



859-861 BAKER STREET

San Francisco, CA 94115

COMPASS
COMMERCIAL

Morgan Thomas
www.MorganThomas.com
415.505.0226
morgan@morganthomas.com

859-861 BAKER STREET
SAN FRANCISCO, CA

COMPASS
COMMERCIAL

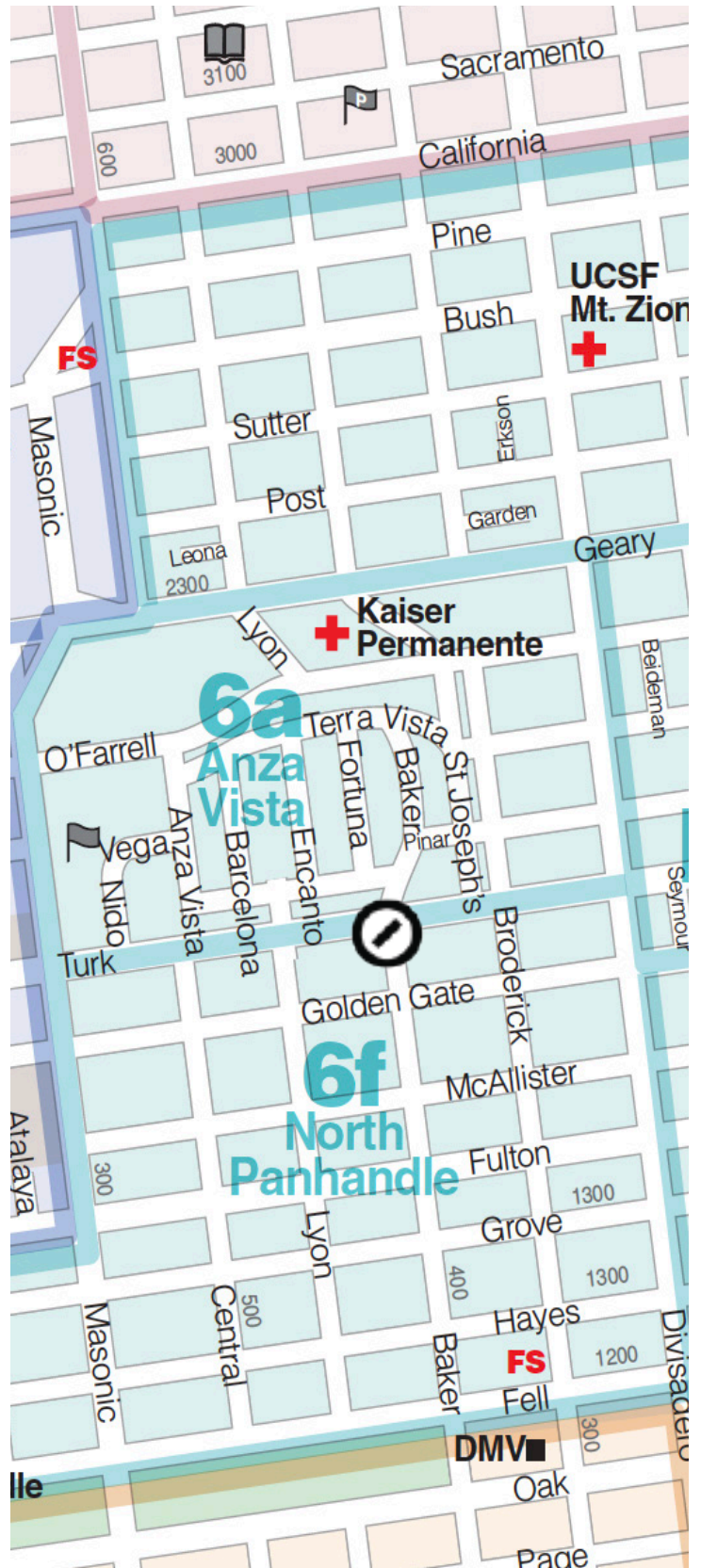
\$1,500,000
Price

\$393
Price Per SqFt

\$299,000
Price Per Unit

\$115,396
Projected Annual Income

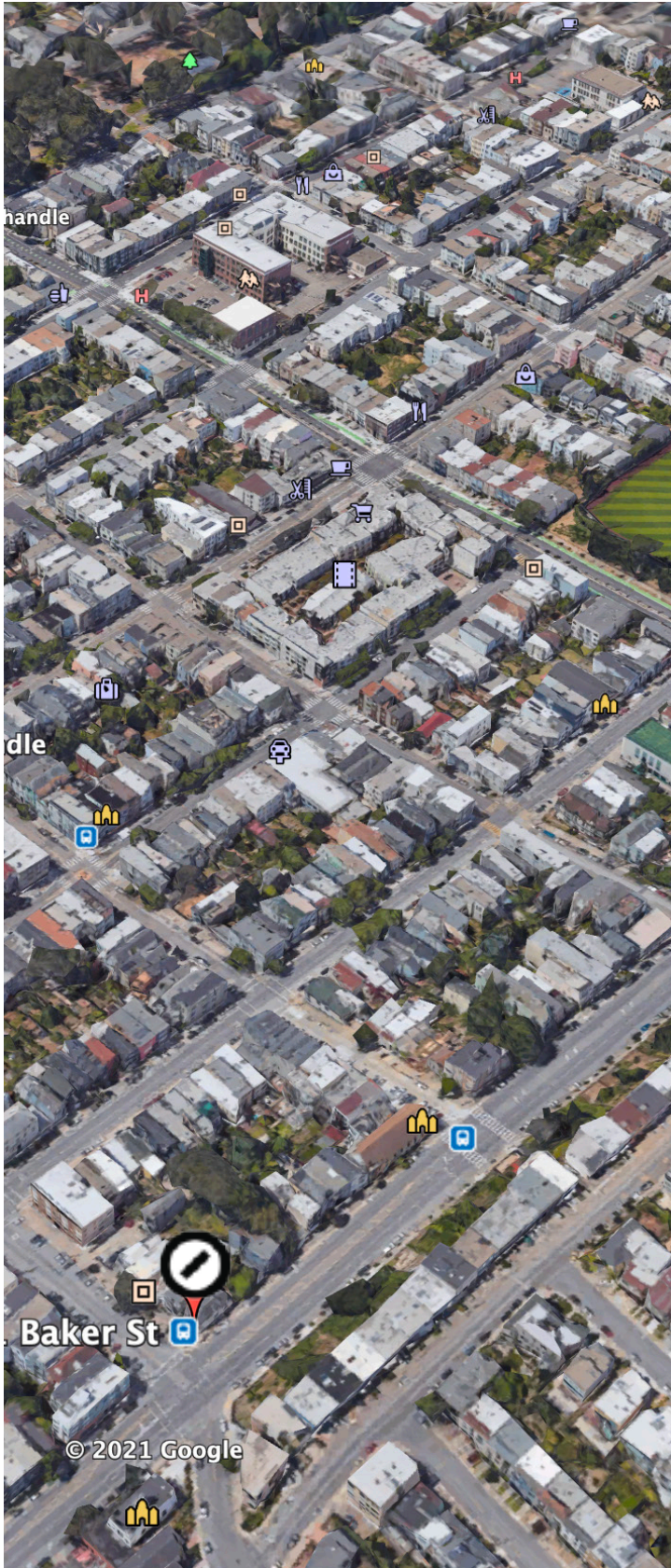
5.4%
Cap Rate



Morgan Thomas
www.MorganThomas.com
415.505.0226
morgan@morganthomas.com

859-861 BAKER STREET SAN FRANCISCO, CA

COMPASS COMMERCIAL



859-861 Baker Street sits on a desirable street in North of Panhandle, San Francisco and is conveniently located within walking distance to Kaiser Permanente and UCSF Mt. Zion. Residents also benefit from nearby parks like The Panhandle and Golden Gate Park. Commuting via Freeways to the Peninsula, North, East, and South Bay from Baker Street. is effortless. There are also many bus routes within a short walking distance that connect you to all parts of San Francisco.

