

692 Sutter Street

San Francisco, CA 94102

TCN
WORLDWIDE
REAL ESTATE SERVICES

Mixed Use Building
FOR SALE

\$1.35M

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STARBOARD CRE
LOCAL • INDEPENDENT • ENTREPRENEURIAL

BUILDING SUMMARY

Address:	692 Sutter Street
Square Ft:	±3,350 SQFT
Parcel Area:	±1,742 SQFT
Price:	\$1,350,000
PSF:	\$402.98 PSF
Zoning:	C3G
Property Type:	Mixed-Use Development



Prime Location

Two blocks from Union Square



Lively Neighborhood

Located in the heart of Lower Nob Hill



Strong Foot Traffic

Surrounded by popular food destinations



Nearby Hotels & Parking

Close to hotels and parking garages



Fully Renovated Residential Units

Updated residential units enhancing overall property value



Ground floor

Approximately 1,900 SF restaurant + storage
(Update Needed)

Zoning:

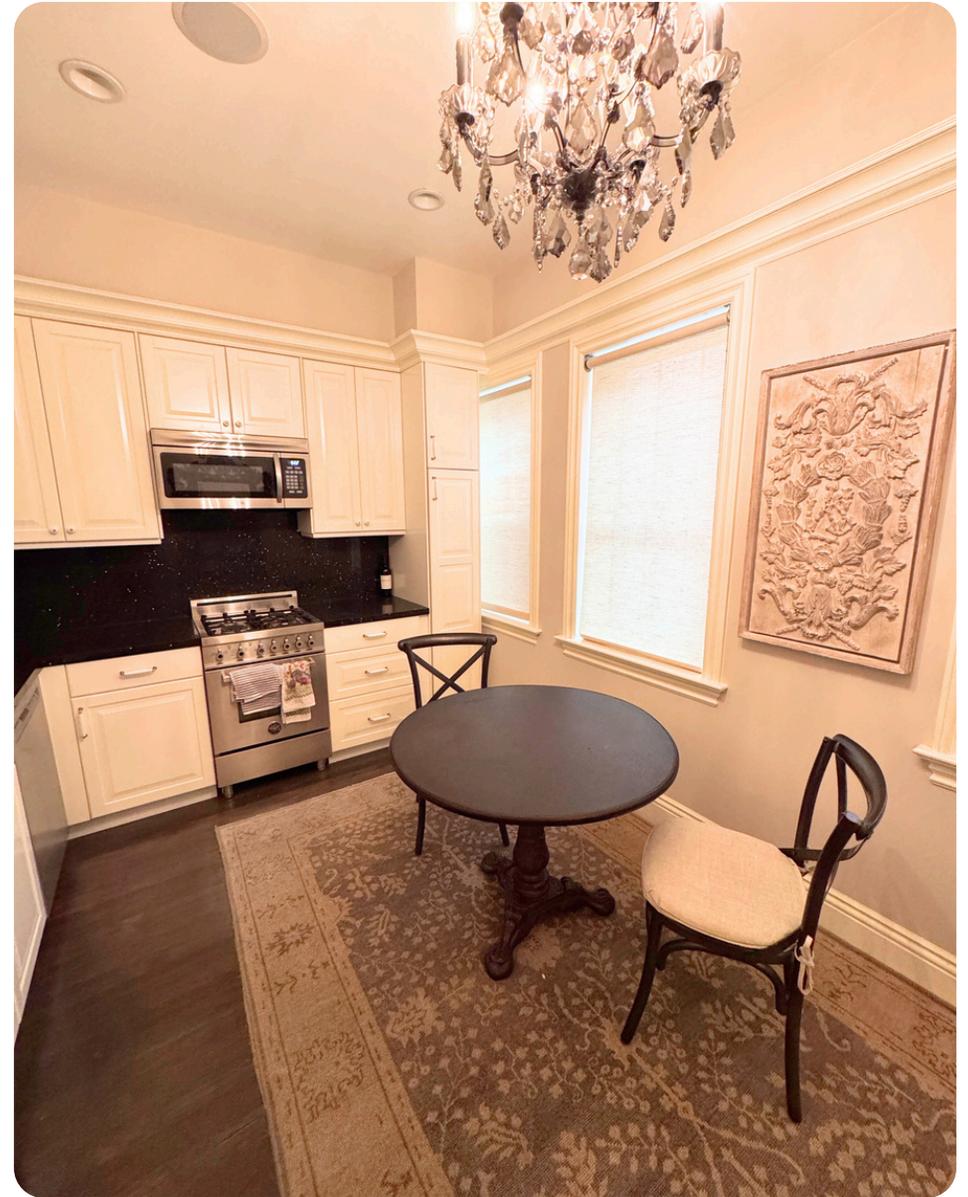
C3G – Downtown General Commercial Height Limit – 160 FT

