

MAGNOLIA PLACE



ADAM FILLY

3322 BUCHANAN STREET

\$18,000,000 | MIXED-USE | MARINA





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COMPASS COMMERCIAL

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INVESTMENT OVERVIEW



PROPERTY HIGHLIGHTS

- Rare San Francisco Institutional Quality Asset
- Located in the Heart of Marina District
- 2001 Construction - Not Subject to SF Rent Control
- Prominent Corner w/ Frontage on Three Streets
- 27 Apartments
- Mix of 14 - 2bd/2ba & 13 1bd/1ba Apartments
- Modern Finishes and Amenities Throughout
- In-Unit Laundry
- Loading Dock with Roll Up Door
- Below Grade 48 Car Garage
- Electric Vehicle Charging Stations in Garage
- 10,000 Square Foot Ground Floor Commercial
- Commercial Space Offers Open Floor Plan - Excellent Branding
- Charming Landscaped Central Courtyard
- One Block to Chestnut Street Retail Corridor
- Priced at 11.3 GRM | 5.5% Cap Rate

INVESTMENT OVERVIEW



Magnolia Place is set in the heart of San Francisco's Marina District. This asset presents the rare opportunity to purchase an institutional quality property in one of San Francisco's best rental locations. The property is situated on a prominent corner with frontage on three contrasting blocks.

The ground floor commercial space is on the heavily trafficked Lombard Street, presenting an excellent branding opportunity in a bright and modern space. The residential spaces front on the quieter Buchanan and Magnolia Streets, providing tenants with a quiet neighborhood feel just a block from the high-end shopping on Chestnut Street. These sleek modern units have consistently remained in high-demand. All of the apartments feature hardwood floors, granite countertops, modern appliances, and in-unit laundry. Contributing to the neighborhood vibe is a nicely decorated central courtyard.

Commercial tenants will be pleased with the bright and open space, the convenience of a loading dock with a roll up door, and abundant parking set aside in the garage. The combination of location, modern construction and systems, and the ability to keep pace with market rents make this a strong investment opportunity.

PROPERTY PROFILE

Year	2001
Parcel Number	0494-012
# of Residential Units	27
# of Commercial Units	2
Parking	45
Garage	EV Charging Stations
Sq. Feet	35,900
Lot Sq. Feet	16,496
Zoning	NC-3
Neighborhood	Marina

BUILDING INFORMATION

Heat Source	Individual
Roof	Bitumen
Laundry	In-Unit
Water Service	Master Meter
Electrical Service	3-Phase
Electrical Meters	Individual Meters
Gas Meters	Common Area Meter Only
Elevator	Yes
Door Entry	Intercom
Sleep Alarm Compliant	Yes



