

HOTEL MAYFLOWER

975 BUSH STREET | DOWNTOWN

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

INVESTMENT OVERVIEW



The Hotel Mayflower is a rare 94 room tourist hotel in the heart of San Francisco's Nob Hill. This property has been owned and operated by the same family since its construction in 1927. This beautiful property exudes the character and charm that exemplifies the era and its historic location. Guests are greeted by a Spanish Colonial designed grand entrance with arched windows and painted beamed ceilings. A mezzanine looks down into the lobby, adding to its scale and character. The property consists of 82 tourist rooms and 12 residential rooms, there are an additional 5 rooms to be used at the owner's discretion. All rooms have private baths with shower over tub, and kitchenettes with a sink and microwave. Many of the rooms have excellent San Francisco views. At lobby level is a dining area for guests to enjoy. Beneath the ground level is a large garage that can accommodate over 20 cars, providing an essential convenience for hotel employees and operations. At the western corner of the building is a separate commercial space that is currently operated as a grocery store. The store is leased on a month to month tenancy. The commercial space is approximately 3,300 square feet with high-ceilings and great light and would be well-suited to many different business types. The property has been maintained and upgraded to a high-standard. Recent improvements include 3-Phase Electric, new wiring to all rooms, copper supply lines throughout, elevator mechanical upgrades, sprinkler and fire monitoring system, and newer windows. Seldom will one find an asset that has been maintained to this standard. The foundation has been laid for a new owner to step in with a more aggressive management style and significantly increase occupancy and income.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1927
Parcel Number	0282-012
# of Rooms	94 Rooms & 1 Commercial
Room Types	82 Tourist, 12 SRO's & 1 Retail
Parking	22 Car
Sq. Feet	46,692
Lot Sq. Feet	8,645

Neighborhood	Downtown
Zoning	RC-4
Foundation	Concrete
Structure	Steel-Frame w/ Brick In-Fill
Heat Source	Electric Heat in Rooms
Circuit Breakers	Electrical - 3 Phase
Roof	Torch Down

