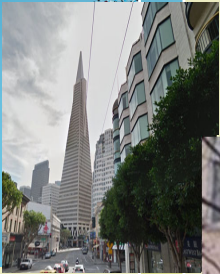


Information deem reliable, but not guaranty.



## Market Street Mix-Use Building

**\$3,380,000**

**4 Residential Units  
1 Commercial Unit**



**For additional information, please contact:**

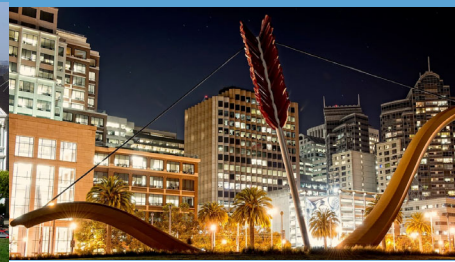
Spencer Luo

Realtor

Norcal Realty

415 312-3388

E-mail :[spencer88luo@yahoo.com](mailto:spencer88luo@yahoo.com)



Information deem reliable, but not guaranty.

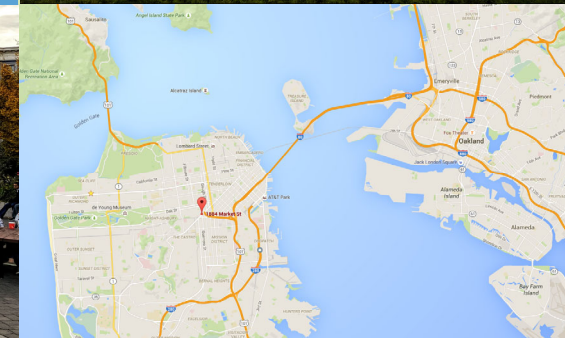
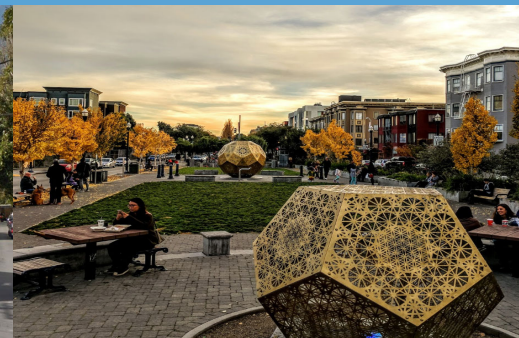
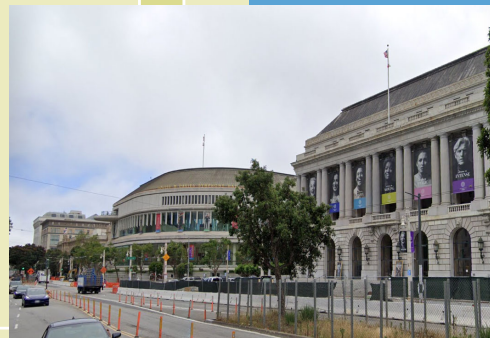
## 1884-1886 Market St, San Francisco

**Hayes Valley** is a cool, revitalized neighborhood in the Western Addition. The main commercial stretch, Hayes Street, teems with upscale boutiques for designer fashions and home decor, plus dessert shops, chill watering holes and a wide array of on-trend restaurants. The close-knit neighborhood features a community garden, a pocket park with art installations, and access to music and theater near the Civic Center. The neighborhood gets its name from Hayes Street, which was named for Thomas Hayes, San Francisco's county clerk from 1853 to 1856 who also started the first Market Street Railway franchise

### San Francisco

Gains in a booming business sector helped the Bay Area grow three times faster than the national average, a new report from the Center for Continuing Study of the California Economy said Monday. The report found: The Bay Area region grew by 5.2 percent in 2016. The San Francisco-Oakland metro area grew the second fastest in the state, up 5.4 percent boosted by tech and finance.

The San Jose metro area grew the fastest in California in 2016 as tech gains boosted its growth rate to 5.9 percent. The amount of growth brought in \$781 billion in 2016 for gross domestic product from our nine-county region — and means that the Bay Area now ranks 18th in the world in pace of growth, just behind Turkey but ahead of the Netherlands.