5 Units in North of Panhandle

Year Built: 1900

Building Size: 3,803 Sq. Ft.

Lot Size: 3,025 Sq. Ft.

Zoning: Residential

Price Per Unit: \$299,000

Price Per SqFt: \$393

Projected Annual Income: \$115,396

859-861 BAKER STREET
SAN FRANCISCO, CA

COMPASS
COMMERCIAL

FINANCIAL SUMMARY

RENT ROLL

Unt	Bed	Bath	Current Rent
859	1	1	\$1,397.39
861	2	1	\$2,878.92
861 A	1	1	\$1,540
861 B	1	1	\$2,500
861 C	Studio	1	\$1,200
			\$9,516.31

INCOME & EXPENSES

Income

Gross Annual Rental Income	\$114,195.72
Laundry	\$1,200
Gross Income	\$115,395.72

Expenses

Property Taxes 1.1801%	\$17,702
Recology	\$1,950
Insurance	\$1,120
Water	\$3,000
Repairs & Maintenance	\$10,299
Gross Expenses	\$34,071
Net Operating Income	\$81,324.72

Morgan Thomas
www.MorganThomas.com
415.505.0226
morgan@morganthomas.com

PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED TO THE EXTERIOR WALLS

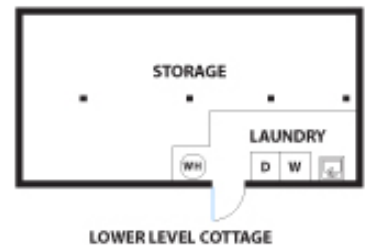
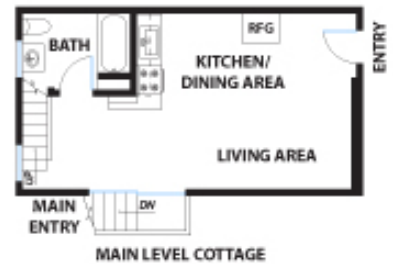
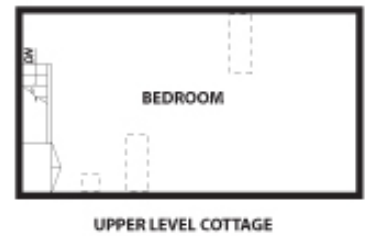
LIVING SPACE: 3803 SQ FT

- * Main House (Main Level #861): 1187 Sq Ft
- * Main House (Upper Level #861): 869 Sq Ft
- * Main House (Main Level #859 - Studio): 238 Sq Ft
- * Main House (Main Level #859): 679 Sq Ft
- * Cottage (Main Level): 415 Sq Ft
- * Cottage (Upper Level): 415 Sq Ft

NON-LIVING SPACE: 707 SQ FT

- * Main House (Main Level #859 - Garage): 298 Sq Ft
- * Main House (Main Level #859 - Water Heater Storage): 15 Sq Ft
- * Cottage (Lower Level): 394 Sq Ft

