

# INTERO

REAL ESTATE SERVICES

COMMERCIAL AND MULTI RESIDENTAL  
UNIT INVESTMENT OPPORTUNITY

# 2360 Mission Street

San Francisco, CA 94110



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DIGITAL FLYER







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NUMBER OF UNITS	16
BUILDING SIZE	13,856
LOT SIZE	5,400
YEAR BUILT	1926
ZONING	NC-3
CAP RATE	5.55
PERCENT LEASED	100%
GRM	14.47
ASKING PRICE	\$6,000,000

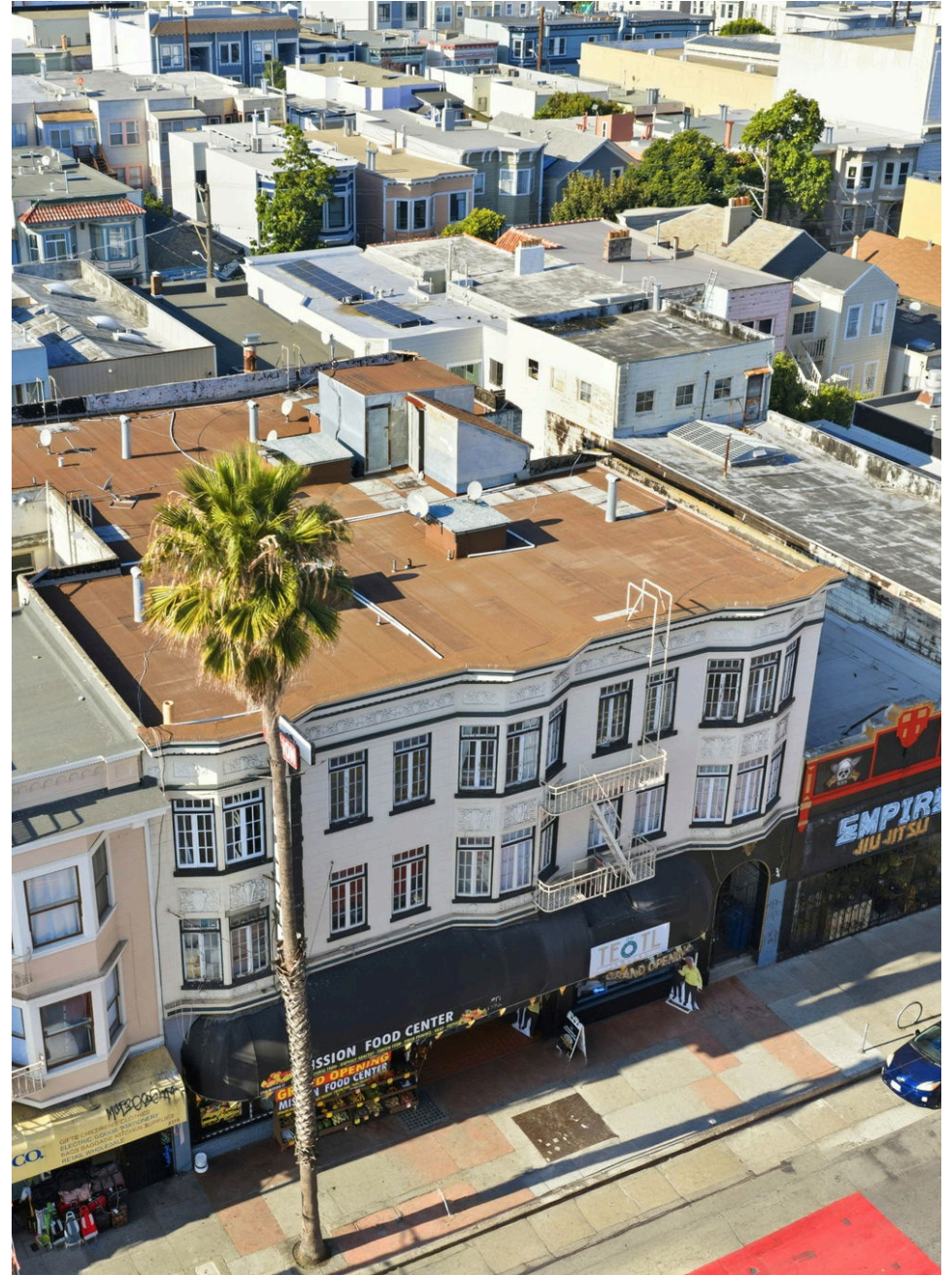
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## PROPERTY HIGHLIGHTS

- Incredible San Francisco Location!
- Updated Electrical
- 2 Large Commercial Spaces
- 14 Residential Units
  - 12 Studio Apartments
  - 2 One Bedroom Apartments
- Retail Space: 5,000 Sq. Ft. total plus basement
- Zoning: NC-3 Neighborhood Commercial
- Parcel Number: 3596-012
- Year Built: 1926
- Vintage Style and Charm
- Rental Upside
- \$433 per Sq. Ft.





