



**COLDWELL
BANKER
COMMERCIAL**

NRT

757-759 NATOMA ST.

SOMA | SAN FRANCISCO



FOR SALE

CBCWORLDWIDE.COM

FOUR UNIT APARTMENT BUILDING

Dan McGue
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Morgan Thomas
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1560 Van Ness Ave Fl 2, San Francisco, CA 94109
415.474.1750



SALE

757-759 NATOMA STREET

757-759 Natoma Street, San Francisco, CA 94103

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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OFFERING SUMMARY

Sale Price:	\$1,775,000
Building Size:	3,118 SF
Lot Size:	1,875 SF
Price / SF :	\$569
Cap Rate:	2.7%
GRM:	17.8
NOI:	\$47,883

PROPERTY HIGHLIGHTS

- Excellent SOMA Location!
- Four Apartments: One 3 Bed/2 Bath, Two 2 Bed/2 Bath & One 2 Bed/1 Bath
- 75% Rental Upside
- 4 Car Garage
- 4 Separate Tank-less Water Heaters
- Separately Metered for Gas & Electric
- Security Cameras Installed
- Year Built: 1909

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	8,870	50,044	108,173
Total Population	17,191	88,771	205,593
Average HH Income	\$53,314	\$56,618	\$77,464

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PROPERTY DESCRIPTION

757-759 Natoma is a four unit apartment building located in San Francisco's South of Market District. Three units are extensively remodeled. There is a garage with four car parking, one space is currently vacant. Systems recently replaced include heating, plumbing, hot water heaters and windows. Work done with permits. Directly adjacent to the west of the property is a proposed site for 129 residential units plus retail/office and parking,

LOCATION DESCRIPTION

SOMA, with its huge city blocks of residential and industrial buildings, is a growing neighborhood of choice for the new urban professional. SOMA is home to several major software, internet and technology companies including Twitter, LinkedIn, DropBox, Air BNB, Yelp, and Uber. There are many new construction projects already built and in the pipeline in the SOMA and Mid-Market area. It has easy freeway access to Silicon Valley, the Peninsula, and the East Bay. It is close to top bars and restaurants, making this an extremely popular neighborhood. SOMA draws people from other cosmopolitan cities because it has a true urban feel. Entertainment and culture abound at Yerba Buena and SF MOMA. Most of these venues as well as movie theaters and sporting events are easily walked to. SOMA is truly a top area for living, investment and development in the City.

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INCOME & EXPENSE PRO-FORMA

Scheduled Annual Gross Apartment Income (See Attached Rent Roll)	\$99,626
Less Vacancy (estimated at 2%)	(1,993)
Adjusted Annual Gross Income	\$97,633
 Annual Operating Expenses:	
Property Taxes (Estimated at 1.1801% of \$1.775mm)	\$20,947
Insurance ¹	2,409
Gas & Electricity	425
Water	9,013
Trash	4,858
Alarm/ Camera	600
Janitorial	3,816
Repairs & Maintenance (Estimated at \$700 per unit)	2,800
Management (Estimated at 5% of Adj. Gross Income)	4,882
Estimated Annual Operating Expenses:	(49,750)
Estimated Net Operating Income:	\$47,883

¹ Insurance stated is estimated from Commercial Coverage Inc.

Note: The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by broker or Seller. All Buyers should use their own estimates.

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RENT ROLL

Unit #	Unit Type	Move In Date	Rent	Passthroughs	Total Rent + Passthroughs	Market Rent ¹	Unit Sq. Ft. ²
757	2 Bed/2 Bath	7/1/2017	\$2,924.10	\$20.30	\$2,944.40	\$3,300.00	658
757A	2 Bed/2 Bath	3/25/2017	\$2,513.70	\$20.30	\$2,534.00	\$3,300.00	885
759	2 Bed/1 Bath	9/1/2016	\$909.84	\$46.54	\$956.38	\$3,200.00	674
759A	3 Bed/2 Bath	9/1/1993	\$880.04	\$137.37	\$1,017.41	\$3,500.00	901
A	Parking	1/1/1970	\$250.00		\$250.00	\$300.00	
B	Parking	7/1/2017	\$0.00		\$0.00 ³	\$300.00	
C	Parking	5/1/2018	\$300.00		\$300.00	\$300.00	
D	Parking	VACANT	\$300.00		\$300.00	\$300.00	
Monthly Income			\$8,077.68	\$224.51	\$8,302.19	\$14,500.00	
Annual Income			\$96,932.16	\$2,694.12	\$99,626.28	\$174,000.00	

1. Market rent depends on the quality of finishes and improvements to the unit. Seller and Broker do not warrant or guarantee the stated estimated market rent.

