

SALE

10 UNITS IN PRIME RUSSIAN HILL

840 Greenwich Street San Francisco, CA 94133



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COMMERCIAL
REALTY**



SALE

840 GREENWICH STREET

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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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SALE PRICE

\$6,250,000

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PROPERTY DESCRIPTION

This is a well-maintained property that has been professionally managed, seismically upgraded and is fully compliant with the SF Sleeping Area Fire Alarm requirements. The building features a rarely available unit mix of (4) One-Bedroom, (2) Two-Bedrooms, and (4) Three-Bedroom flats. The majority of the units have been fully renovated with modern kitchen appliances, dishwashers, in-unit washer/dryer, open kitchens with granite countertops, and tile backsplash. Renovated units feature bathrooms with sleek grey tiling and white cabinetry with high end shower heads and sink faucets.

This is a rare opportunity for a savvy and sophisticated investor to acquire a property in a low-density neighborhood with high rental demand that can be professionally managed with low operating expenses and with significant rental upside in every unit.

OFFERING SUMMARY

Sale Price:	\$6,250,000
Number of Units:	10
Building Size:	9,515 SF
Cap Rate:	4.77%
Market Cap Rate:	8.03%
GRM:	14.08
Market GRM:	8.41
Price Per Foot:	\$657
Price Per Unit:	\$625,000

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URBAN CAPITAL

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	LEASE START
6 Jansen	2	1	745 SF	\$811	\$5,395	1/1/1984
8 Jansen	1	1	597 SF	\$3,495	\$3,895	7/21/2025
840 #1	1	1	581 SF	\$4,295	\$4,295	Vacant
840 #2	1	1	825 SF	\$3,295	\$4,895	3/1/2025
840 #3	1	1	577 SF	\$3,695	\$4,095	3/1/25
840	3	2	1,413 SF	\$5,495	\$8,495	3/7/2025
842	3	1	1,413 SF	\$1,814	\$8,495	3/1/1993
844	3	2	1,263 SF	\$6,495	\$8,495	10/16/25
846	3	2	1,263 SF	\$5,876	\$6,995	10/1/2024
848	2	1	804 SF	\$961	\$5,595	3/1/1988
TOTALS			9,481 SF	\$36,231	\$60,650	
AVERAGES			948 SF	\$3,623	\$6,065	

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INCOME SUMMARY

Rental Income	\$434,778
Est. RUBs	\$9,000
Vacancy Cost	(\$8,876)
GROSS INCOME	\$434,902

EXPENSES SUMMARY

Est. Property Tax @ 1.18268325%	\$73,918
PG&E	\$2,604
Water	\$11,500
Trash	\$11,617
Insurance	\$9,132
Repairs & Maintenance (\$500/unit)	\$5,000
Property Management @ 4%	\$17,396
Pest	\$200
Cleaning	\$1,440
Code Compliance	\$3,775
OPERATING EXPENSES	\$136,582

NET OPERATING INCOME	\$298,320
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INVESTMENT OVERVIEW

Price	\$6,250,000
Price per SF	\$657
Price per Unit	\$625,000
GRM	14.08
CAP Rate	4.77%
Cash-on-Cash Return (yr 1)	2.42%
Total Return (yr 1)	\$115,197
Debt Coverage Ratio	1.31

OPERATING DATA

Gross Scheduled Income	\$443,778
Total Scheduled Income	\$443,778
Vacancy Cost	\$8,876
Gross Income	\$434,902
Operating Expenses	\$136,582
Net Operating Income	\$298,320
Pre-Tax Cash Flow	\$70,069

FINANCING DATA

Down Payment	\$2,900,000
Loan Amount	\$3,350,000
Debt Service	\$228,251
Debt Service Monthly	\$19,020
Principal Reduction (yr 1)	\$45,127

