

30-38 BERNARD STREET
6 UNITS | OFFERED AT \$2,295,000

AF
ADAM FILLY



ADAM FILLY

415.516.9843

adam@adamfilly.com

DRE 01354775

COMPASS COMMERCIAL
1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW



- ✓ Russian Hill Six Unit Investment
- ✓ Five Units Delivered Vacant
- ✓ All Units - Two Bedroom
- ✓ Spacious Floor Plans
- ✓ One Car Garage
- ✓ Bay Bridge Views from Upper Units
- ✓ Seismic Retrofit Completed
- ✓ Excellent TIC or Rental Opportunity
- ✓ Separate Meters for Gas & Electricity
- ✓ Sough-After Rental Location

30-38 Bernard Street is a six-unit Romeo-style property in the prime Russian Hill neighborhood. Five of the six units will be delivered vacant, offering significant repositioning potential for investors. Each unit includes well-proportioned rooms, hardwood floors, built-in cabinetry, and there is space to add in-unit washers and dryers. The property features a one-car garage and views of the Bay and Bay Bridge from the upper right flat. All units are separately metered for gas and electricity, with individual water heaters. The building underwent a seismic retrofit in 2021. This asset is suitable for both rental income or TIC conversion, with strong demand in this highly desirable location.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1907
Parcel Number	0157-038
# of Units	6
Unit Mix	6 Two-Bedrooms
Parking	1 Car Garage
Sq. Feet	5,292
Lot Sq. Feet	2,228
Neighborhood	Russian Hill

BUILDING SYSTEMS

Property Type	Apartment Building
Heat Source	Gas Heaters
Yard	None
Roof	Bitumen
Laundry	None
Water Service	Master Meter
Electrical Service	Separately Metered
Gas Service	Separately Metered

RENT ROLL

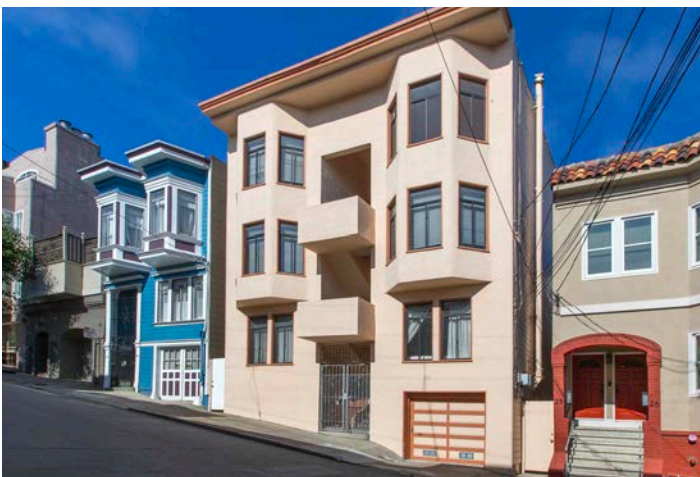
Unit	Type	Rent	Move-In Date
30*	2bd/1ba	\$1,732.00	02/01/2011
30 1/2	2bd/1ba	\$3,250.00	Vacant
32	2bd/1ba	\$3,650.00	Vacant
34	2bd/1ba	\$3,650.00	Vacant
36	2bd/1ba	\$3,850.00	Vacant
38	2bd/1ba	\$3,850.00	Vacant
Garage	1 Car	\$300.00	Unit 30

Monthly Income	\$20,282.00
Annual Income	\$243,384.00

*Last Rental Increase given 10/1/2016



FINANCIAL OVERVIEW



Financial Overview		
Price		\$2,295,000
Price Per Unit		\$382,500
Price per Sq Foot		\$434
GRM		9.4
Cap Rate		7.2%
Annual Income		\$243,384
Net Operating Income		\$165,971
Estimated Expenses		
New Property Taxes (est. @ 1.179%)		\$27,010
Insurance		\$8,000
PG&E		\$500
Water		\$4,000
Garbage		\$3,500
Management	5%	\$12,409
Repairs & Maintenance		\$7,500
Licenses & Fees		\$2,500
Total Expenses		\$65,179
Annualized Operating Data		
Scheduled Gross Income		\$243,384
Less Vacancy Rate	5.0%	\$12,169
Adjusted Gross Income		\$231,215
Less Expenses	26.8%	\$65,179
Net Operating Income		\$166,036

PHOTOS





CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared Compass Commercial. 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 Compass Commercial 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 Compass Commercial 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 there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

COMPASS COMMERCIAL