

2041 POLK STREET

SAN FRANCISCO CA 94109

± 4,609 SQ FT OFFICE BUILDING FOR SALE



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PROPERTY OVERVIEW

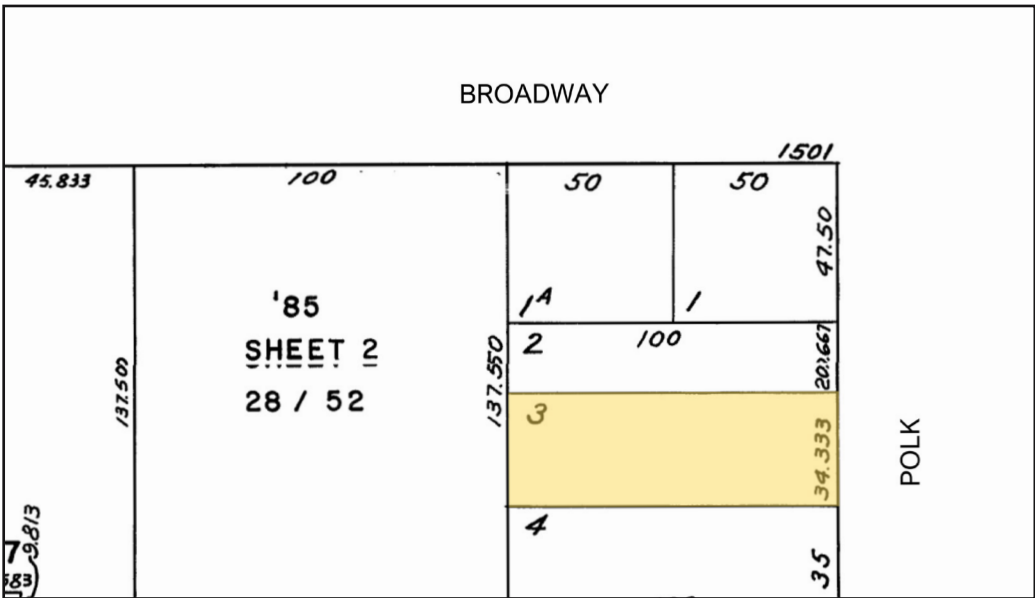
2041 POLK STREET

San Francisco CA 94109

Compass Commercial, as exclusive advisor, is pleased to present an exceptional opportunity to purchase the fee simple interest in 2041 Polk Street, an office building in the highly sought-after Polk Gulch neighborhood of San Francisco. This 4,609 square foot property, built in 1964, offers a prime location for investors and owner-users seeking a well-established area with high foot traffic and excellent accessibility.



Asking Price	Price Reduced to \$1,500,000
APN	0574-003
Building Size	± 4,609 Square Feet
Lot Size	± 3,440 Square Feet
Zoning	NCD
Year Built	1964



RENT ROLL & FINANCIAL SUMMARY

UNIT	CURRENT RENT	MARKET RENT	NOTES
A	\$1,890	\$2,200	
B	\$1,545	\$2,200	
C	\$2,200	\$2,200	VACANT
D	\$1,545	\$2,200	
E	\$1,545	\$2,200	
F/G	\$4,400	\$4,400	VACANT
MONTHLY INCOME	\$13,125	\$15,400	
ANNUAL INCOME	\$157,500	\$184,800	

ANNUALIZED OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income	\$157,500	\$184,800
Less Vacancy Rate (5.0%)	(\$7,875)	(\$9,240)
Gross Operating Income	\$149,625	\$175,560
Less Expenses (24.4%)	(\$38,380)	(\$38,380)
Net Operating Income	\$111,246	\$137,181
Cap Rate	7.4%	9.1%
GRM	9.5	8.1

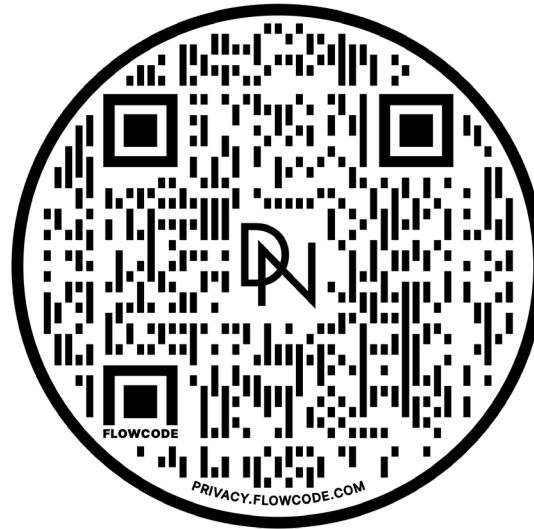


ASKING PRICE	\$1,500,000
PRICE PER SQFT	\$325
PRICE PER UNIT	\$214,286
TOTAL UNITS	Six (6)
TOTAL SQ FT	± 4,609





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Scan the QR code for more information about
2041 Polk Street.

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