COMBINED: 4510 Sq Ft



859-861 BAKER STREET
SAN FRANCISCO, CA

COMPASS
COMMERCIAL



Morgan Thomas
www.MorganThomas.com
415.505.0226
morgan@morganthomas.com

859-861 BAKER STREET
SAN FRANCISCO, CA

COMPASS
COMMERCIAL



Morgan Thomas
www.MorganThomas.com
415.505.0226
morgan@morganthomas.com

859-861 BAKER STREET
SAN FRANCISCO, CA

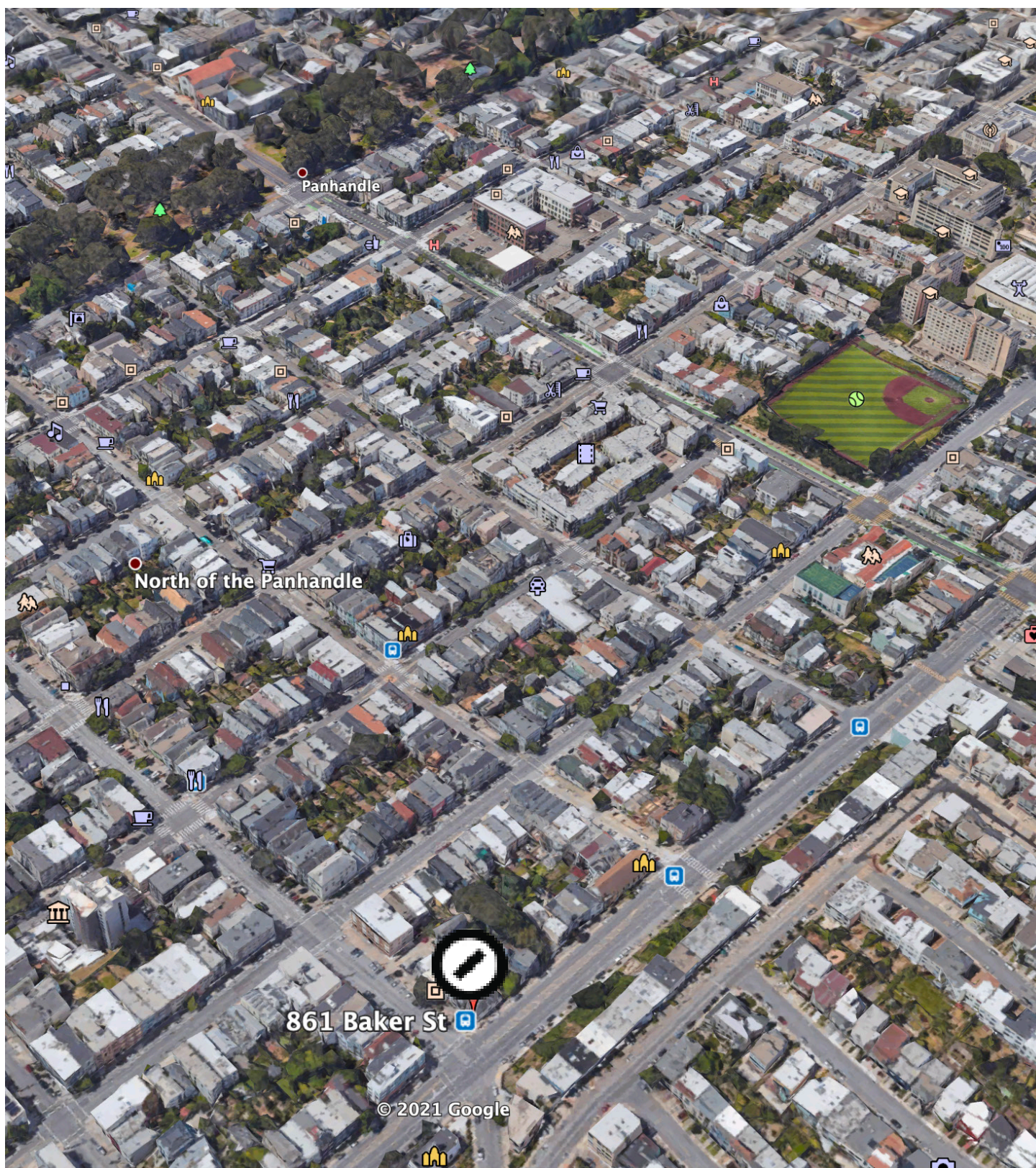
COMPASS
COMMERCIAL



Morgan Thomas
www.MorganThomas.com
415.505.0226
morgan@morganthomas.com

859-861 BAKER STREET
SAN FRANCISCO, CA

COMPASS
COMMERCIAL



Morgan Thomas
www.MorganThomas.com
415.505.0226
morgan@morganthomas.com

859-861 BAKER STREET
SAN FRANCISCO, CA

COMPASS
COMMERCIAL



Morgan Thomas
www.MorganThomas.com
415.505.0226
morgan@morganthomas.com