



COMPASS
COMMERCIAL

1174-1176 FLORIDA STREET

San Francisco, CA 94110

Get in touch

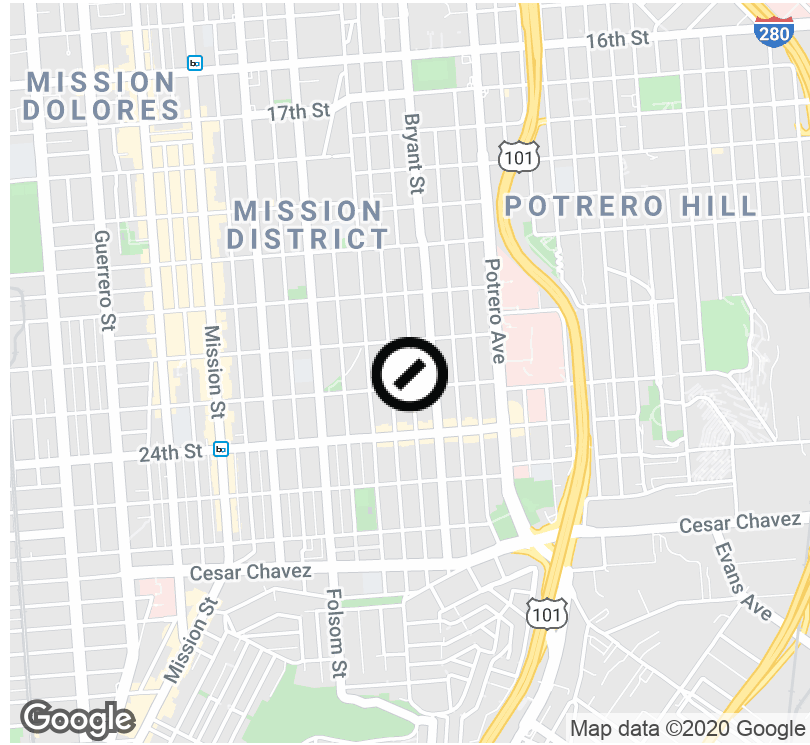
Morgan Thomas
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CalDRE #01327365

Executive Summary



Offering Summary

Sale Price:	\$1,995,000
Building Size:	3,100 SF
Lot Size:	2,596 SF
Number of Units:	2
Price / SF:	\$643.55
Cap Rate:	4.36%
NOI:	\$87,000
Year Built:	1900
Zoning:	Residential

Property Overview

This classic Victorian building comprises of 2 spacious two bedroom one bath flats and a shared private yard for light entertaining. Both units feature hardwood floors, spacious interiors and many windows providing much natural light.

Excellent central Mission location within walking distance to the vibrant Valencia district and many restaurants, eclectic retail and close access to BART, Muni, and Freeways. Built in 1900, all units and the building have period details with unique opportunity for investors or Owner/User for incredible upside income generating investment potential.

Property Highlights

- To be Delivered Vacant!
- Close to Public Transit Lines
- Spacious Flats
- Private Yard

Income & Expenses

Income Summary

Gross Income	\$96,000
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Expense Summary

Insurance	\$5,000
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Maintenance	\$4,000
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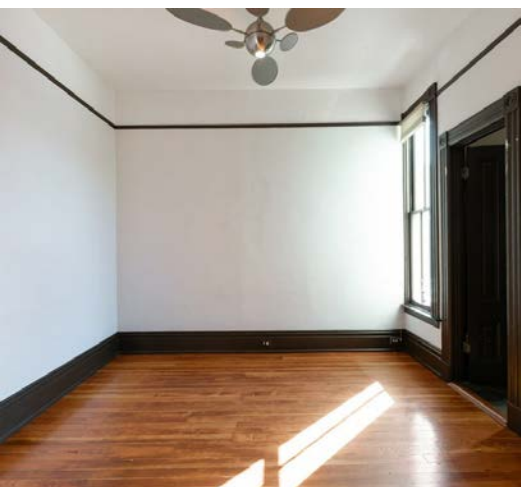
Gross Expenses	\$9,000
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Net Operating Income	\$87,000
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Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Lease Start	Lease End	Current Rent	Market Rent	Market Rent/SF
1174	2	1	1,235				\$4,000	\$3.24
1176	2	1	1,455				\$4,000	\$2.75
1174 a	2	1	975				\$2,500	\$2.56
Totals/Averages			3,665			\$0	\$10,500	\$2.85