## PROPERTY DESCRIPTION & LOCATION DESCRIPTION

### *Vintage Mixed-Use Property in the Heart of the Mission District*

Built in 1926, 2360 Mission Street is a mixed-use property comprised of 14 residential apartments and 2 commercial spaces, offering 65 feet of frontage along vibrant Mission Street. The property sits on an approximately 5,400 square foot lot, and all units are separately metered for gas and electricity, providing efficiency and convenience.

The building's impeccable location is one of its strongest draws, situated in the heart of San Francisco's historic and ever-popular Mission District. This dynamic neighborhood is known for its eclectic character, cultural vibrancy, and abundant retail, making it one of the most desirable neighborhoods. With close proximity to both Muni lines and BART, tenants enjoy seamless access to transportation and the greater Bay Area.

2360 Mission Street offers an outstanding opportunity to acquire a solid-performing, vintage investment property with tremendous long-term upside. The Mission District consistently commands some of San Francisco's strongest occupancy and rental rates, resulting in steady appreciation and reliable growth. This property stands as a timeless piece of the city's architectural history while offering exceptional potential for future value.



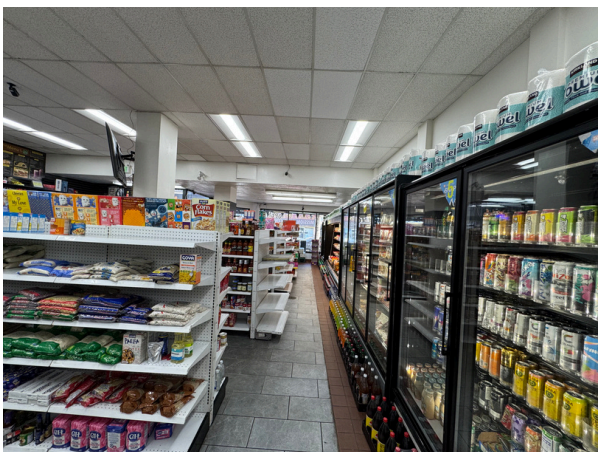
## FINANCIAL DETAILS

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	MARKET RENT	RENT INCREASE
101	COMMERCIAL		\$5,500	\$5,500	
102	COMMERCIAL		\$3,000	\$3,000	
1	1 - BEDROOM	6/1/2024	\$2,300	\$2,400	SEP. 2025
2	STUDIO	8/21/2024	\$1,977	\$2,100	SEP. 2025
3	STUDIO	1/22/2005	\$1,287	\$2,100	SEP. 2025
4	STUDIO	3/15/2009	\$1,526	\$2,100	SEP. 2025
5	STUDIO	9/1/2022	\$1,906	\$2,100	SEP. 2025
6	STUDIO	6/15/2015	\$2,050	\$2,100	SEP. 2025
7	STUDIO	1/29/2004	\$1,304	\$2,100	SEP. 2025
21	STUDIO	5/15/1991	\$990	\$2,100	SEP. 2025
22	STUDIO	6/1/2022	\$1,870	\$2,100	SEP. 2025
24	STUDIO	9/22/2025	\$1,895	\$2,100	SEP. 2025
25	STUDIO	10/15/2025	\$1,895	\$2,100	SEP. 2025
26	1 - BEDROOM	2/11/1989	\$2,215	\$2,400	SEP. 2025
27	STUDIO	10/1/2022	\$1,906	\$2,100	SEP. 2025
28	STUDIO	5/15/2010	\$1,428	\$2,100	SEP. 2025
BASEMENT	STORAGE		\$1,000	\$1,000	
MONTHLY TOTAL			\$34,571	\$39,500	
ANNUAL TOTAL			\$414,852	\$474,000	

