

FOR SALE

3070-3076 24th Street San Francisco, CA 94110

Mixed use building
6 Residential Units
2 Ground floor commercial spaces



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49 POWELL STREET, SAN FRANCISCO, CA 94102

LOCATION OVERVIEW

Nestled in the heart of one of San Francisco's most vibrant neighborhoods, this exceptional building offers the perfect balance of modern convenience and urban comfort. The unbeatable location puts you within arm's reach of all that the city has to offer, thanks to its unparalleled proximity to public transportation. With Muni bus lines and the BART station just steps away, your daily commute becomes a breeze, connecting you effortlessly to every corner of the city and beyond.

The fusion of the Commercial Transit District status and the Mission Neighborhood's vibrant atmosphere ensures that the retail and residential units within this building will experience consistently low vacancy rates. This translates into a stable and lucrative investment that promises to deliver stable returns for years to come.

PROPERTY OVERVIEW

- Retail MTM leases with significant upside.
- Proforma model creates 5.7% Cap
- Recently installed water heating system
- Each unit individually metered for PG&E
- The apartments consist 5 units 2 bed/1 bath and 1 unit, 1 bed/1 bath.
- Gas stoves, wall furnaces and water heaters.
- Vibrant mid-block building on 24th St
- Location close to public transportation and Bart.



3070 24TH STEET

Sale Price:	\$1,950,000
Number of units	8
Current Cap Rate:	4.6%
NOI	\$90,769
Lot Size	3,746 SF
Year	1900
Building size	± 5,016 SF
Zoning: NCT	NCT
Price per Sq.Ft	\$389



INCOME SUMMARY

Gross rental Income	\$138,552
Vacancy 3%	\$4,156

EXPENSE SUMMARY

Maintenance	\$4,200
Property tax	\$20,827
Water	\$10,800
PG&E	\$600
Trash / recycling	\$3,000
Insurance	\$4,200
Total annual expenses	\$43,627

NET OPERATING INCOME: \$90,978



UNIT NUMBER	UNIT BED	UNIT BATH	LEASE START	CURRENT RENT	PROFORMA
Mex Express	Retail	1	January 1999	\$1,280	\$1,750
Famous Hair Salon	Retail	1	2008	\$1,550	\$2,625
Unit 1	1	1	10+ Years	\$1,468	\$1,512
Unit 2	2	1	10+ Years	\$1,150	\$1,184
Unit 3	2	1	10+ Years	\$1,193	\$1,228
Unit 4	2	1	4+ Years	\$1,846	\$1,919
Unit 5	2	1	10+ Years	\$1,827	\$1,881
Unit 6	2	1	20+ Years	\$1,232	\$1,268
TOTAL				\$11,546	\$13,367

RETAIL PROFORMA AT \$3.5 /SQFT.





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Locally based, technology forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

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