

555 4TH STREET
SAN FRANCISCO CA 94107

87 PARKING SPACES + ONE RESIDENTIAL CONDO FOR SALE



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COMPASS
COMMERCIAL

PROPERTY DESCRIPTION

555 4TH STREET
 San Francisco, CA 94107

Located in the South of Market (SoMa) District, this property offers a combination of income-generating features. It includes 87 parking stalls, with 72 currently leased, a one-bedroom, one-bath residential condo, and five storage spaces.

The location is central to major tech companies, restaurants, and public transportation, making it a convenient spot for residents and tenants alike. Priced at \$3.6 million, this property presents a solid opportunity for investors looking for a mixed-use asset in one of San Francisco’s most active neighborhoods.

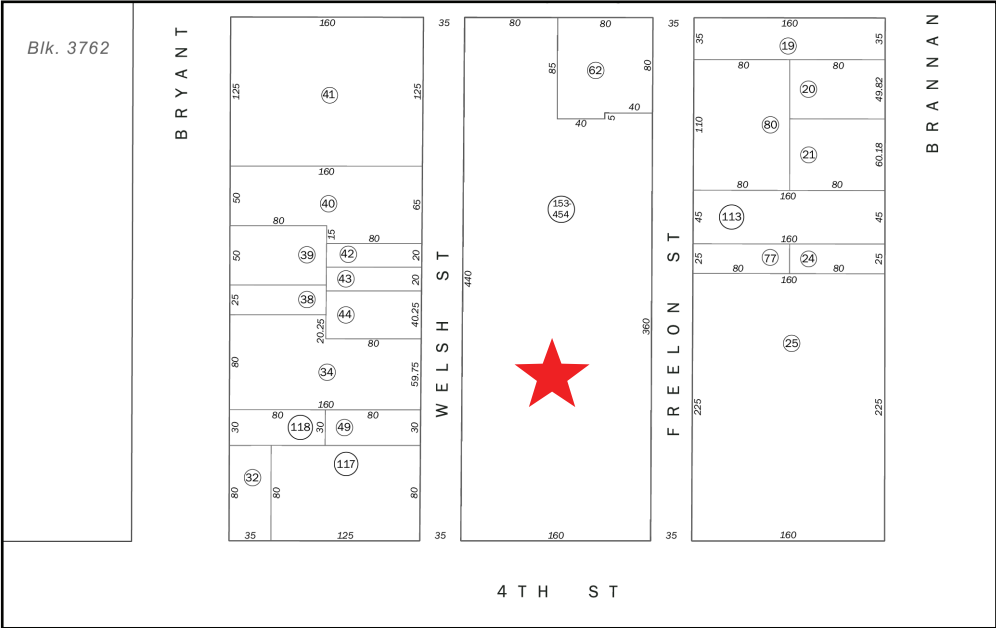


Parking Garage

- 87 Parking Stalls
- 5 Storage Spaces
- 300 Residential Units Above
- South Beach District
- Close to Oracle Park & Freeways

Residential Condominium, Unit #303

- ± 953 Square Feet
- 1 Bedroom / 1 Bathroom
- Includes One Parking Space



RENT ROLL

	TYPE	CURRENT	PROFORMA
1	Parking	\$300	\$300
2	Parking	\$300	\$300
3	Parking	\$300	\$300
4	Parking	\$300	\$300
5	Parking	\$300	\$300
6	Parking	\$300	\$300
7	Parking	\$300	\$300
8	Parking	\$300	\$300
9	Parking	\$300	\$300
10	Parking	\$300	\$300
11	Parking	\$300	\$300
12	Parking	\$300	\$300
13	Parking	\$300	\$300
14	Parking	\$300	\$300
15	Parking	\$300	\$300
16	Parking	\$300	\$300
17	Parking	\$300	\$300
18	Parking	\$300	\$300
19	Parking	\$300	\$300
20	Parking	\$300	\$300
21	Parking	\$300	\$300
22	Parking	\$300	\$300
23	Parking	\$300	\$300
24	Parking	\$300	\$300
25	Parking	\$300	\$300

