



MORLEY FREDERICKS REAL ESTATE, Inc.
SALES | LEASING | PROPERTY MANAGEMENT | ASSET MANAGEMENT
BRE: 02174719

124 Waverly Place Chinatown SF

Listing Price:
\$4,150,000

Steve Crane **A Sean Aguilar**
Principal Broker CCIM
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Key Features:

APN: 0210-038

Building Size: 11,816 sq. ft

Cap Rate: 7.1% on current in-place rents

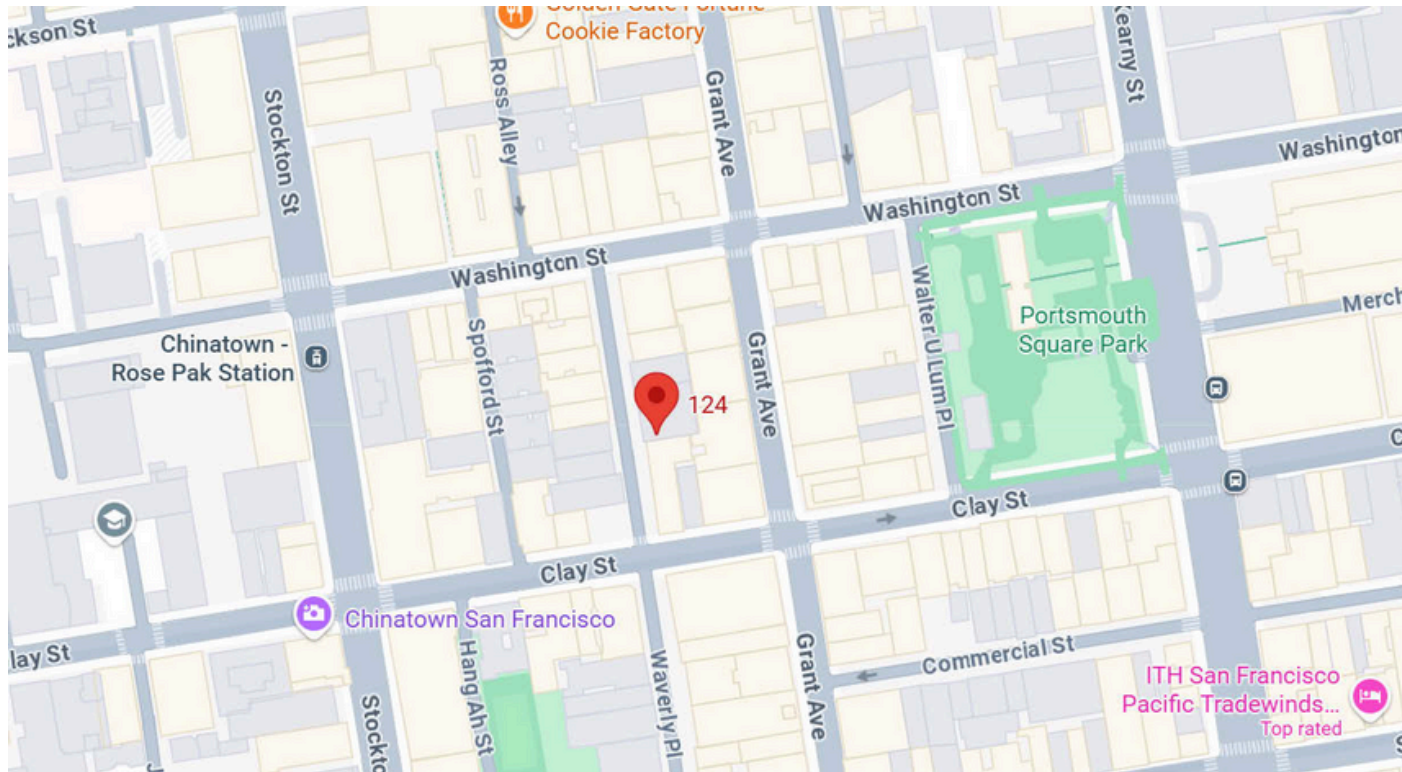
100% Occupied: Fully leased mixed-use property with stable tenancy.

Mixed-Use SRO: (30) SRO units across, offering affordable housing in the city's core.

Commercial Space: Features (5) fully leased ground-floor retail units, ensuring steady long-income.

San Francisco City Fire & Electrical Panel Compliance: Recently completed fire & electrical panel upgrade with no outstanding city requirements or restrictions.





This is a rare opportunity to own a well-maintained, income-producing asset in a prime San Francisco location.

With high occupancy rates, a 7.0% cap rate, and direct access to two of the city's most culturally rich neighborhoods, this property offers both historic significance and modern investment potential.