Various upper-floor setback requirements are based on building location, height, and street width. Building setbacks may be required for facing streets of 80' or less in width.

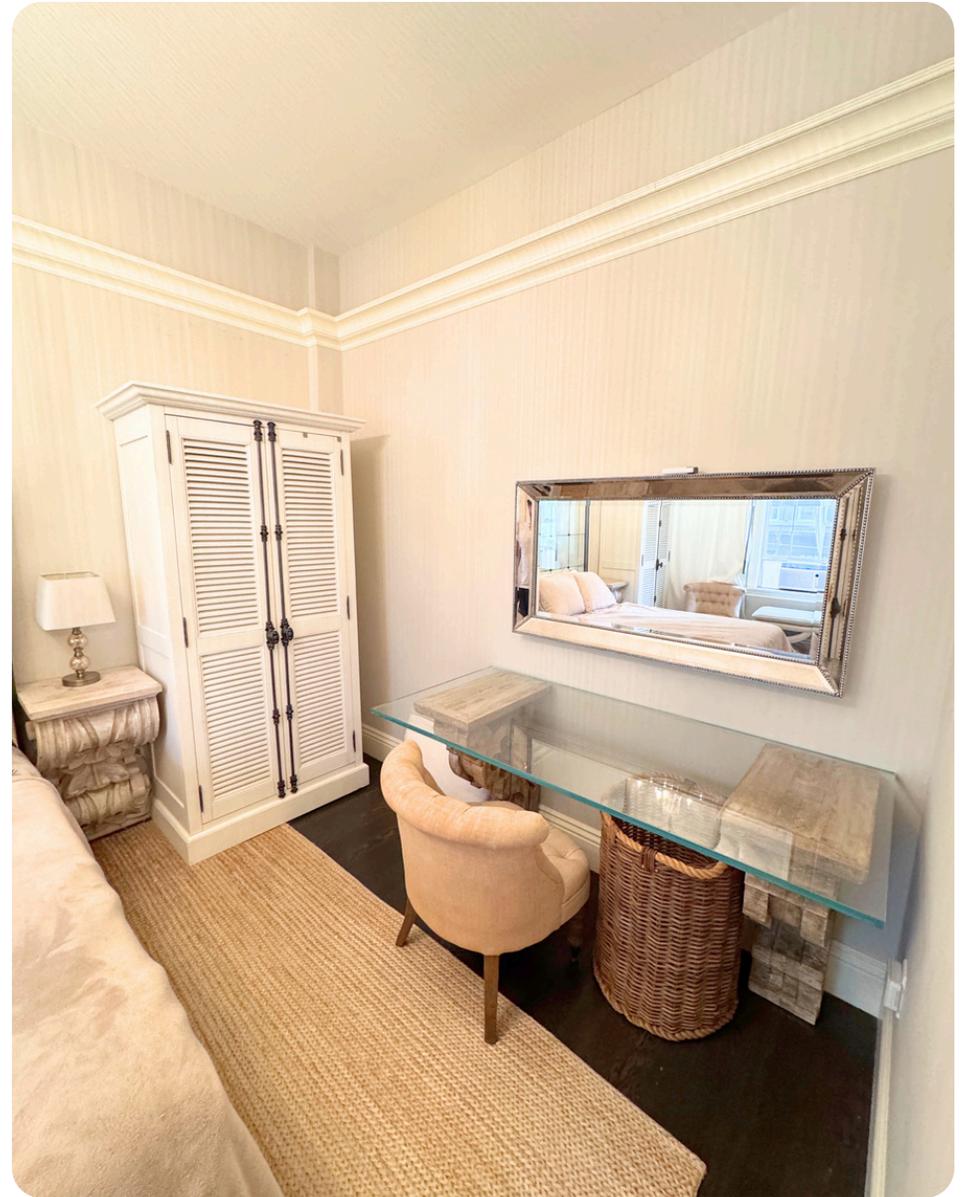
C3G covers the western portions of downtown and is composed of a variety of uses: Retail, offices, hotels, entertainment, clubs and institutions, and high-density residential. Many of these uses have a Citywide or regional function, although the intensity of development is lower here than in the downtown core area. As in the case of other downtown districts, no off-street parking is required for individual commercial buildings. In the vicinity of Market Street, the configuration of this District reflects easy accessibility by rapid transit. Development of housing Encouraged above the 2nd floor.



