163,875	389,221
Female	33,805	167,948	382,696
Total Population	66,957	331,823	771,917
Housing			
Total Units	19,909	118,784	310,420
Occupied	18,951	112,000	291,273
Owner Occupied	12,024	65,358	139,757
Renter Occupied	6,927	46,642	151,516
Vacant	958	6,784	19,147
Race			
White	15,121	123,142	337,175
Black	2,303	11,003	33,789
Am In/AK Nat	64	324	1,036
Hawaiian	64	802	2,494
Hispanic	20,946	82,088	172,792
Multi-Racial	26,238	106,014	226,806

DETAILED DEMOGRAPHICS

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	3,178	15,484	34,897	Median	\$75,382	\$79,724	\$79,716
Ages 5-9	3,865	18,869	41,322	< \$10,000	559	4,478	12,722
Ages 10-14	3,493	16,826	35,342	\$10,000-\$14,999	473	3,857	11,970
Ages 15-19	3,428	16,072	33,190	\$15,000-\$19,999	739	3,745	10,021
Ages 20-24	3,689	17,158	36,108	\$20,000-\$24,999	620	3,526	9,872
Ages 25-29	4,078	18,806	41,887	\$25,000-\$29,999	601	3,673	10,420
Ages 30-34	4,438	20,797	50,182	\$30,000-\$34,999	612	4,006	9,555
Ages 35-39	4,801	23,299	59,828	\$35,000-\$39,999	897	3,938	9,530
Ages 40-44	5,063	25,397	66,837	\$40,000-\$44,999	794	4,096	10,561
Ages 45-49	5,212	26,733	69,012	\$45,000-\$49,999	701	3,591	9,539
Ages 50-54	5,002	25,983	64,625	\$50,000-\$60,000	1,419	7,342	19,354
Ages 55-59	4,668	24,323	57,941	\$60,000-\$74,000	1,829	9,963	25,976
Ages 60-64	4,079	21,306	49,008	\$75,000-\$99,999	2,616	14,201	37,301
Ages 65-69	3,447	17,616	39,160	\$100,000-\$124,999	2,293	12,701	31,605
Ages 70-74	2,728	13,676	29,847	\$125,000-\$149,999	1,389	7,851	19,758
Ages 74-79	2,103	10,317	22,153	\$150,000-\$199,999	1,455	10,791	27,154
Ages 80-84	1,480	7,185	15,442	> \$200,000	1,328	11,133	28,051
Ages 85+	2,205	11,976	25,136				

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BUSINESS MAP

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