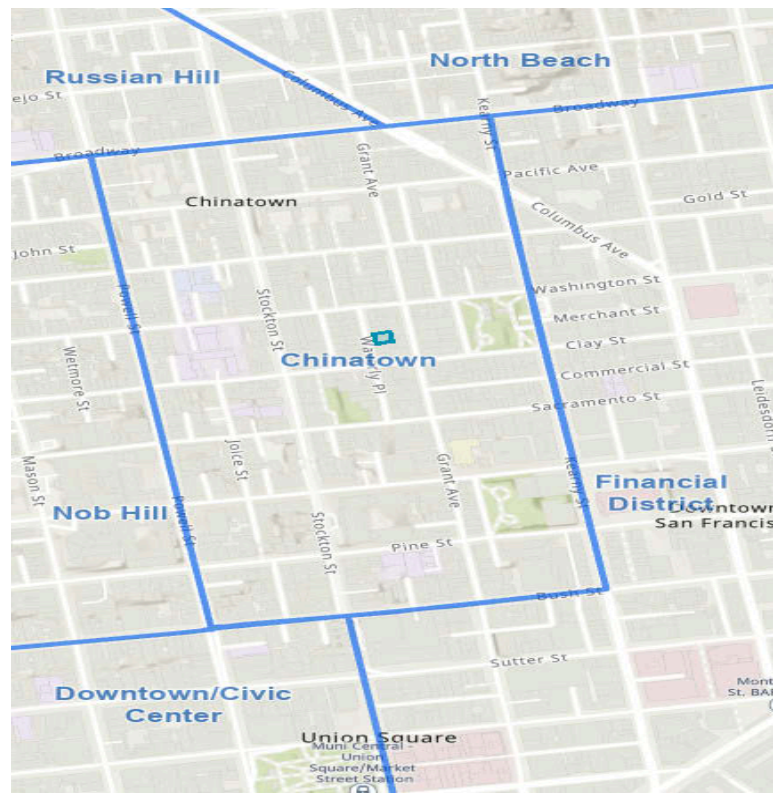


Property Highlights

- Street Address: 124 Waverley Place, San Francisco CA 94108
- Ground Floor: 5 Commercial spaces with long standing tenants
 - Second/Third Floor/Fourth: 30 SRO units
- Heating: Baseboard Heat Meters-- Ground floor is separately metered for gas and electric
- Residential units are master metered
- Residential Units: Each unit has a sink and vanity with 2 Bathrooms, 2 showers on each floor. Three residential unit feature private bathrooms, while lone three bedroom unit features a private kitchen.
- Foundation: Reinforced concrete with perimeter footing

Roof: Flat deck roof with sealed membrane





Neighborhood Highlights:

Cultural Intersection: Situated in **Chinatown**, this building benefits from foot traffic from both tourist destinations and local residents. Chinatown remains one of the most visited neighborhoods in the city, drawing visitors with its authentic restaurants, markets, and cultural events.

Chinatowns Resurgence: Chinatown's resurgence is holistic, rooted in cultural pride, community-led storytelling, and economic adaptability. The neighborhood's renewed momentum reflects its enduring spirit and deep social significance. Revitalized local businesses and the preservation of cultural traditions have brought new energy and increased foot traffic, helping to reshape public perceptions. This revival has also led to positive tax trends and a rise in entrepreneurial engagement, with market gains highlighting new opportunities for sustainable growth and continued community empowerment.