EXPENSES	CURRENT EXPENSES
PROPERTY TAXES (EST. AT 1.1827% AT \$6,000,000)	\$70,960
INSURANCE	\$28,008
PG&E	\$17,548
WATER	\$10,753
TRASH	\$5,053
CLEANING	\$2,360
REPAIRS	\$5,985
MANAGEMENT ( EST. AT 5%)	\$16,848
EST. ANNUAL OPERATING EXPENSE	\$157,515
EST. NET OPERATING INCOME	\$257,337

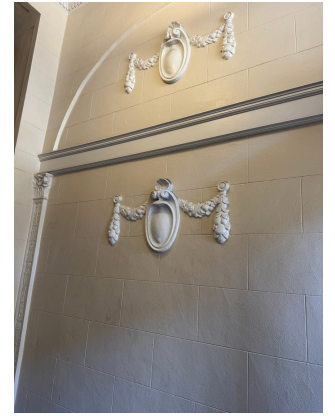


# PHOTOS





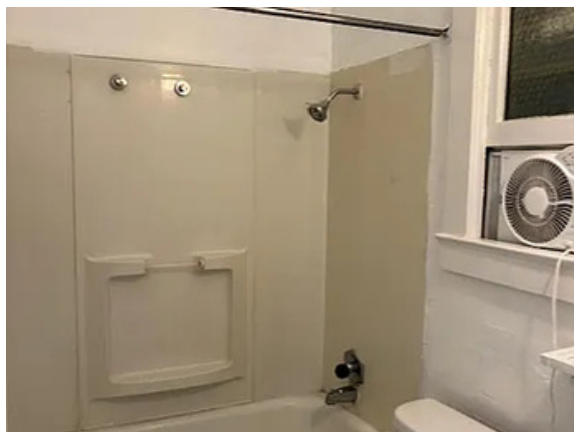
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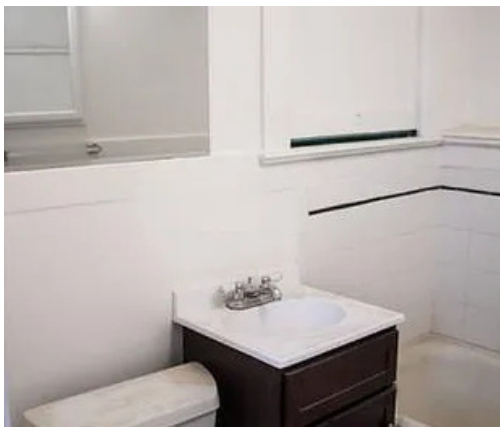
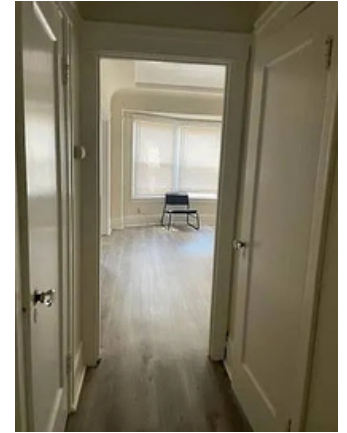
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These are photos of some of the units prior to being rented