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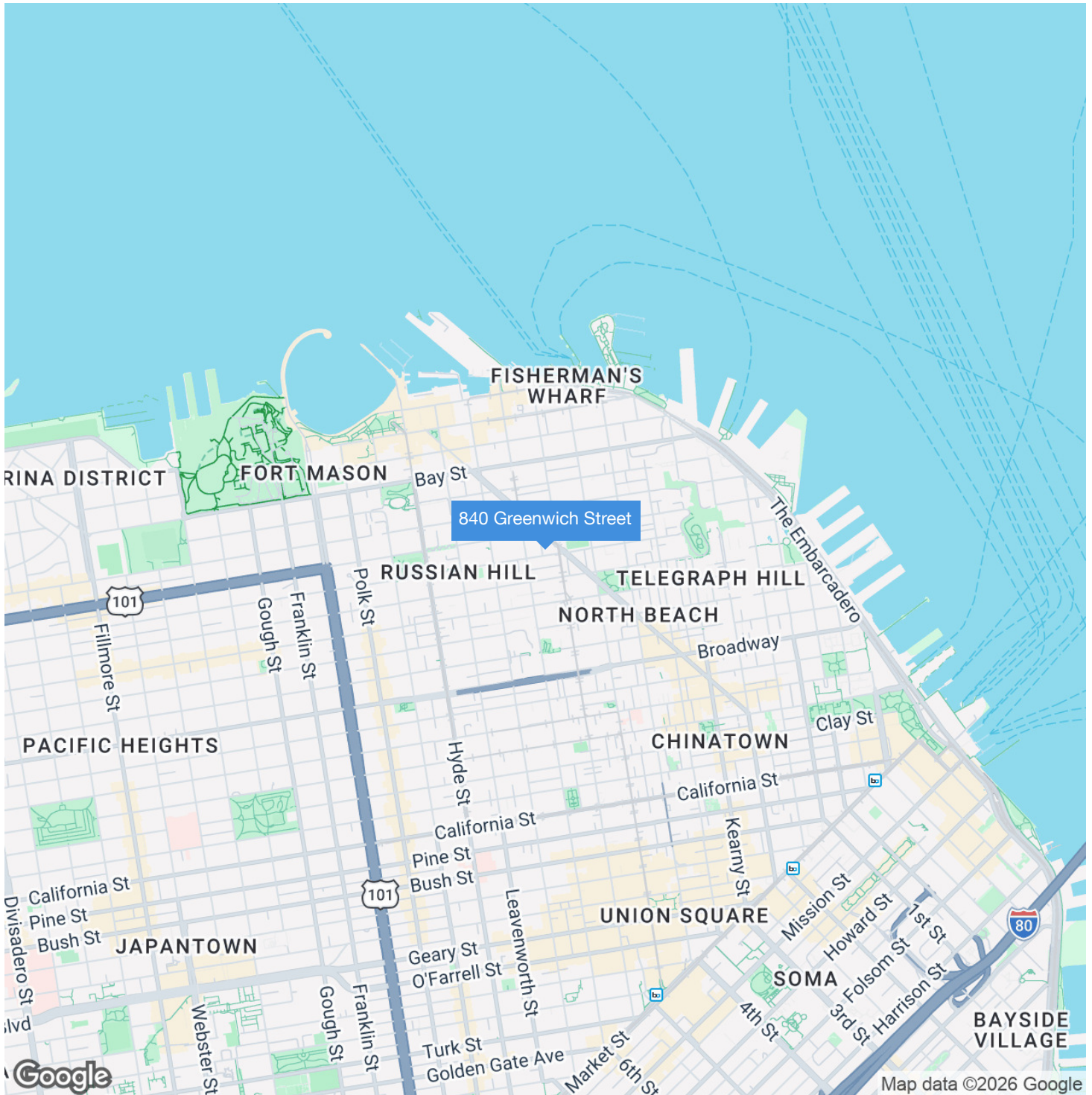