PROPERTY HIGHLIGHTS

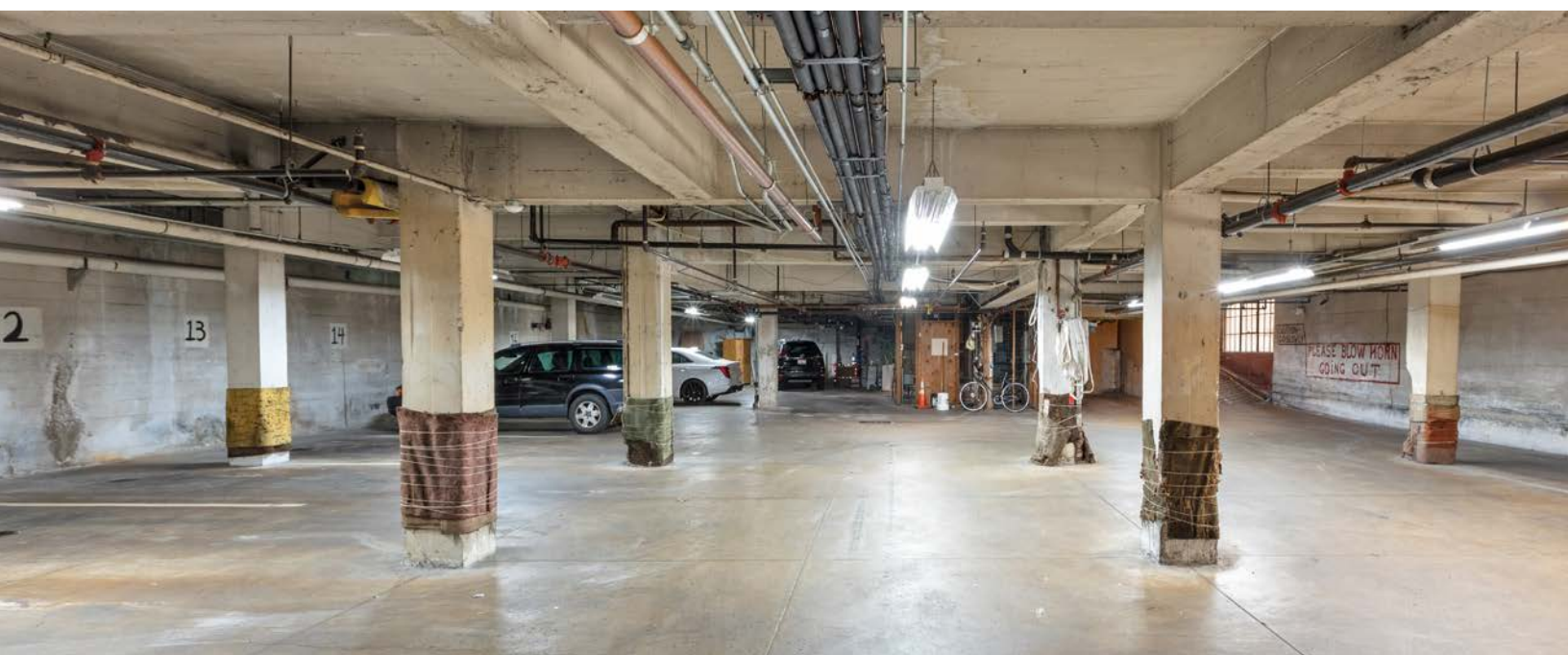
- Historic Nob Hill Hotel
- First Time Ever Offered For Sale
- Charming Lobby with Hand Painted Ceiling
- 82 Tourist, 12 SRO, 5 Bonus Rooms
- All Rooms with Private Baths and Kitchenettes
- 22 Car Garage
- Large Retail Space Occupied by Grocery Store
- 2 Elevators - Updated in 2005
- 3 Phase Electrical - Completed in 2006
- Copper Supply Lines Throughout
- All Windows Replaced
- New Wiring to All Rooms in 2019

OFFERING SUMMARY

Price	\$17,500,000
Number of Rooms	94
Price per Room	\$184,211
Price per Sq.Ft.	\$375

PRO FORMA FINANCIALS

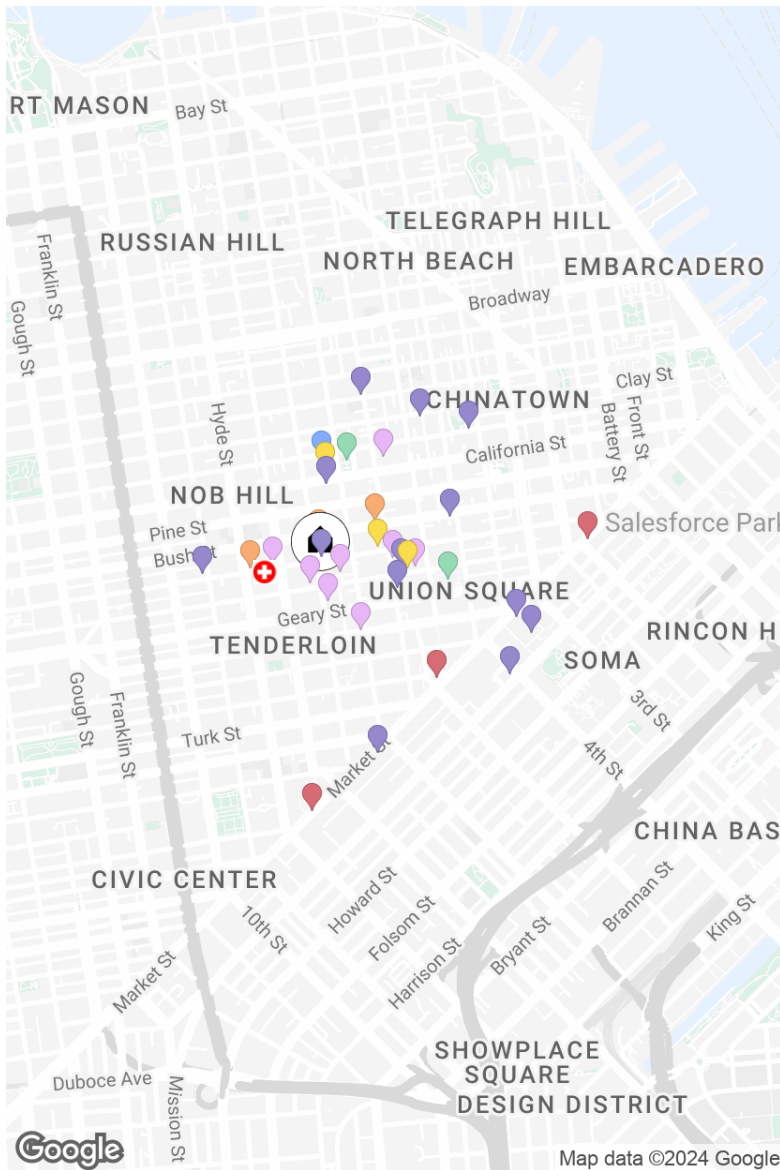
ADR	\$150.00
RevPar	\$120.00
Occupancy	80%
AGI	\$3,865,752
Expense Ratio	55%
NOI	\$1,739,588
Cap Rate	9.9%