2. Per Owner.

3. Included in Unit #757 Total Rent

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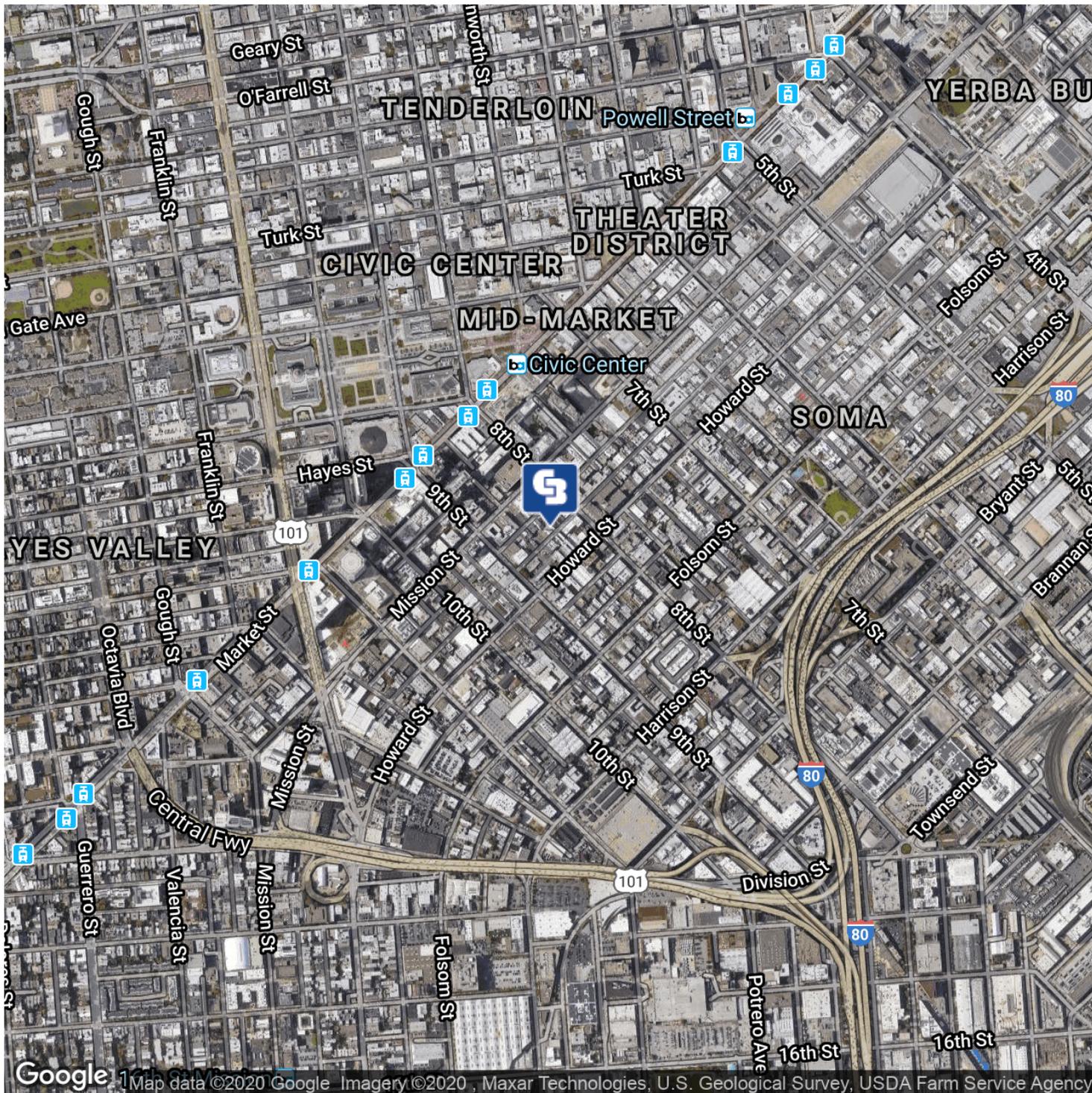
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