Additional Photos



Floor Plan

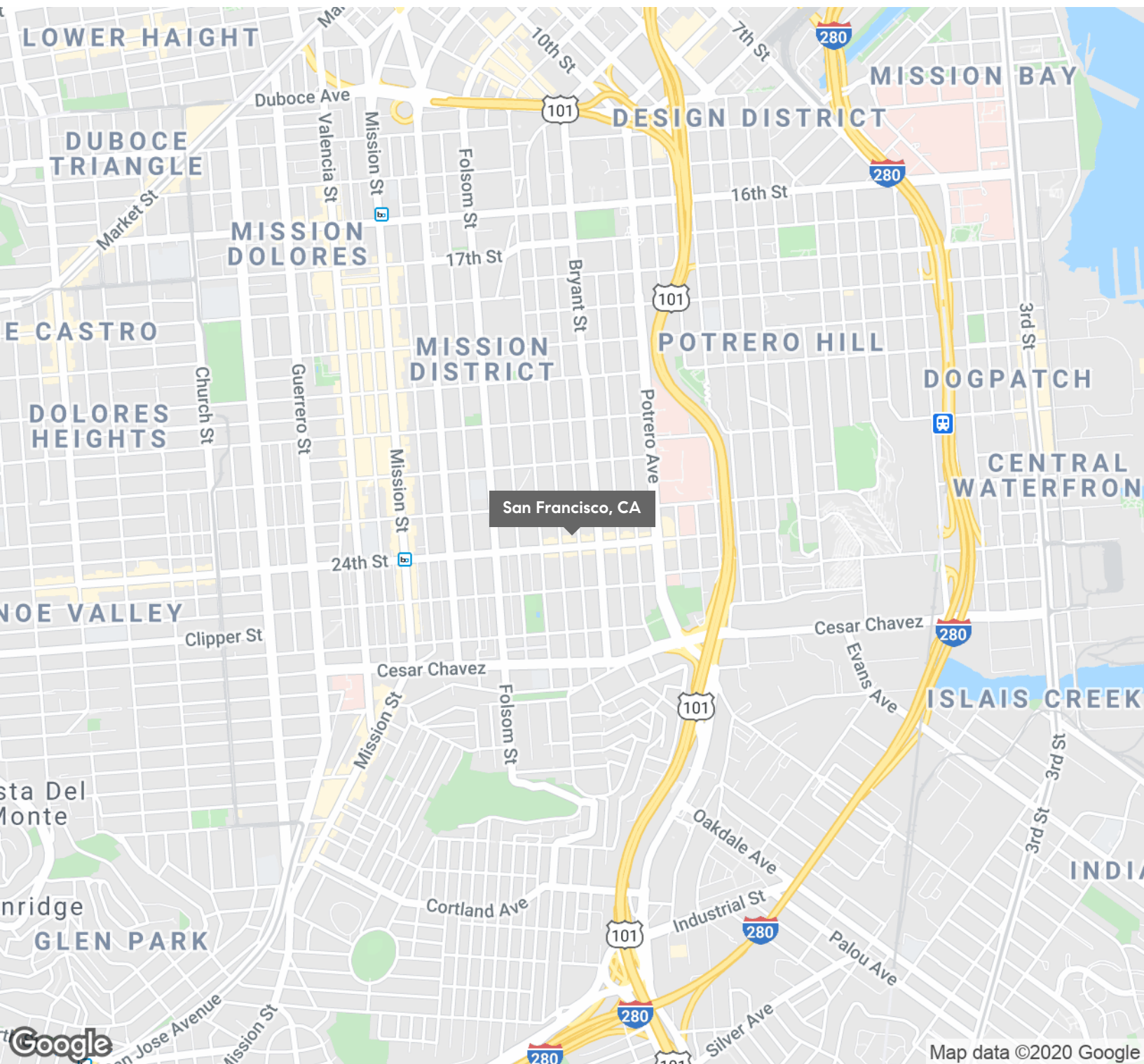
Estimated Total Square Footage: 3,780 SQ FT

Calculated from outside face of exterior walls and center line of demising walls.