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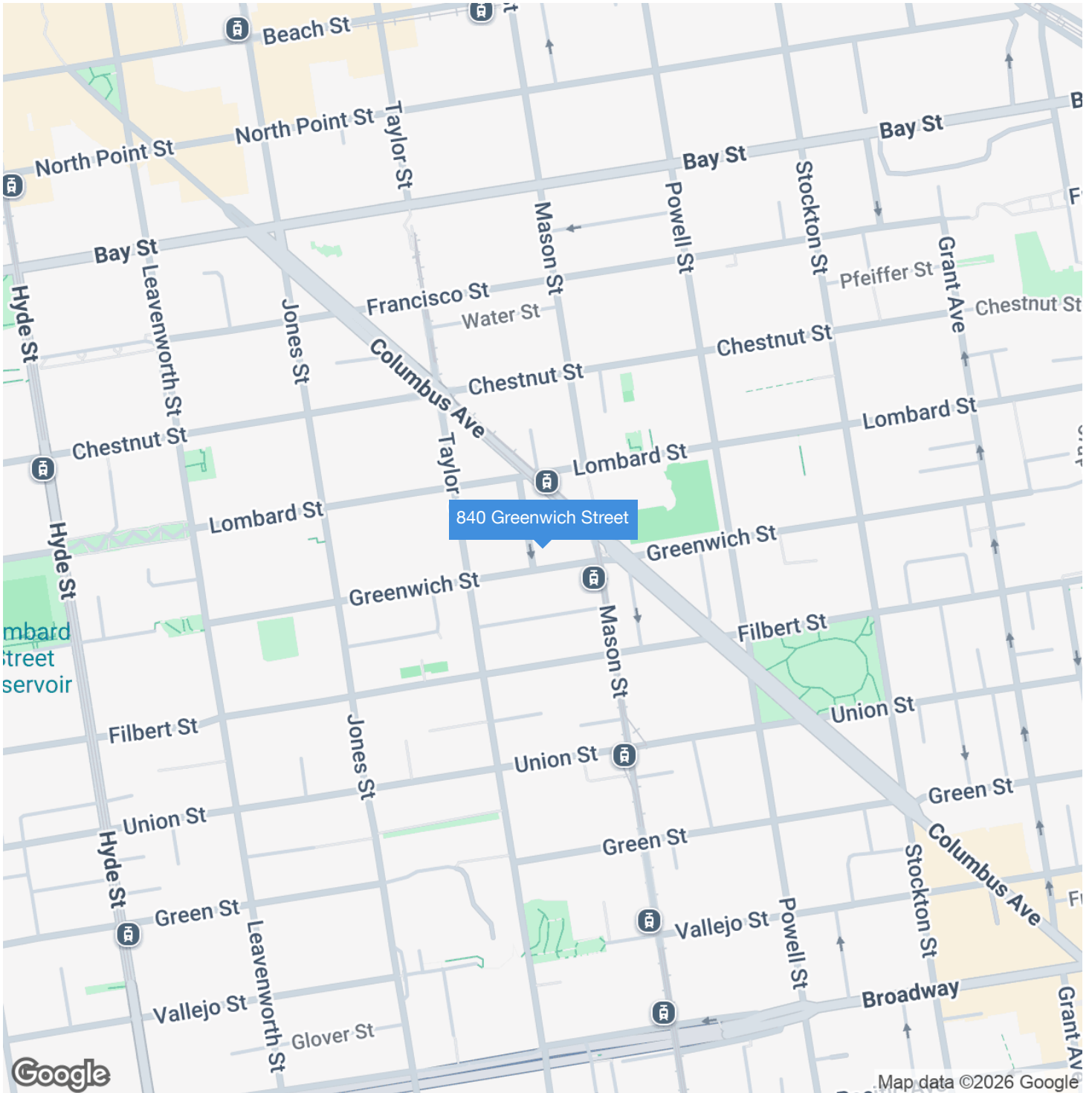
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