



COMPASS
COMMERCIAL

810 LYON STREET

San Francisco, CA 94115

Get in touch

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Executive Summary



Offering Summary

Sale Price:	\$2,595,000
Building Size:	4,208 SF
Lot Size:	2,422 SF
Price / SF:	\$616.68
Cap Rate:	4.84%
NOI:	\$125,712
Year Built:	1966
Renovated:	2019
Zoning:	RH3

Property Overview

810 Lyon Street is an opportunity to own a well-maintained 3-unit investment property in San Francisco's desirable Nopa Neighborhood. The building consists of 2- two bedroom units and 1- six bedroom unit with 3.5 baths, a garage for 4-car parking, and additional storage rooms. The two lower units are tenant occupied and the upper unit will be delivered vacant at close of escrow.. Situated in Nopa, residents can enjoy the convenience of nearby Divisadero corridor restaurants, bars, cafes, and shops in the area. Popular neighborhood spots include Nopa, Bar Crudo, and the Independent.

Property Highlights



Location Information

Street Address	810 Lyon Street
City, State, Zip	San Francisco, CA 94115
County	San Francisco
Signal Intersection	No

Building Information

NOI	\$125,712.60
Cap Rate	4.84
Tenancy	Multiple
Number of Floors	3
Year Built	1966
Year Last Renovated	2019
Free Standing	No

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Additional Photos



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Rent Roll

Unit Number	Unit Bed	Unit Bath	Lease Start	Lease End	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Security Deposit
1	6	3.5	vacant		\$8,000		\$8,000		\$0
2	2	1	03/04/1992		\$2,268		\$4,750		\$1,499
3	2	1	vacant		\$5,000		\$5,000		\$0
Totals/Averages					\$15,268		\$17,750		\$1,499

Income & Expenses

Income Summary

Gross Income	\$165,747
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Expense Summary

Insurance	\$3,056
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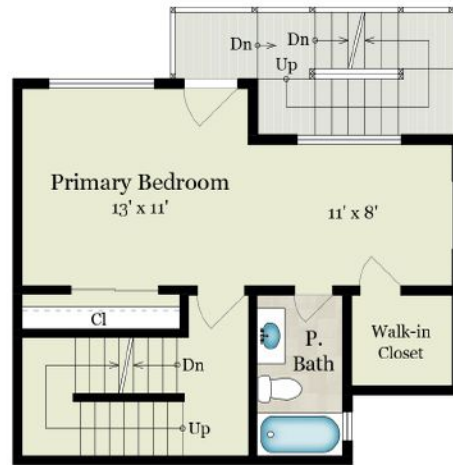
Utilities	\$4,527
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Property Taxes	\$32,452
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Gross Expenses	\$40,035
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Net Operating Income	\$125,712
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Floor Plan - Unit 1



Estimated Total Square Footage: 2,430 SQ FT
Calculated from outside face of exterior walls and center line of demising walls.

Floor Plan - Unit 2