	TYPE	CURRENT	PROFORMA
26	Parking	\$300	\$300
27	Parking	\$300	\$300
28	Parking	\$300	\$300
29	Parking	\$300	\$300
30	Parking	\$300	\$300
31	Parking	\$300	\$300
32	Parking	\$300	\$300
33	Parking	\$300	\$300
34	Parking	\$300	\$300
35	Parking	\$300	\$300
36	Parking	\$300	\$300
37	Parking	\$300	\$300
38	Parking	\$300	\$300
39	Parking	\$300	\$300
40	Parking	\$300	\$300
41	Parking	\$300	\$300
42	Parking	\$300	\$300
43	Parking	\$300	\$300
44	Parking	\$300	\$300
45	Parking	\$300	\$300
46	Parking	\$300	\$300
47	Parking	\$300	\$300
48	Parking	\$300	\$300
49	Parking	\$300	\$300
50	Parking	\$300	\$300

	TYPE	CURRENT	PROFORMA
51	Parking	\$300	\$300
52	Parking	\$300	\$300
53	Parking	\$300	\$300
54	Parking	\$300	\$300
55	Parking	\$300	\$300
56	Parking	\$300	\$300
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65	Parking	\$300	\$300
66	Parking	\$300	\$300
67	Parking	\$300	\$300
68	Parking	\$300	\$300
69	Parking	\$300	\$300
70	Parking	\$300	\$300
71	Parking	\$300	\$300
72	Parking	\$300	\$300
73	Parking	VACANT	\$300
74	Parking	VACANT	\$300
75	Parking	VACANT	\$300

	TYPE	CURRENT	PROFORMA
76	Parking	VACANT	\$300
77	Parking	VACANT	\$300
78	Parking	VACANT	\$300
79	Parking	VACANT	\$300
80	Parking	VACANT	\$300
81	Parking	VACANT	\$300
82	Parking	VACANT	\$300
83	Parking	VACANT	\$300
84	Parking	VACANT	\$300
85	Parking	VACANT	\$300
86	Parking	VACANT	\$300
87	Parking	VACANT	\$300
1	Storage	\$400	\$400
2	Storage	\$0	\$400
3	Storage	\$0	\$100
4	Storage	\$0	\$100
5	Storage	\$0	\$100
303	Residential	\$3,500	\$3,500
MONTHLY INCOME		\$25,500	\$30,700
ANNUAL INCOME		\$306,000	\$368,400