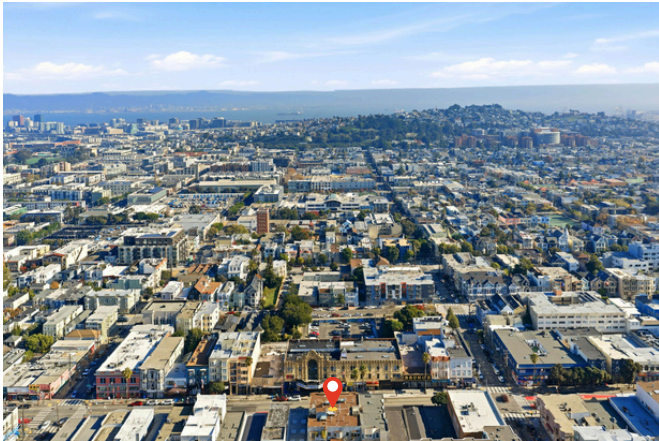
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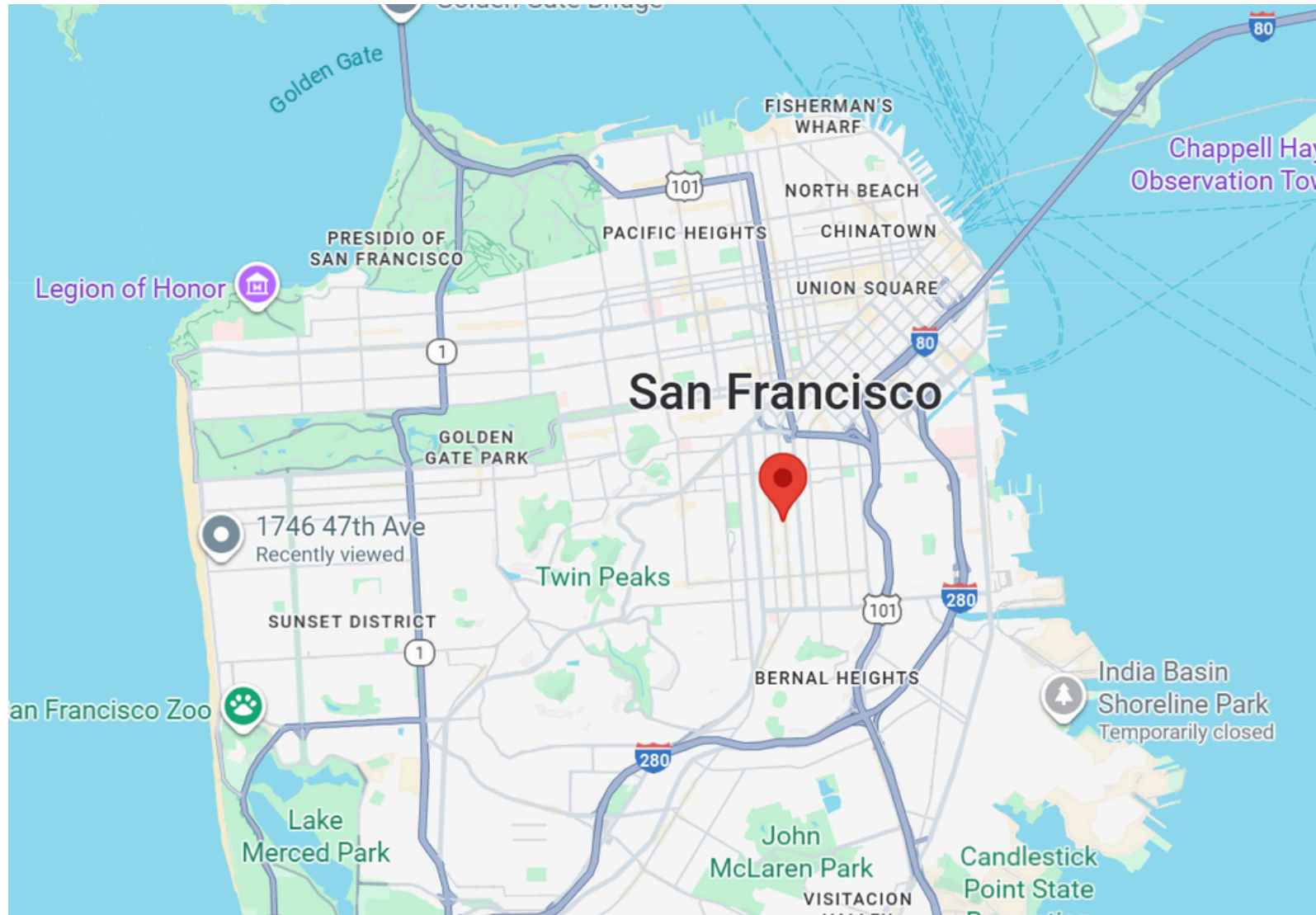