Information deem reliable, but not guaranty.



## Market Street Mix-Use Building San Francisco, California

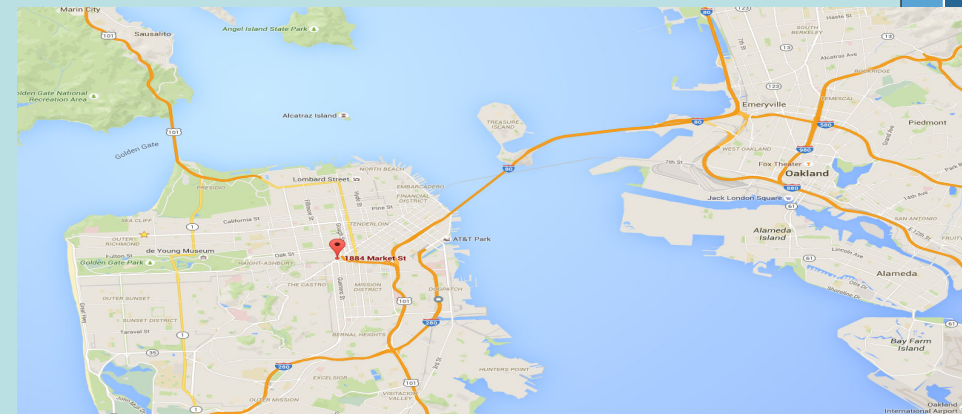
Property was renovated in 2016-2019. Newer kitchens and appliances. Newer bathrooms, with exhaust fans. Newer quality windows and light fixtures. Refinish hardwood floors and newer carpet. Please come see it and appreciate.

