



2751-2763 21ST STREET, SAN FRANCISCO, CA

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OPPORTUNITY OVERVIEW

This prime corner building in the vibrant Mission District offers a great opportunity for investors or owner-occupants. Located at 2751 21st Street, this 4-unit building features 400 amps of power and is ready for your creative touch. With its convenient location and potential for customization, this property is a great investment. Don't miss out on this amazing opportunity!



PROPERTY FEATURES:

4 Commercial Units

Year Built: 1906

Building Size: 3,100 SqFt

Lot Size: 3,485 SqFt

Zoning: RM1

FINANCIAL ANALYSIS

PRICE	\$2,795,000
NUMBER OF UNITS	4
SQUARE FEET	3,145
PRICE/SQFT	\$889
PRICE/UNIT	\$698,750
CAP RATE	4.1%
PRO FORMA CAP RATE	5.6%

*Based on Current Rent Revenue and Expenses Provided by the Seller

ANNUALIZED OPERATING DATA	CURRENT	PRO-FORMA
SCHEDULED GROSS INCOME:	\$163,200.00	\$205,200.00
VACANCY 5%	\$8,160.00	\$10,260.00
GROSS OPERATING INCOME:	\$155,040.00	\$194,940.00
LESS EXPENSES:	\$39,265.79	\$39,265.79
NET OPERATING INCOME:	\$115,774.22	\$155,674.21

RENT ROLL

UNIT	TYPE	SQFT	MARKET RENT	LEASE EXPIRATION
2751	LAUNDRY	1,520 SQFT	\$7,000	MONTH TO MONTH
2759	HAIR SALON	485 SQFT	\$3,000	9/30/2023
2761	COFFEE SHOP	485 SQFT	\$3,300	9/3/2023
2763	NAIL SALON	485 SQFT	\$3,300	5/31/2028
MONTHLY			\$16,600	
ANNUAL			\$199,200	

INCOME & EXPENSES

INCOME		
GROSS ANNUAL RENTAL INCOME		\$199,920.00
ESTIMATED ANNUAL EXPENSES		
NEW PROPERTY TAX	1.1723%	\$32,766
INSURANCE		\$6,500
TOTAL EXPENSES		\$39,266
% of EGI		\$25.33%

PROPERTY PHOTOS



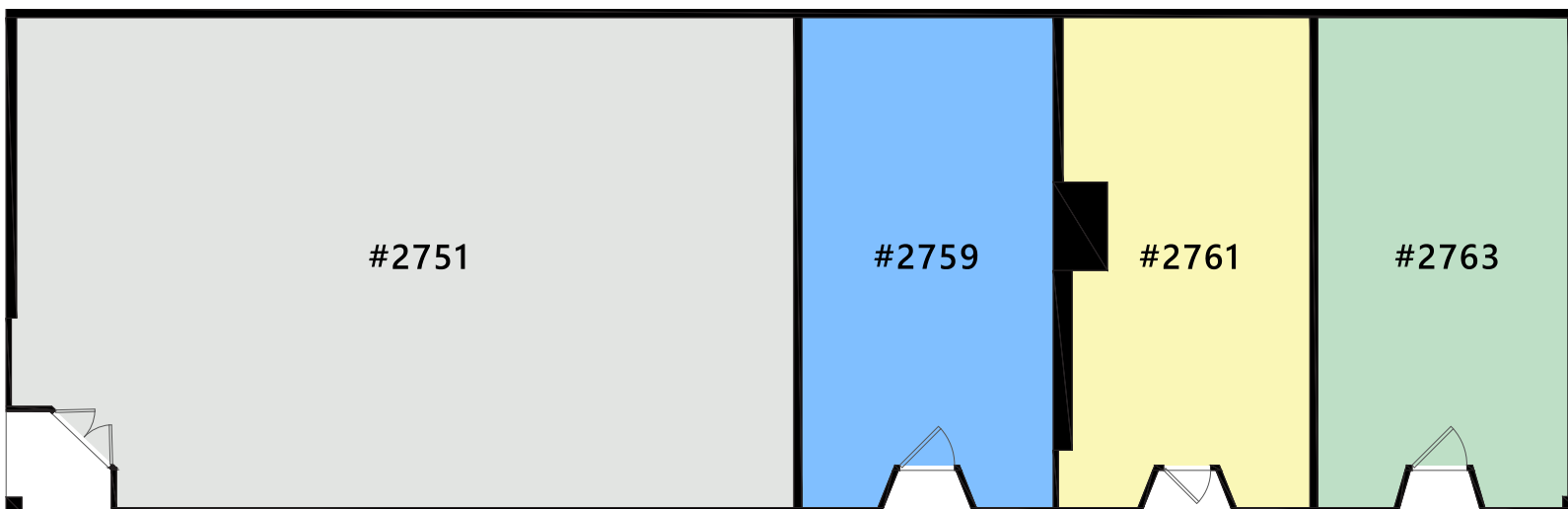


FLOOR PLAN

2751-2763 21st Street

San Francisco, CA

#2751	1,520 Sq Ft
#2759	485 Sq Ft
#2761	485 Sq Ft
#2763	485 Sq Ft



Note: Square footage derived per the interior face of all boundary walls.

Note: Square footage data represents an estimate and has been derived simply for the marketing-style floor plans developed by Open House Drafting.

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