

FOR SALE

706-710 Ellis Street San Francisco, CA 94109

UNIQUE MASTER LEASE OPORTUNITY

FULL BUILDING

42 Rooms, 5,000 sq.ft of Restaurant Space +
huge basement for storage.



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49 POWELL STREET, SAN FRANCISCO, CA 94102

FULL BUILDING

42 Rooms, 5,000 sq.ft of Restaurant Space + huge basement for storage.

PROPERTY HIGHLIGHTS

- Occupancy Rate: 40% up to date
- Gross Square Feet: 26,252 SF
- Year Built: 1908
- Room Count: +/- 42 Rooms (12- 1 Bedroom Units , 5 Studios, 25 SRO units without private bathrooms)
- Allowed Uses: Residential Housing, Tourist Hotel, Motel (SRO), Student Housing.
- Recent Full Renovation:
- Bonusses: Manager's Office, corner restaurant space, generously sized kitchen equipped with a Type 1 range hood, massive basement with boundless potential, generously sized kitchen equipped with a Type 1 range hood, two spacious bathrooms.



Address:	706-710 Ellis St
Lease price:	\$30,000 a month. NNN
NOI:	\$95,688 (Current)
Lot Size: 5,663 SF	5,663 SF
Year:	1908
Building Size:	26,252 SF
Land Use:	Hotel
Zoning:	RC-4 - Residential- Commercial, High Density
Price / Sq.Ft:	\$1.14 (Month)

INCOME SUMMARY

GROSS RENTAL INCOME	\$323,292
NET RENTAL INCOME	\$95,688 (Current)

EXPENSE SUMMARY

Payroll	\$45,600
Water	\$24,000
PG&E	\$21,600
Garbage	\$9,600
Insurance	\$48,000
Property Tax	\$39,600
Maintenance, Cleaning & Supplies	\$39,204
TOTAL ANNUAL EXPENSES	\$227,604



CURRENT RENT ROLL – 1

FOR SALE

UNITS	UNIT TYPE	UNIT BATH	Current Rent	PROFORMA
Restaurant			Vacant	\$12,500
1	1	1	Manager	
2	1	1	\$2,748	\$2,748
3	1	1	\$2,748	\$2,748
4	1	1	\$484	\$484
5	1	1	\$2,748	\$2,748
6	1	1	\$2,748	\$2,748
7	1	1	\$2,641	\$2,641
8	1	1	Vacant	\$1,200
9	1	1	Vacant	\$1,200
10	1	1	Vacant	\$1,200
11	1	1	Vacant	\$1,200
12	1	1	Vacant	\$1,200
13	Studio	1	\$2,215	\$2,215
14	Studio	1	Vacant	\$1,800
15	Studio	1	Vacant	\$1,800
16	Studio	1	Vacant	\$1,800
17	Studio	1	Vacant	\$1,800
18	SRO	Shared	\$706	\$706
19	SRO	Shared	\$650	\$650
20	SRO	Shared	\$397	\$397
21	SRO	Shared	\$1,782	\$1,782



CURRENT RENT ROLL – 2

FOR SALE

UNITS	UNIT TYPE	UNIT BATH	Current Rent	PROFORMA
22	SRO	Shared	\$603	\$603
23	SRO	Shared	\$2,200	\$2,200
24	SRO	Shared	\$391	\$391
25	SRO	Shared	\$1,940	\$1,940
26	SRO	Shared	\$1,940	\$1,940
27	SRO	Shared	Vacant	\$1,500
28	SRO	Shared	Vacant	\$1,500
29	SRO	Shared	Vacant	\$1,500
30	SRO	Shared	Vacant	\$1,500
31	SRO	Shared	Vacant	\$1,500
32	SRO	Shared	Vacant	\$1,500
33	SRO	Shared	Vacant	\$1,500
34	SRO	Shared	Vacant	\$1,500
35	SRO	Shared	Vacant	\$1,500
36	SRO	Shared	Vacant	\$1,500
37	SRO	Shared	Vacant	\$1,500
38	SRO	Shared	Vacant	\$1,500
39	SRO	Shared	Vacant	\$1,500
40	SRO	Shared	Vacant	\$1,500
41	SRO	Shared	Vacant	\$1,500
42	SRO	Shared	Vacant	\$1,500
Total			\$26,941	\$81,141











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49 POWELL STREET, SAN FRANCISCO, CA 94102



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