## Sale Information

Asking Price: \$ 3,380,000  
 Loan: \$ 1,690,000  
 Down Payment: \$ 1,690,000

Proforma Capitalization Rate: 5.18 %  
 Pro-Forma GRM 15.18

Year Built: 1932  
 Re-Roof: 2005



## Demographics for 1884 Market Street, San Francisco, CA 94103

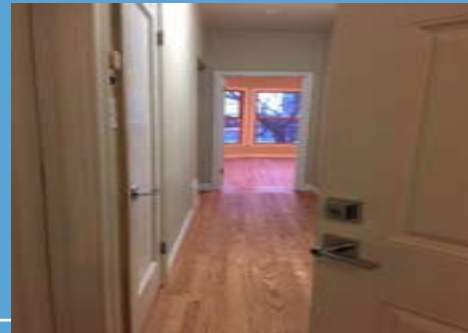
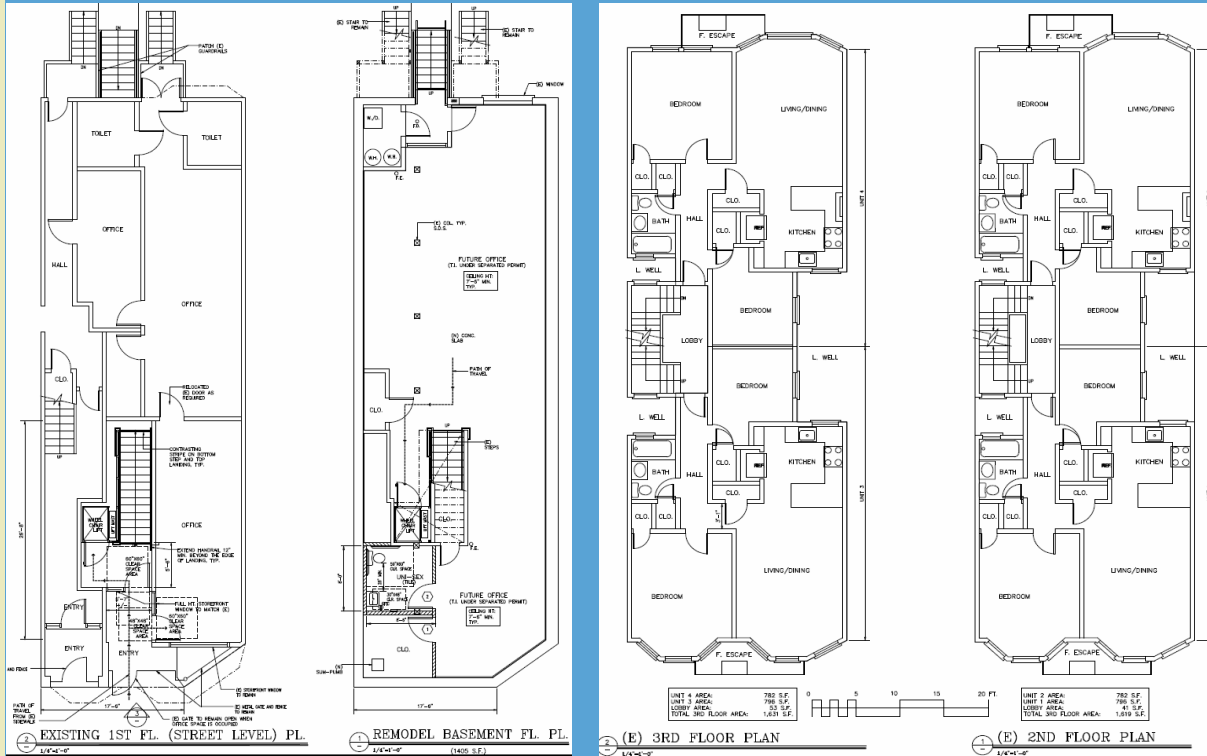
2013 Asian alone	16,947	132,752	286,517
2013 Native Hawaiian and OPI alone	289	1,335	3,592
2013 Some Other Race alone	8,150	31,350	57,118
2013 Two or More Races alone	5,241	25,660	39,830
2013 Hispanic	19,035	77,736	131,598
2013 Not Hispanic	78,906	454,792	717,018
% 2013 White alone	57.70%	58.41%	47.89%
% 2013 Black or African American alone	10.13%	5.19%	6.00%
% 2013 American Indian and Alaska Native alone	0.90%	0.52%	0.49%
% 2013 Asian alone	17.30%	24.93%	33.76%
% 2013 Native Hawaiian and OPI alone	0.30%	0.25%	0.42%
% 2013 Some Other Race alone	8.32%	5.89%	6.73%
% 2013 Two or More Races alone	5.35%	4.82%	4.69%
% 2013 Hispanic	19.44%	14.60%	15.51%
% 2013 Not Hispanic	80.56%	85.40%	84.49%

Population      1-mi.      3-mi.      5-mi.



## 1884-1886 Market Street

### Floor plan



# Norcal Realty

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## 1884-1886 Market Street

### Rent Roll:

		1884-1886 Street Rent roll			December 31, 2023	
Unit Address	Tenant	Current rent	All leased	Proferma Rent	Move-in date	Terms
1884 Market St, #A,	Vacant	-	\$ 4,500.00	\$ 6,500.00		
1884 Market St, #A,	Guzman-Suffolk JV LLC	\$ 3,000.00	\$ 3,000.00	\$ 4,500.00	April 2022	1 year lease, 1 year option
1886 Market St, #1	Eddie Ortiz	\$ 2,350.00	\$ 2,350.00	\$ 3,900.00	May 2021	M/M
1886 Market St, #2	Chandler Allen Ross, Eric Tuong Tran	\$ 3,200.00	\$ 3,200.00	\$ 3,700.00	May 2023	1 year lease
1886 Market St, #3	Hector Gomez Valdes & Michelle Marie Lovick	\$ 3,500.00	\$ 3,500.00	\$ 3,900.00	Oct 2021	M/M
1886 Market St, #4	Mariann Takacs, Brendan Fujio Mckee	\$ 3,500.00	\$ 3,500.00	\$ 3,700.00	Oct 2023	1 year lease
		\$ 15,550.00	\$ 20,050.00	\$ 26,200.00		

### 5 units mix-used building

1884 Market St- Commercial, 1,000 sf.  
 1884 Market St, #A- Commercial, 1,405 sf.

Unit 1, Unit 2, Unit 3, Unit 4- Residential,  
 All 2 Br, 1 Ba. Units, 750 sf each unit

