



COMPASS
COMMERCIAL

1040-1042 FLORIDA STREET

San Francisco, CA 94110

Get in touch

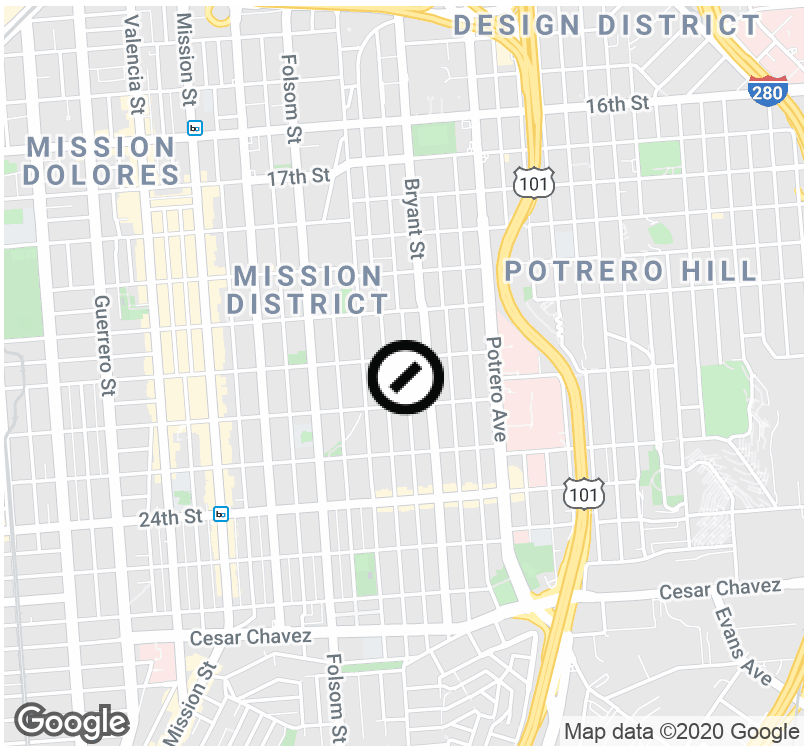
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CalDRE #01327365

Executive Summary



Offering Summary

Sale Price:	\$1,395,000
Building Size:	2,050 SF
Lot Size:	2,600 SF
Price / SF:	\$680.49
Cap Rate:	5.91%
NOI:	\$82,478
Year Built:	1900
Zoning:	RH2 Residential Two Family

Property Overview

1040-1042 Florida Street is an opportunity to own a well-maintained vacant 3-unit building in the Mission District, one of San Francisco’s most renowned neighborhoods. The south-facing building features generous light-filled units with hardwood floors and decorative detailing throughout.

Property Highlights

- 3 units in the Mission
- Year Built 1900
- 2 units delivered vacant
- Price Per Unit: \$465,000
- Projected Annual Income: \$109,200
- New Roof
- Remodeled Studio/Cottage

Property Description



Location Information

Street Address	1040-1042 Florida Street
City, State, Zip	San Francisco, CA 94110
County	San Francisco
Signal Intersection	No

Building Information

NOI	\$82,478.00
Cap Rate	5.91
Building Class	A
Tenancy	Multiple
Number of Floors	2
Average Floor Size	850 SF
Year Built	1900
Free Standing	No

