

725-727 GEARY STREET

SAN FRANCISCO CA 94109

24-ROOM SRO HOTEL FOR SALE



PROPERTY DESCRIPTION

725-727 GEARY STREET

San Francisco CA 94109

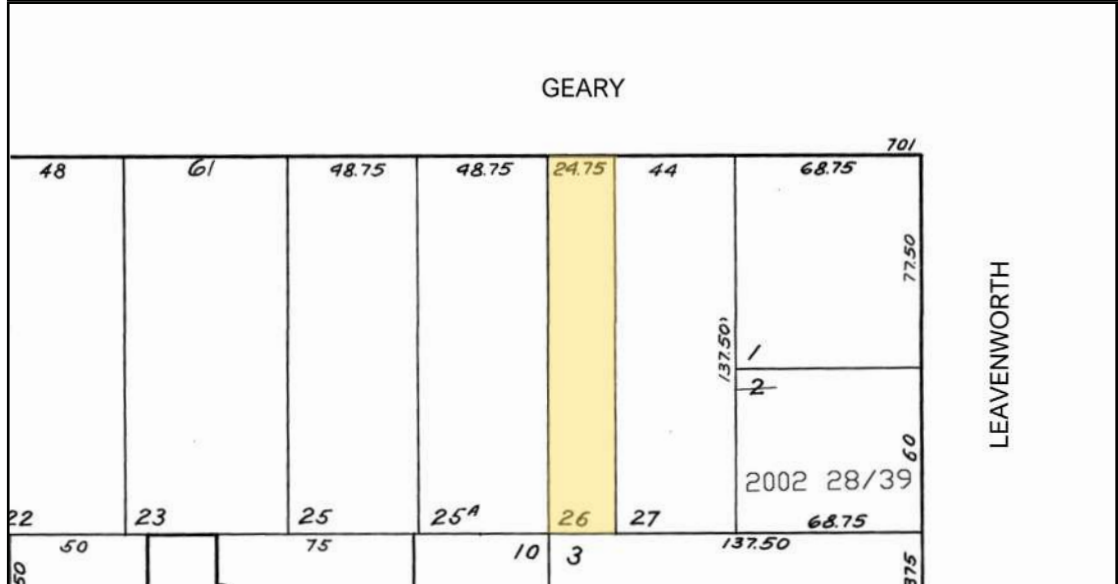
Compass Commercial, as exclusive advisor, offers an exceptional investment opportunity to purchase a hotel in the heart of San Francisco's Tenderloin District, 725-727 Geary Street is a 24-room Single Room Occupancy (SRO) hotel featuring 7 valuable tourist licenses and shared bath facilities. This historic property, built in 1907, offers a unique blend of classic charm and income potential in a highly sought-after location.

Key Features:

- **Tourist Licenses:** 7 licenses allowing short-term rentals, enhancing revenue potential
- **Year Built:** 1907, showcasing period architecture with modern opportunities
- **Location:** Centrally located in San Francisco's vibrant corridor, with easy access to Union Square, public transportation, and nearby amenities



Asking Price	\$3,195,000
Parcel No.	0319-026
Unit Mix	24 SRO Units 1 Commercial Unit
Building Size	± 4,986 Square Feet
Lot Size	± 3,403 Square Feet
Zoning	RC-4



FINANCIAL OVERVIEW

RENT ROLL

UNIT	TYPE	CURRENT RENT	MARKET RENT
1	TOURIST	\$1,500	\$1,500
2	RESIDENTIAL	\$1,300	\$1,500
3	TOURIST	\$1,500	\$1,500
4	TOURIST	\$1,500	\$1,500
5	TOURIST	\$1,500	\$1,500
6	TOURIST	\$1,500	\$1,500
7	TOURIST	\$1,500	\$1,500
8	TOURIST	\$1,500	\$1,500
9	RESIDENTIAL	\$1,400	\$1,500
10	RESIDENTIAL	\$1,400	\$1,500
11	RESIDENTIAL	\$1,200	\$1,500
12	RESIDENTIAL	\$1,500	\$1,500
14	RESIDENTIAL	\$1,200	\$1,500
15	RESIDENTIAL	\$1,400	\$1,500
16	RESIDENTIAL	\$1,400	\$1,500
17	RESIDENTIAL	\$1,400	\$1,500
18	Residential (Manager)	\$1,500	\$1,500
19	Residential	\$1,200	\$1,500
20	Residential	\$1,400	\$1,500
21	Residential	\$1,400	\$1,500
22	Residential	\$1,600	\$1,500
23	Residential	\$1,400	\$1,500
24	Residential	\$1,100	\$1,500
727	Commercial	\$2,200	\$2,200
MONTHLY INCOME		\$34,500	\$36,700
ANNUAL INCOME		\$414,000	\$440,400

ANNUALIZED OPERATING DATA

	CURRENT	MARKET
SCHEDULED GROSS INCOME:	\$414,000	\$440,400
LESS VACANCY RATE (10%):	(\$41,400)	(\$41,400)
GROSS OPERATING INCOME:	\$372,600	\$396,360
LESS EXPENSES (26.4%):	(\$109,498)	(\$109,498)
NET OPERATING INCOME:	\$263,102	\$286,862
CAP RATE:	8.2%	9.0%
GRM:	7.7	7.3

ESTIMATED EXPENSES

NEW PROPERTY TAXES (EST. @ 1.1801%)	\$37,704
INSURANCE	\$8,635
PGE	\$15,838
WATER	\$10,198
GARBAGE	\$9,336
SUPPLIES	\$5,296
PEST CONTROL	\$400
MANAGEMENT	\$12,000
REPAIRS & MAINTENANCE	\$10,091
TOTAL EST. EXPENSES	\$109,498





COMPASS COMMERCIAL



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725-727 Geary Street

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