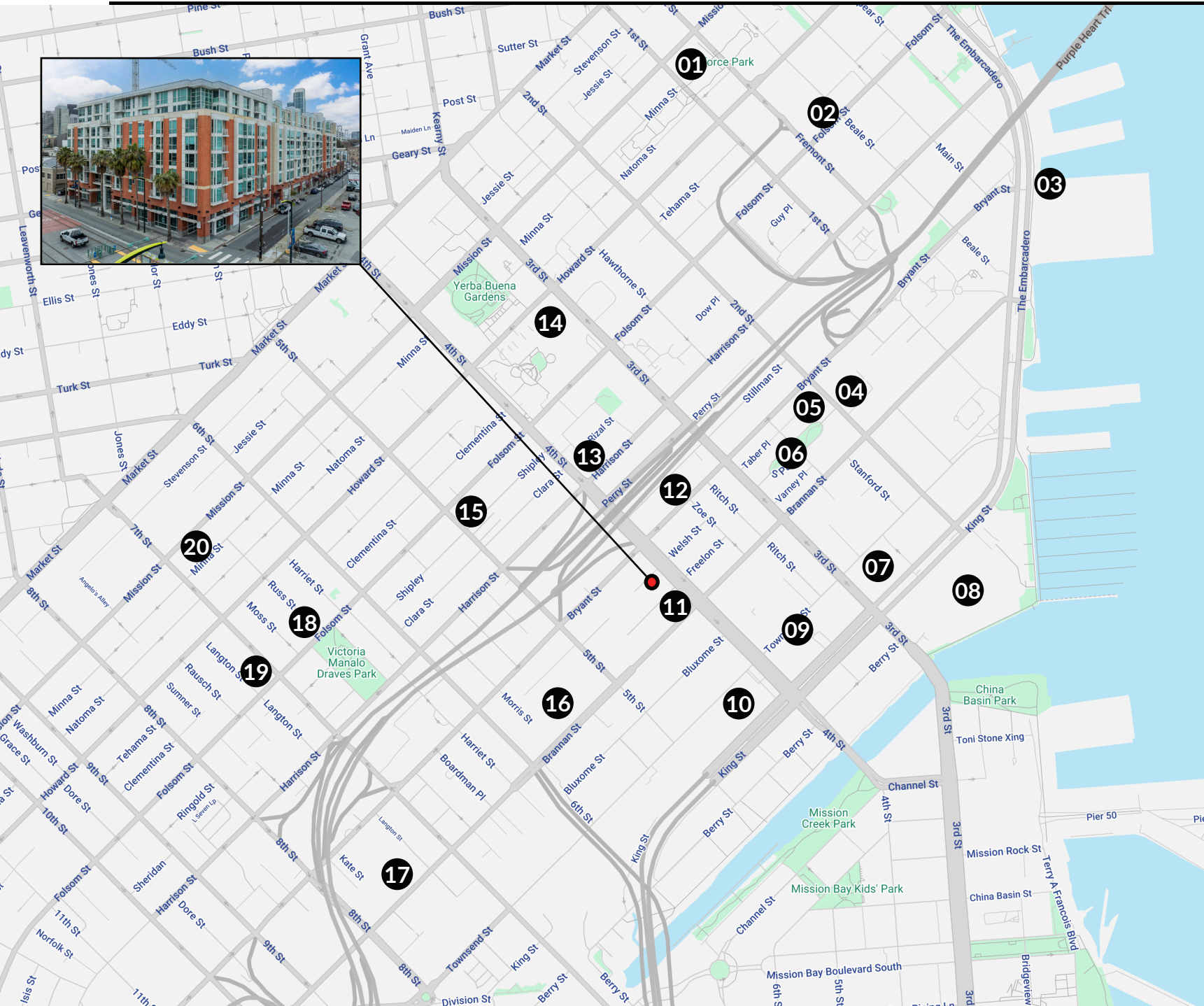
FINANCIAL OVERVIEW

ESTIMATED EXPENSES		
	CURRENT	MARKET
Property Taxes (est. @ 1.1801%)	-	\$42,484
Parking HOA Fees	\$21,120	\$20,880
Residence HOA Fees	\$9,840	\$9,840
Residence Insurance	\$800	\$1,000
Property Tax on Parking Spaces	\$48,400	-
Property Tax on Condo	\$9,250	-
Total	\$89,410	\$74,204

ANNUALIZED OPERATING DATA		
	CURRENT	MARKET
Scheduled Gross Income	\$306,000	\$368,400
Less Vacancy Rate (5.0%)	(\$0)	(\$18,420)
Gross Operating Income	\$306,000	\$349,980
Less Expenses	(\$89,410)	(\$74,204)
Net Operating Income	\$216,590	\$275,776
Cap Rate	6.02%	7.66%
GRM	11.8	9.8
Sales Price		\$3,600,000



LOCATION MAP



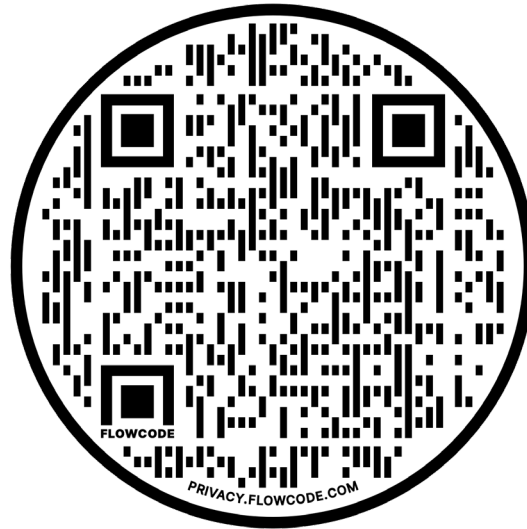
LOCATION MAP

- 1) Salesforce Tower
- 2) Philz Coffee
- 3) Red's Java House
- 4) 21st Amendment Brewery
- 5) Blue Bottle Coffee
- 6) South Park
- 7) Hyatt Place San Francisco
- 8) Oracle Park
- 9) Omni Hotel
- 10) Caltrain Station
- 11) Marlowe
- 12) Black Hammer Brewing
- 13) Whole Foods
- 14) Moscone Center
- 15) Mathilde French Bistro
- 16) San Francisco Flower Market
- 17) REI
- 18) Deli Board
- 19) Sightglass Coffee
- 20) Square Pie Guys

PHOTOS



COMPASS COMMERCIAL



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