Income & Expenses

Income Summary

Gross Annual Income	\$109,200
Gross Income	\$109,200

Expense Summary

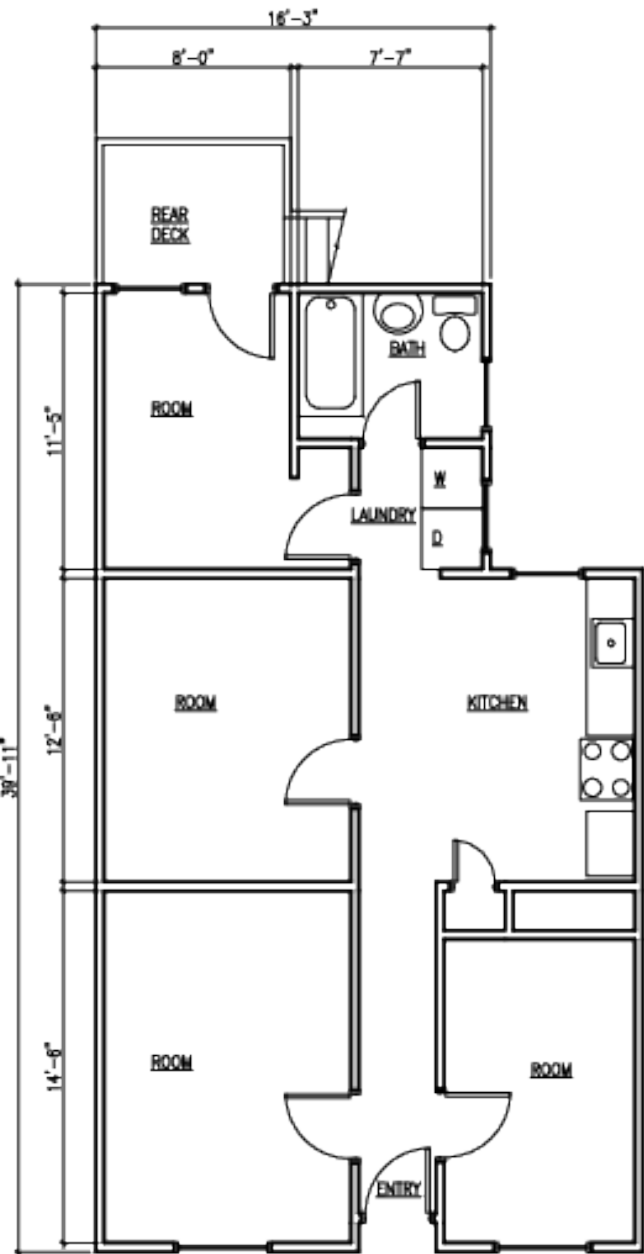
Property Taxes 1.1801%	\$16,462
Water	\$2,400
Refuse	\$2,400
Gross Expenses	\$21,262

Net Operating Income	\$82,478
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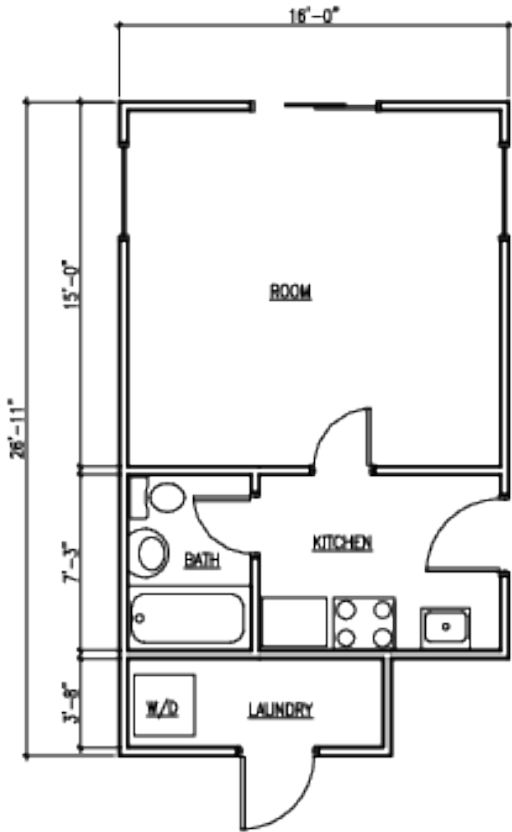
RENT ROLL

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Lease Start	Lease End	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF
1040	2	1	820	9/1/2016	7/30/2018	\$2,800	\$3.41	\$4,000	\$4.88
1042	2	1	820	9/1/2019		\$4,000	\$4.88	\$4,000	\$4.88
1040 a			410			\$2,300	\$5.61	\$2,300	\$5.61
Totals/Averages			2,050			\$9,100	\$4.44	\$10,300	\$5.12

Floor Plans



FLOOR AREA= 820 SQ. FT.



FLOOR AREA= 410 SQ. FT.