AMENITIES MAP

Hotel Mayflower | 975 Bush Street

Downtown San Francisco



HOSPITALS

Saint Francis, 0.31mi

SCHOOLS

Cathedral School For Boys, 0.21mi

GROCERY STORES

Market Mayflower & Deli, 0.01mi
 Bush Market, 0.14mi
 Sutter Fine Foods, 0.19mi
 Trader Joe's, 0.30mi

RESTAURANTS

Le Colonial, 0.09mi
 Jasper's Corner Tap and Kitchen, 0.24mi
 Morton's The Steakhouse, 0.24mi
 Fairmont San Francisco, 0.26mi
 iThai Bangkok Street Food, 0.11mi
 Bellissimo Pizza, 0.13mi
 620 Jones, 0.15mi
 Akiko's Sushi Bar, 0.18mi
 Roxanne's Cafe, 0.20mi
 Uncle Vito's Pizza, 0.20mi

PARKS

Huntington Park, 0.21mi
 Union Square, 0.33mi

GYMS

Academy of Art University - Recreation & Gym, 0.14mi
 Grace Cathedral, 0.18mi

San Francisco Elks Lodge #3, 0.23mi

ENTERTAINMENT

Masons Grand Lodge of California, 0.14mi
 San Francisco Cable Car Museum, 0.38mi
 Chinese Historical Society of America Museum, 0.40mi
 Clarion Performing Arts Center, 0.46mi
 International Art Museum of America, 0.55mi
 The Contemporary Jewish Museum, 0.57mi
 Fifth Arrow, 0.22mi
 Argonaut Book Shop, 0.04mi
 Spa J'Adore, 0.21mi
 Four Seasons Hotel San Francisco, 0.52mi
 Modern Eden Gallery, 0.31mi
 Tunnel Top Lounge and Bar, 0.33mi
 City College of San Francisco Downtown Center Library, 0.58mi

PUBLIC TRANSIT

Powell Street, 0.45mi
 Montgomery, 0.67mi
 Civic Center / UN Plaza, 0.67mi

PHOTOS



PHOTOS





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OFFERING SUMMARY

Price	\$19,000,000
Number of Rooms	94
Price per Room	\$200,000
Price per Sq.Ft.	\$407

PRO FORMA FINANCIALS

ADR	\$150.00
RevPar	\$120.00
Occupany	80%
AGI	\$3,865,752
Expense Ratio	55%
NOI	\$1,739,588
Cap Rate	9.2%

