

4
UNITS



OFFERING MEMORANDUM:

3601 26th Street, San Francisco

4 Unit Mixed-Use Building in the Inner Mission District – \$2,495,000

EXCLUSIVELY LISTED BY:



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License: 01369080

**VANGUARD
COMMERCIAL**



3601 26th Street, San Francisco | Offered For Sale: \$2,495,000

3601 26th Street is a 4-unit mixed-use building located in the Inner Mission District of San Francisco. The property is comprised of 2-Two Bedroom Units, 1-One Bedroom Unit and 1-Ground Floor Commercial unit. All units are tenant-occupied.

The commercial space is leased by Wild Pepper, a Chinese restaurant, through March 2023. The tenant has been in this location since 2013 and just signed a five year renewal in April 2018. The lease features set annual rental increases and one five year option.

The property provides an investor with the opportunity to acquire a well-positioned investment property with stable rental income from strong tenants.

- 4 Unit Mixed-Use Building in the Inner Mission District
- Unit Mix: 2-Two Bedroom Units, 1-One Bedroom Unit & 1-Ground Floor Commercial
- 3-Car Parking Pad Designated to Wild Pepper
- Tenants Pay PG&E Bill Directly
- Wild Pepper is on a New 5-Year Lease With Set Annual Rent Increases
- Owner Voluntarily Completed Seismic Upgrades to the Foundation
- Scheduled Annual Income: \$186,091
- GRM: 13.41 | CAP: 5.65%
- Building SqFt (per drawings done by Open Homes Photography): 4,159
- Price Per SqFt: \$600 | Price Per Unit: \$623,750
- Year Built: 1900

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Vanguard Properties has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

INCOME & EXPENSE | 3601 26TH STREET



► FINANCIAL SUMMARY

	Current
Price:	\$2,495,000
CAP:	5.65%
GRM:	13.41
Number of Units:	4
Building Square Feet - as per tax records:	4,159
Price per Square Foot:	\$600
Price per Unit:	\$623,750

► ANNUALIZED OPERATING DATA

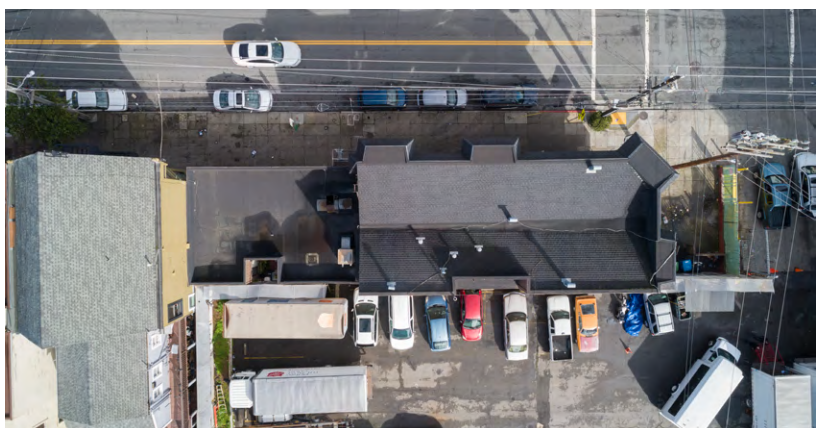
	Current
Scheduled Gross Income:	\$186,091
Less Vacancy Rate:	3.0% (\$5,583)
Gross Operating Income:	\$180,508
Less Expenses:	(\$39,641)
Net Operating Income:	\$140,867
Cap Rate GRM:	5.65% 13.41

► ESTIMATED ANNUAL EXPENSES

	Current
New Property Taxes:	1.163% \$29,017
Insurance (Estimated):	\$5,000
Water (2018):	\$1,615
Garbage (2018):	\$1,509
PGE (2018):	\$0
Maintenance (Estimated):	\$2,500
Total Expenses:	\$39,641

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RENT ROLL | 3601 26TH STREET