ZONING

ZONING DISTRICT | CRNC
Chinatown Residential
Neighborhood Commercial

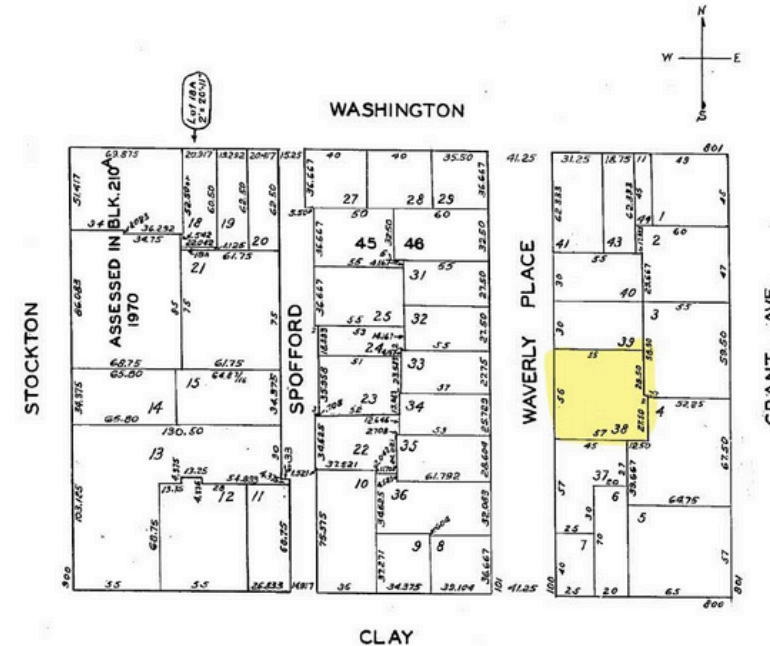
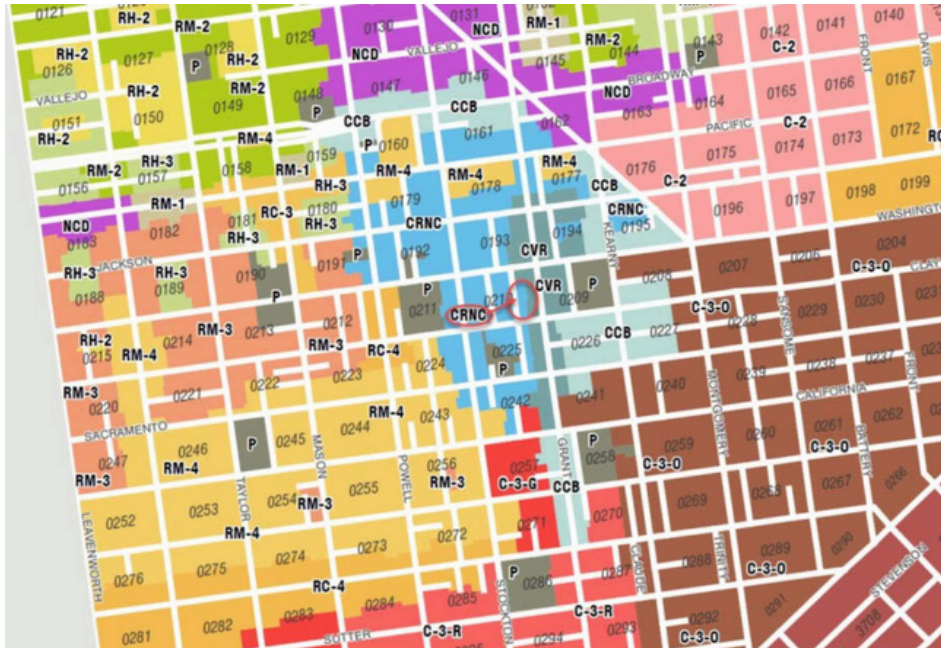
Lot Size: 3,131 sq. ft

Gross Area: 14,021 sq. ft

Building Net Rentable: 10,640 sq. ft.

Year Built: 1907

Parcel Number: 0210-038



Current Rent Roll



Residential Rents

Unit #	Rent	Unit #	Rent
101	4,395.00	307	875.00
102	1,465.05	308	765.00
103	1,500.00	309	950.00
104	724.95	310	383.31
201	963.30	311	1,025.00
202	578.10	312	900.00
203	466.68	314	679.99
204	378.64		
205	1,350.00		
206	950.00		
207	895.00		
208	850.00		
209	578.10		
210	583.57		
211	950.00		
212	975.00		
214	448.73		
301	315.15		
302	1,063.71		
303	1,250.00		
304	925.00		
305	1,295.00		
306	970.00		

**30 Residential
Units
\$29,449.46**

Commercial Rents

Address	Business	Rent
126 Waverly	Zhoa Acupuncture Golden	2,400.00
128 Waverly	Hill Monument	2,251.02
132 Waverly	Chinatown Photo Society	750.00
130 Waverly	Hogan & Vest Inc.	4,776.21
130 Waverly	Hogan & Vest Inc	-----