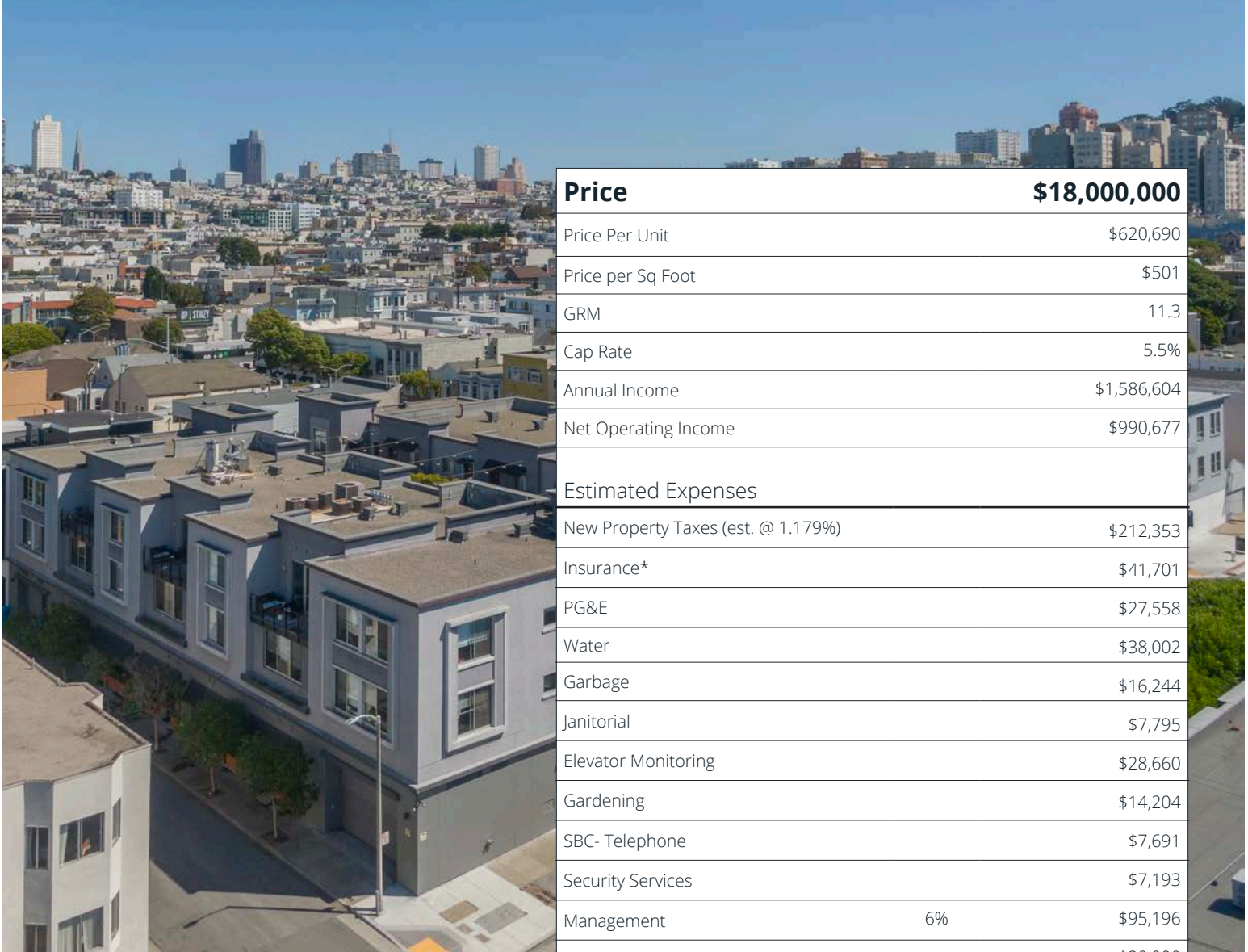
RENT ROLL

Unit	Type	Rent	Move-In Date	SQFT
Residential				
101	1bd/1ba	\$2,900	03/08/2024	714
102	1bd/1ba	\$2,500	04/15/2019	714
103	1bd/1ba	\$2,800	03/01/2021	714
201	2bd/2ba	\$4,450	02/01/2021	1016
202	2bd/2ba	\$4,600	10/01/2020	1279
203	2bd/2ba	\$5,100	08/01/2023	1241
204	2bd/2ba	\$5,250	07/12/2019	1279
205*	2bd/2ba	\$1,826	02/11/2019	1002
206	2bd/2ba	\$4,100	03/01/2021	1030
207	1bd/1ba	\$3,550	01/01/2017	763
208*	1bd/1ba	\$1,638	08/23/2020	761
209	1bd/1ba	\$3,200	03/15/2021	763
210	1bd/1ba	\$3,300	10/07/2016	761
211	1bd/1ba	\$2,900	08/01/2021	763
212	2bd/2ba	\$4,250	01/04/2021	1093
301	2bd/2ba	\$4,700	03/15/2024	1016
302	2bd/2ba	\$5,000	09/01/2023	1279
303	2bd/2ba	\$5,100	08/01/2023	1241
304	2bd/2ba	\$4,450	03/15/2021	1279
305	2bd/2ba	\$4,400	01/01/2024	1093
306	2bd/2ba	\$4,200	10/07/2023	1030
307	1bd/1ba	\$3,250	10/01/2023	763
308*	1bd/1ba	\$1,703	Vacating Oct	761
309	1bd/1ba	\$3,650	11/03/2023	763
310	1bd/1ba	\$2,900	11/15/2020	761
311	1bd/1ba	\$3,050	03/01/2021	763
312	2bd/2ba	\$4,100	03/07/2022	1093
Commercial				
C1	Est @ \$2.50/SF	\$14,997.50	Vacant	5999
C2	Est @ \$2.50/SF	\$10,002.50	Vacant	4001
Parking				
	Occupied Parking	\$3,250		
	17 Vacant Parking	\$5,100		
Monthly Income		\$132,217		
Annual Income		\$1,586,604		

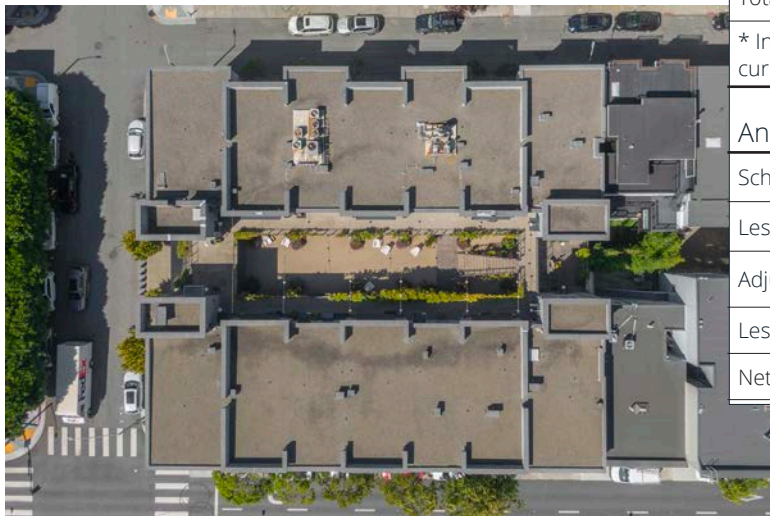
*Units 205, 208, and 308 are designated Below Market Rate Rentals (BMR).