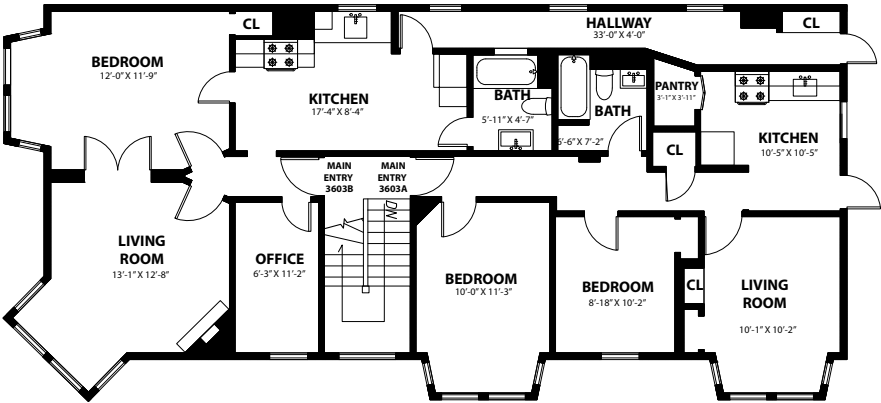
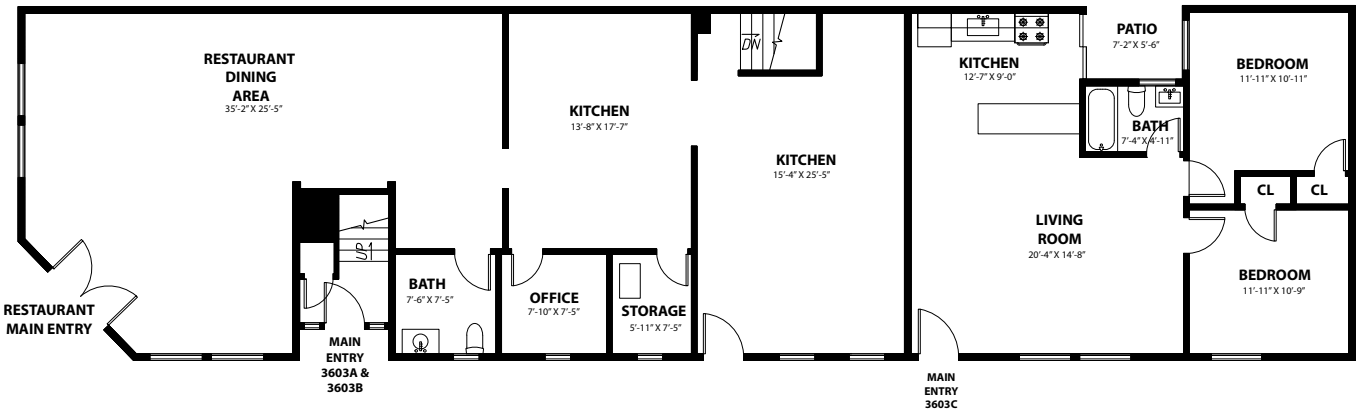
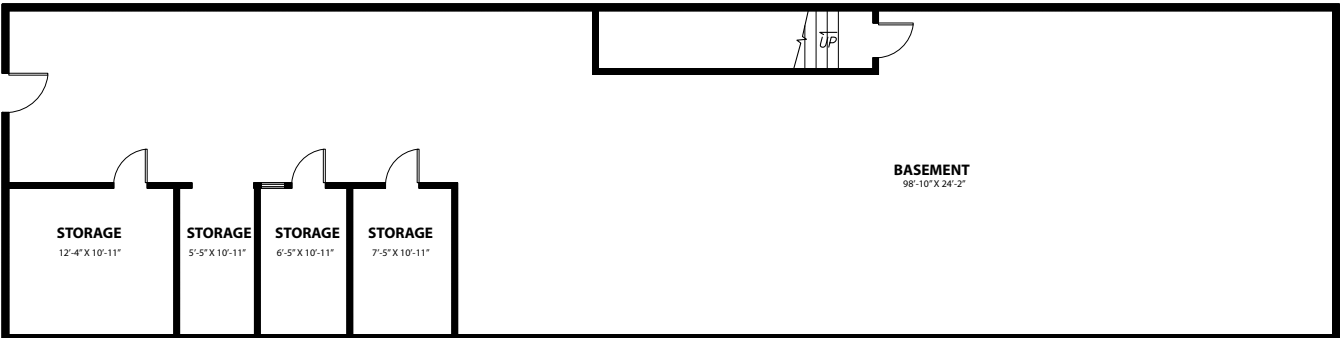


► RENT ROLL	Unit No.	Unit Type	Lease Start Date	Current Rent	ProForma Rent
	3601	Commercial	04/01/18	\$6,732.00	\$6,732.00
	3603	1 Bed	03/01/18	\$3,192.15	\$3,300.00
	3603A	2 Bed	02/01/19	\$3,585.00	\$3,585.00
	3603B	2 Bed	11/15/05	\$1,998.40	\$3,585.00
Monthly Total Rent:				\$15,507.55	\$17,202.00
Annual Total Rent:				\$186,090.60	\$206,424.00

WILD PEPPER RENT INCREASE SCHEDULE						
► INCREASE SCHEDULE	Tenant	Term	Date Start	Date End	Monthly Rent	Annual Rent
	Wild Pepper	Current	04/01/2019	03/31/2020	\$6,732.00	\$80,784.00
		Increase	04/01/2020	03/31/2021	\$6,866.64	\$82,399.68
		Increase	04/01/2021	03/31/2022	\$7,003.97	\$84,047.64
		Increase	04/01/2022	03/31/2023	\$7,144.05	\$85,728.60
		Option 1	04/01/2023	03/31/2028	TBD	TBD

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FLOOR PLANS | 3601 26TH STREET



RENDERING BY OPEN HOMES PHOTOGRAPHY
ALL MEASUREMENTS ARE APPROXIMATE. WHILE DEEMED RELIABLE, NO INFORMATION
ON THESE FLOOR PLANS SHOULD BE RELIED UPON WITHOUT INDEPENDENT VERIFICATION.

3601 & 3603 26TH ST.

SAN FRANCISCO, CALIFORNIA

PROPERTY SQ FT INFORMATION:

LIVING SPACE*: 2437 Sq Ft

*3603a: 696 Sq Ft

*3603b: 864 Sq Ft

*3603c: 877 Sq Ft

NON-LIVING SPACE*: 4340 Sq Ft

*RESTAURANT: 1722 Sq Ft

*BASEMENT: 2512 Sq Ft

*STAIRWELL: 106 Sq Ft

COMBINED: 6777 Sq Ft



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INTERIOR PHOTOS | 3601 26TH STREET



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The Offering Memorandum was prepared by Vanguard Properties. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Vanguard Properties or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Vanguard Properties expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Vanguard Properties is not authorized to make any representations or agreements on behalf of the owner.

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