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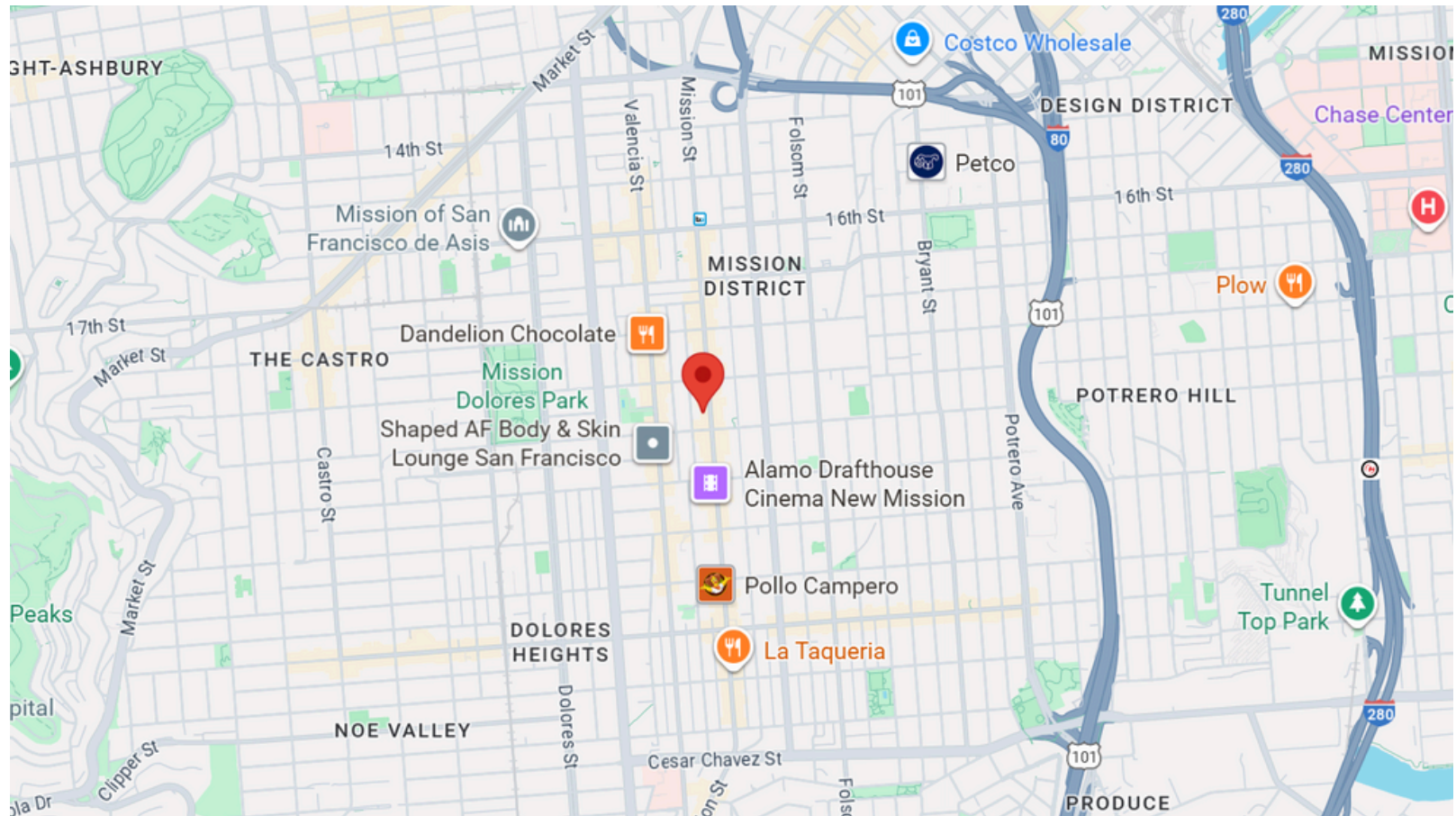


## LOCATION MAP





# LOCATION MAP





# ABOUT



## Mindy Tsoi

Licensed since 2006, Mindy Tsoi is a dedicated Broker Associate who brings nearly two decades of experience and a strong commitment to helping her clients achieve their real estate goals. With a deep understanding of the ever-changing Bay Area market, Mindy guides her clients through every step of the process with professionalism, care, and expertise.



## Shokoofeh Nowbahkt

Licensed since 2007, Shokoofeh Nowbahkt has lived in the San Francisco Bay Area for over 45 years and brings a deep understanding of its communities to her clients. She is passionate about helping people achieve their real estate goals, whether buying, selling, exchanging, or renting. Fluent in Farsi, Shokoofeh is dedicated to providing exceptional service with integrity and care.



## Samantha Cortez

Bay Area native with experience in real estate since 2006 and licensed since 2013. With years of local market knowledge and a background working alongside top agents, I bring expertise and strategy to every transaction.

I'm hardworking, honest, and tech-savvy, using the latest tools and marketing methods to promote properties and reach more buyers. My focus is keeping you informed and making your experience smooth, enjoyable, and stress-free.



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legal questions should be discussed by The party with an attorney. Tax questions should be discussed by The party with A certified public accountant or tax attorney. Title questions should be discussed by The party with A Title officer or attorney. Questions regarding The condition of The property and whether The property complies with applicable governmental requirements should be discussed by The party with appropriate engineers, architects, To contractors, other consultants and governmental agency. All Properties and Services are marketed by Intero Real Estate Services in Compliance with All applicable Fair Housing and Equal Opportunity Laws. I