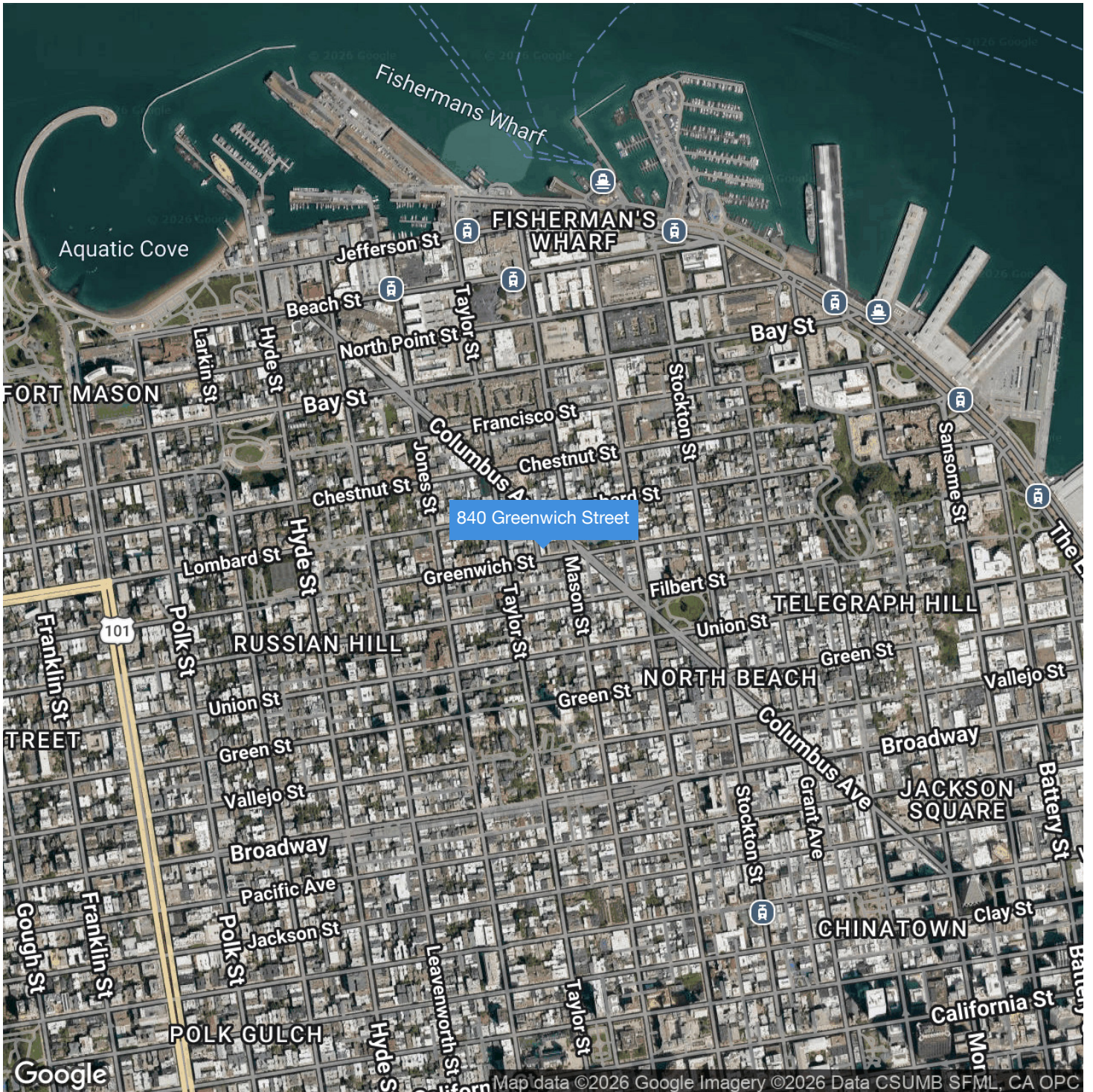
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