IMAGES



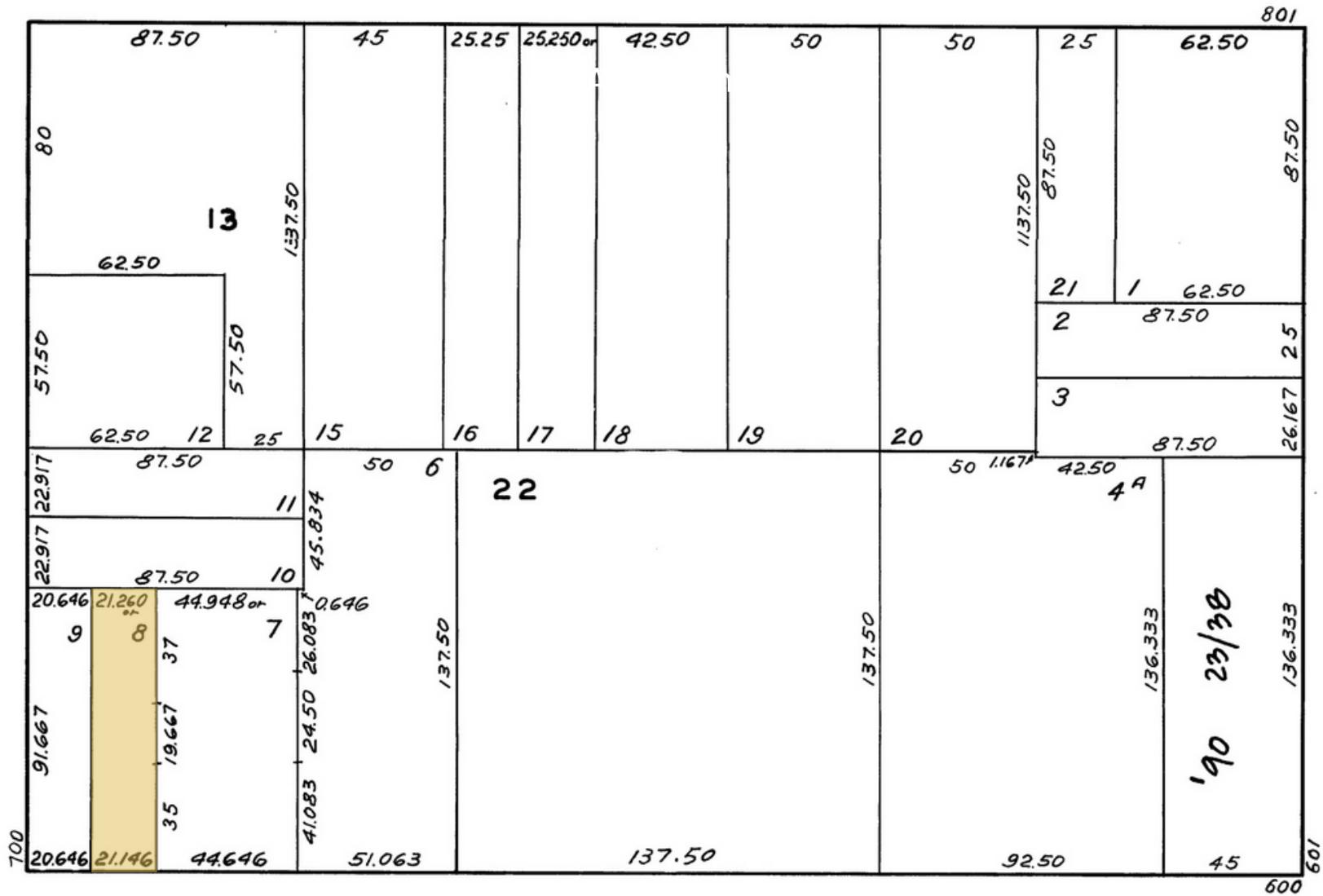
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BUSH