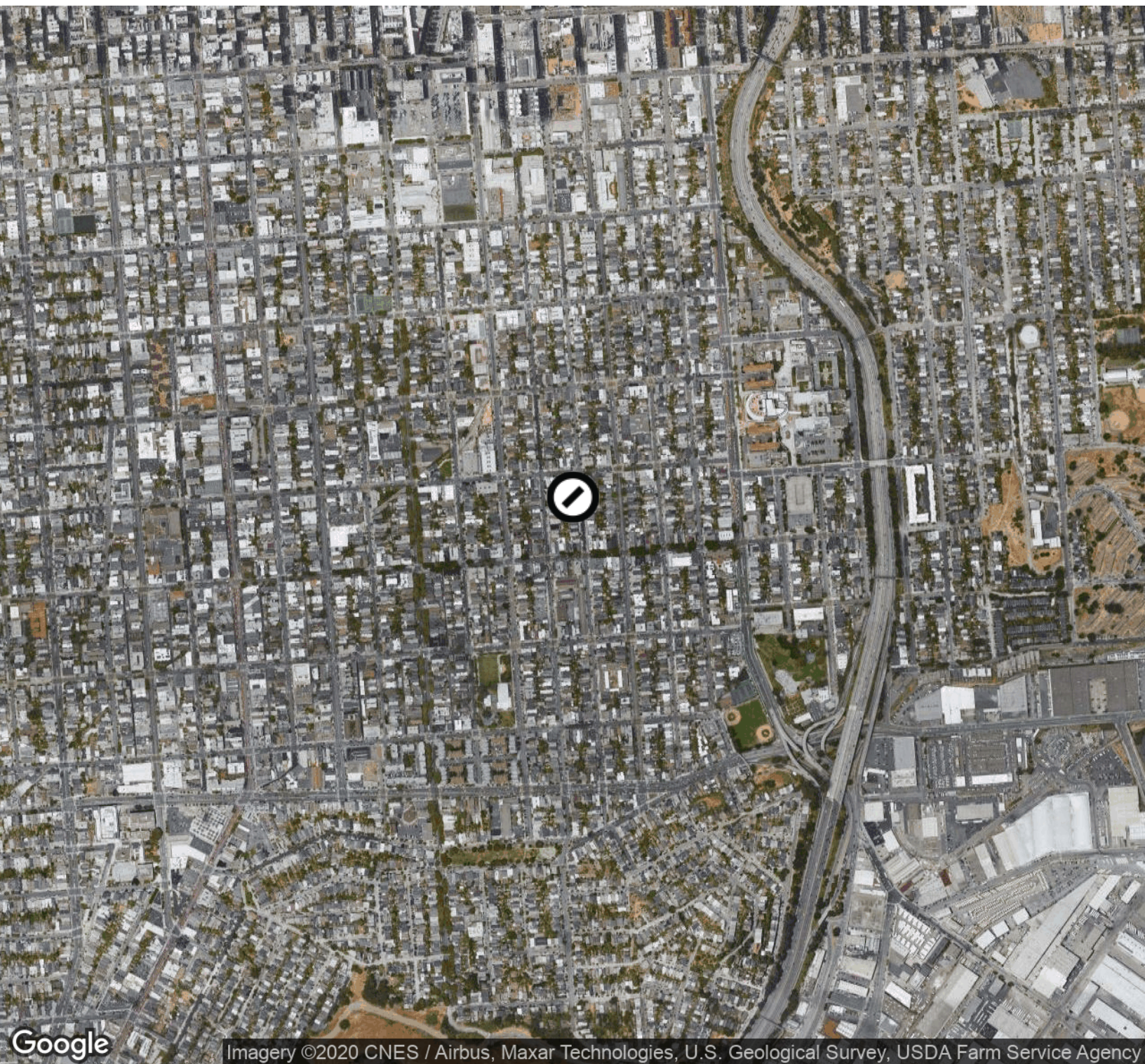
- #1174-A: 975 SQ FT
- #1174: 1,235 SQ FT
- #1176: 1,455 SQ FT
- #Common Storage & Laundry: 115 SQ FT



Regional Map



Aerial Maps



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