



# Just Listed

800 Larkin Street, San Francisco

Asking \$2,590,000







# 800 Larkin Street

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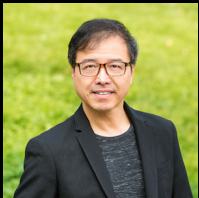
Rare opportunity to acquire a stabilized asset at a 9.94% cap rate, 7.26GRM and \$358 per sq ft. near Civic Center and the Van Ness Corridor.

Ground floor are 4 commercial stores and 11 SRO at the upper level and most of Room have been nicely remodeled in the recent past. Substantial income upside potential with acquiring a new tenant for the vacant commercial space for restaurant or bar.

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**Ivan Leung**

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# 782,784,788 O'Farrell St, & 800, 808 Larkin St, San Francisco, CA 94109

Unit #	Description	Term	Current Rent
782	Bar		\$2,800.00
784	Grocery		\$3,820.00
800	Bar	Vacant/Project	\$4,750.00
808	Smoke Shop	M/M	\$2,200.00
788-1	SRO	Vacant/Projected	\$1,400.00
788-2	SRO	Vacant/Projected	\$1,400.00
788-3	SRO		\$1,500.00
788-4	SRO		\$1,800.00
788-5	SRO	Vacant/Projected	\$1,650.00
788-6	SRO	Vacant/Projected	\$1,275.00
788-7	SRO	Vacant/Projected	\$1,400.00
788-8	SRO		\$1,300.00
788-9	SRO	Vacant/Projected	\$1,300.00
788-10	SRO	Vacant/Projected	\$1,300.00
788-11	SRO		\$1,818.00
	<b>Monthly</b>		\$29,713.00
	<b>Annually</b>		<b>\$356,556.00</b>

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Price	\$2,590,000.00
Gross Income	\$356,556.00
Expenses	\$99,135.06
Net income	\$257,420.94
\$ per foot	\$358.00
GRM	7.26
CAP	9.94%

Property Information	
APN	0119-004
Year Built	1911
Gross area	7,236
Lot Size	4,021
Dimension	44'x91'
Zoning	RC 4
Commercial Unit	4
SRO	11

Estimated Expenses		
Property Tax (1.188%)		\$30,769.20
Insurance		\$15,907.87
Utilities		\$21,199.00
PGE	\$9,644	
Garbage	\$3,829	
Water	\$7,469	
Sprinkler	\$257	
Supplies		\$1,230.39
Management (5%)		\$16,458.60
Cleaning & Maintenance		\$9,622.00
Repairs		\$3,948.00
<b>Annual Total:</b>		<b>\$99,135.06</b>

Expenses are estimated based on the average of 2023 and industrial standard.

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