TAYLOR

MASON



SUTTER



IMAGES



FINANCIAL ANALYSIS

	Lot Size: 1,925 SF		Jan-26	
Financial Summary	Current		Proforma	
Purchase Price	\$	1,350,000	\$	1,350,000
Number of Units; 1 Retail + 2 Residential		3		3
Cost Per Unit		\$450,000		\$450,000
Capital Expenditures (updates for ground floor)			\$	300,000 \$158/ft
All in Cost of Ownership		\$1,350,000		\$1,650,000
Building Sq. Ft. (per costar)		3,350		3,350
Price per Bldg. Sq. Ft.		\$402.99		\$492.54
Gross Rent Multiplier (GRM)		43.3		12.35
Capitalization Rate (based on All in Cost above)		-0.41%		6.62%

Estimated Annual Revenue				
Scheduled Annual Gross Income		\$31,175		\$133,650
Vacancy Factor @ 3.5%	\$	-	\$	(4,678)
NNN Reimbursement		\$0		\$16,909
Proposed Pass-Through Income (CI and Banking)		\$0		\$0
Adjusted Scheduled Gross Income		\$31,175		\$145,881
Estimated Annual Expenses @ % of AGI		\$36,700		\$36,700
Net Operating Income		-\$5,525		\$109,181

This information supplied herein is from sources we deem reliable. It is provided without any representations, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses.

FINANCIAL ANALYSIS

Estimated Expenses	Current	Proforma
EXPENSES		
Repairs & Maintenance	\$2,000	\$2,000
Insurance*	\$12,385	\$12,385
Property Tax (1.28%)*	\$17,280	\$17,280
Electricity & Gas (separate meter gas)	\$2,300	\$2,300
Pest Control	no data	
Water & Sewer	no data	
Trash Disposal	\$1,935	\$1,935
GENERAL & ADMINISTRATIVE		
Taxes & Licenses		
Miscellaneous Expense	\$800	\$800
Resident Manager (Apt)		
TOTAL EXPENSE	\$36,700	\$36,700
	\$/SF \$10.96	\$/SF \$10.96

*Assumes comm'l tenant pays 57%. as NNN expense

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RENT ROLL

Unit	Est. Sq Ft	SCHEDULED		PROFORMA		Notes
		Current Rent/SF (mo)	Rent	Rent/SqFt/Yr	Rents	
Retail / Restaurant	1900	\$0.00		\$3.00	\$5,700	Rent based on as is condition. NNN lease
2nd Floor Apt	725	\$0.00		\$3.75	\$2,719	Rent is Full Service
3rd Floor Apt	725	\$3.58	\$2,598	\$3.75	\$2,719	Rent is Full Service
Subtotal	3,350		\$2,598		\$11,138	
Gross Potential Monthly Rent			\$2,598		\$11,138	
Gross Potential Annual Rent			\$31,175.00		\$133,650.00	

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COST SEGREGATION

Cost Segregation Projection:		
690-692 Sutter St, SF		
Cost Segregation Projection:		
Tax Year	2026	
Cost with improvements	\$1,650,000	Less Land
Regular Depreciation		
27.5 year Straight-line	\$60,000	Per Year
vs Cost Segregation		
Bonus Depreciation	\$495,000	
Remaining 39 year Depreciation	\$42,000	Per Year
Total Depreciation 2026	\$537,000	
Estimated Tax Rate	39%	
Projected Net Tax Savings	\$209,430	
Fee for cost segregation services:	\$5,500	
Return on Investment	3808%	

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AGENTS



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We do it all

Locally based, and 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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