

**2041 POLK STREET**

**SAN FRANCISCO CA 94109**

**± 4,609 SQ FT OFFICE BUILDING FOR SALE**



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**COMPASS  
COMMERCIAL**

# PROPERTY OVERVIEW

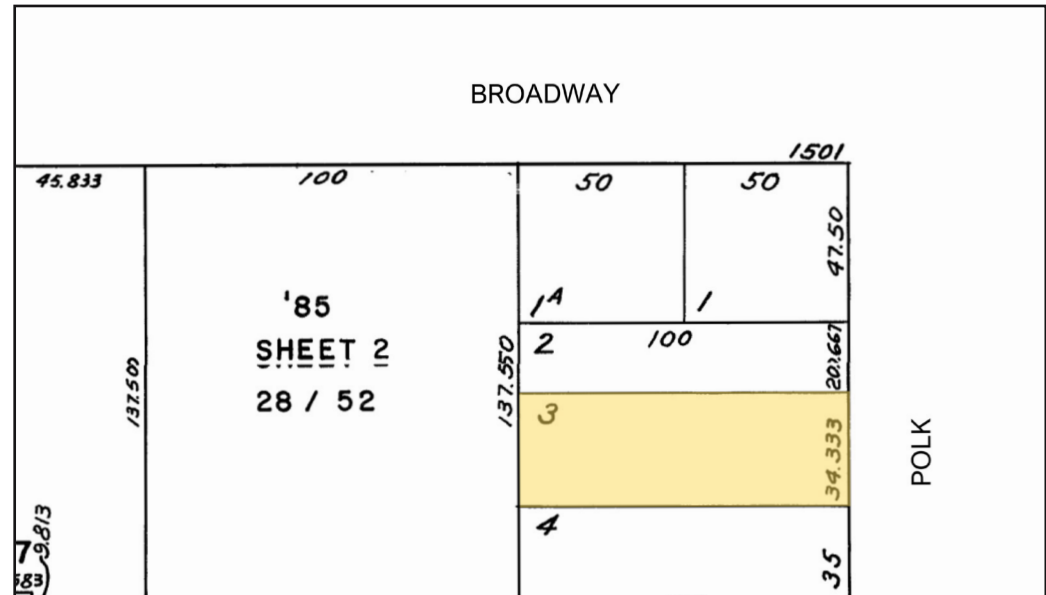
## 2041 POLK STREET

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.



<b>Asking Price</b>	Now Offered at \$1,900,000
<b>APN</b>	0574-003
<b>Building SqFt</b>	± 4,609
<b>Lot SqFt</b>	± 3,440
<b>Zoning</b>	NCD
<b>Year Built</b>	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
<b>MONTHLY INCOME</b>	<b>\$13,125</b>	<b>\$15,400</b>	
<b>ANNUAL INCOME</b>	<b>\$157,500</b>	<b>\$184,800</b>	

ANNUALIZED OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income	<b>\$157,500</b>	<b>\$184,800</b>
Less Vacancy Rate (5.0%)	<b>\$7,875</b>	<b>\$9,240</b>
Gross Operating Income	<b>\$149,625</b>	<b>\$175,560</b>
Less Expenses (27.4%)	<b>\$43,100</b>	<b>\$43,100</b>
Net Operating Income	<b>\$106,525</b>	<b>\$132,460</b>
Cap Rate	<b>5.6%</b>	<b>7.0%</b>
GRM	<b>12.1</b>	<b>10.3</b>

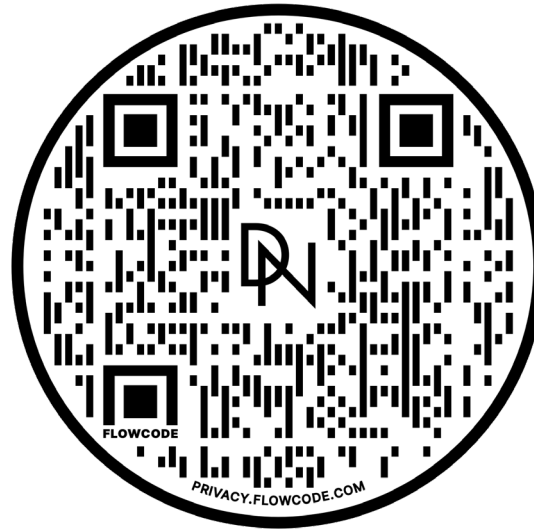


ASKING PRICE	\$1,900,000
PRICE PER SQFT	\$412
PRICE PER UNIT	\$271,429
TOTAL UNITS	Six (6)
TOTAL SQ FT	± 4,609





# COMPASS COMMERCIAL



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

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