**5 Commercial
Units
\$10,177.23**

Total Rent Roll = \$39,626.69



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124 WAVERLY SAN FRANCISCO

PROFORMA CURRENT RENTS				STABILIZED RENTS			
Annual Operations		Per Month	Per Unit	Annual Operations		Per Month	Per Unit
Residential Rent	\$ 352,920	\$ 25,015	\$ 863	\$ 471,540	\$ 39,295	\$ 1,203	
Commercial Rent Less:	\$ 122,127	\$ 10,177	\$ 2,035	\$ 24,200	\$ 10,350	\$ 2,070	
Vacancy	\$ (14,251)	\$ (1,188)	\$ (407)	\$ (17,872)	\$ (1,489)	\$ (511)	
Net Rental Income	\$ 460,795	\$ 38,400	\$ 13,166	\$ 577,868	\$ 48,156	\$ 16,511	
CAM	\$ 3,739	\$ 312	\$ 107	\$ 3,739	\$ 312	\$ 107	
RUBs & Pass through	\$ 3,484	\$ 290	\$ 100	\$ 3,484	\$ 290	\$ 100	
Laundry Income	\$ 1,787	\$ 149	\$ 51	\$ 1,787	\$ 149	\$ 51	
Miscellaneous Income	\$ 3,354	\$ 280	\$ 96	\$ 3,354	\$ 280	\$ 96	
Gross Operating Income	\$ 473,159	\$ 39,430	\$ 13,519	\$ 590,232	\$ 49,186	\$ 16,511	
Less: Total Expenses	\$ (179,051)	\$ (14,921)	\$ (5,116)	\$ (179,051)	\$ (15,506)	\$ (5,316)	
Net Operating Income	\$ 294,109	\$ 24,509	\$ 8,403	\$ 411,181	\$ 33,680	\$ 11,547	
Less: Loan Payments	\$ (222,636)			\$ (222,636)			
Pre-Tax Cash Flow	\$ 71,472			\$ 188,545			
Cash-on-Cash Return		5.74%			15.14%		
Principal Reduction	\$ (33,038)			\$ (33,038)			
Total Return	\$ 104,511			\$ 221,583			
Total Yield	8.39%			17.80%			

RENTAL DATA			
No. - Type	Est. Sq. Ft	Current Rents	Market Rent
Residential (studio w. shared bath)	29	\$ 25,015	\$ 34,900
Residential (3x2)	1	\$ 4,395	\$ 4,395
Commercial	5	\$ 10,177	\$ 10,350
35	11,816		
Monthly Rental Income		\$ 39,587	\$ 49,645
Annual Rental Income		\$ 475,047	\$ 595,740

EXPENSES		Annual Operations	Per Month	Per Unit	Annual Operations	Per Month	Per Unit
Real Estate Taxes (New)		\$ 46,480	\$ 3,873	\$ 1,328	\$ 46,480	\$ 3,873	\$ 1,328
Special Assesments		\$ 1,306	\$ 109	\$ 37	\$ 1,306	\$ 109	\$ 37
Property & Liability Insurance		\$ 14,175	\$ 1,181	\$ 405	\$ 14,175	\$ 1,181	\$ 405
T r a s h		\$ 7,626	\$ 75	\$ 218	\$ 7,626	\$ 636	\$ 218
Property Management	6.00%	\$ 28,390	\$ 2,366	\$ 811	\$ 35,414	\$ 2,951	\$ 1,012
On-site Manager		\$ 7,200	\$ 600	\$ 206	\$ 7,200	\$ 600	\$ 206
On-site manager housing		\$ 10,500	\$ 875	\$ 300	\$ 10,500	\$ 875	\$ 300
Water, Sewer		\$ 12,755	\$ 333	\$ 364	\$ 12,755	\$ 1,063	\$ 364
Code Compliance		\$ 3,746	\$ 333	\$ 107	\$ 3,746	\$ 312	\$ 107
Administrative & General		\$ 1,500	\$ 125	\$ 43	\$ 1,500	\$ 125	\$ 43
Rental Tax Authority		\$ 1,920	\$ 160	\$ 55	\$ 1,920	\$ 160	\$ 55
Pest Control		\$ 1,830	\$ 153	\$ 52	\$ 1,830	\$ 153	\$ 52
Janitorial		\$ 1,295	\$ 108	\$ 37	\$ 1,295	\$ 108	\$ 37
PG&E		\$ 13,936	\$ 1,161	\$ 398	\$ 13,936	\$ 1,161	\$ 398
Maintenance & Repair / Turnover		\$ 15,892	\$ 1,324	\$ 454	\$ 15,892	\$ 1,324	\$ 454
Reserves		\$ 10,500	\$ 875	\$ 300	\$ 10,500	\$ 875	\$ 300
Total Expenses		\$ 179,051	\$ 14,921	\$ 5,116	\$ 186,075	\$ 15,506	\$ 5,316
Expenses per Square Foot		\$15.15			\$15.15		

PRICING		\$4,150,000	\$4,150,000
PRICE			
GRM		9.0	7.2
CAP Rate		7.1%	9.7%
Price per Unit		\$118,571	\$118,571
Price per Square Foot		\$351.22	\$351.22

Proposed New Financing	70%	\$2,905,000	\$2,905,000
New Loan Amount	30%	\$1,245,000	\$1,245,000
Down Payment Required		6.60%	6.60%
Rate		30	30
Term (Years)		(\$222,636)	(\$222,636)
Yearly Debt Service			

We have obtained the above information from sources we believe to be reliable, but no representations of any kind—expressed or implied-- are being made as to the accuracy of such information. All references to square footage, lot size, age of improvements, or income/expenses are approximates only. Buyer should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions



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