**Some Rents Include Parking or Pet Fees

FINANCIAL OVERVIEW



Price	\$18,000,000	
Price Per Unit		\$620,690
Price per Sq Foot		\$501
GRM		11.3
Cap Rate		5.5%
Annual Income		\$1,586,604
Net Operating Income		\$990,677
Estimated Expenses		
New Property Taxes (est. @ 1.179%)		\$212,353
Insurance*		\$41,701
PG&E		\$27,558
Water		\$38,002
Garbage		\$16,244
Janitorial		\$7,795
Elevator Monitoring		\$28,660
Gardening		\$14,204
SBC- Telephone		\$7,691
Security Services		\$7,193
Management	6%	\$95,196
Repairs & Maintenance		\$20,000
Total Expenses		\$516,597
* Insurance cost may change from current plan. Buyers should investigate current cost of insurance to their own satisfaction.		
Annualized Operating Data		
Scheduled Gross Income		\$1,586,604
Less Vacancy Rate	5.0%	\$79,330
Adjusted Gross Income		\$1,507,274
Less Expenses	31.7%	\$516,597
Net Operating Income		\$990,677

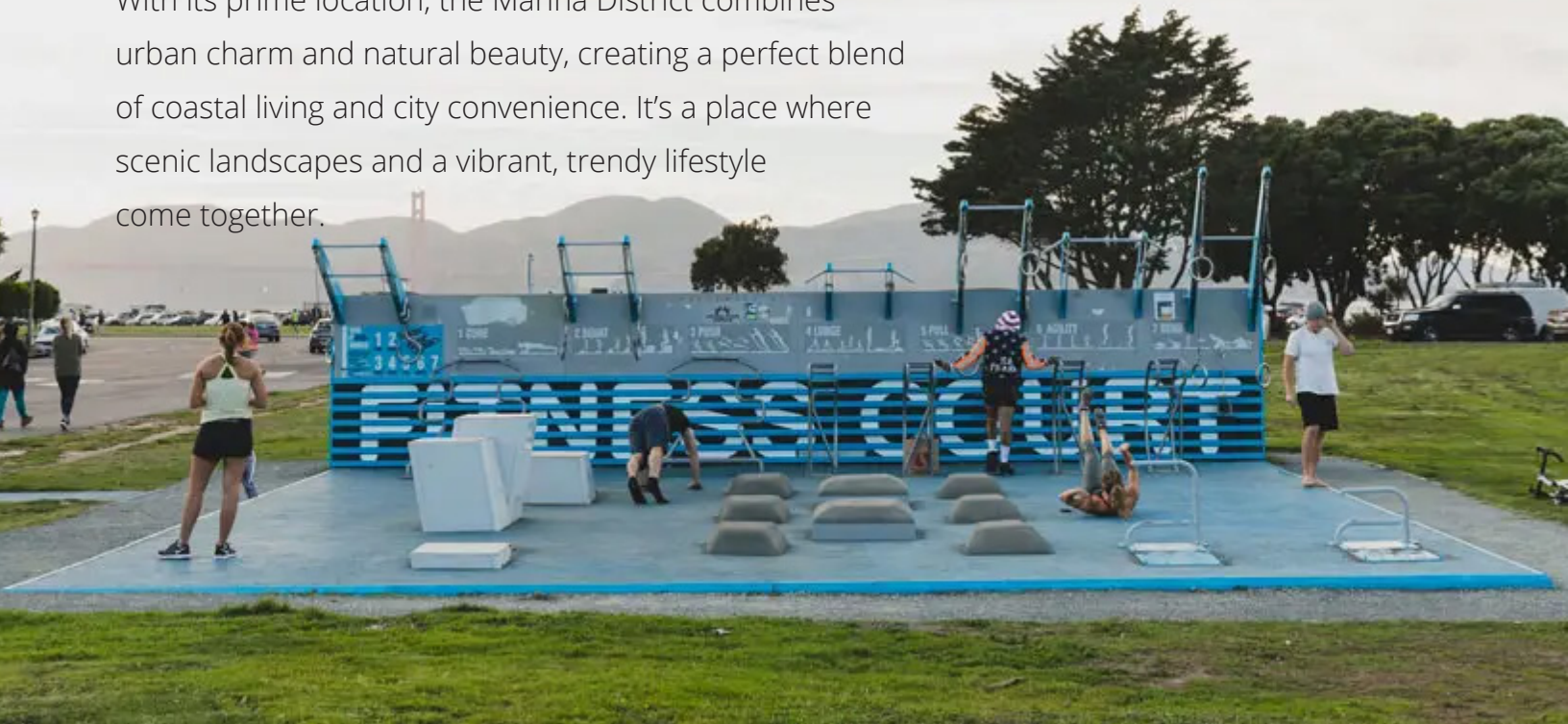


NEIGHBORHOOD HIGHLIGHTS

The Marina District:

The Marina District is a vibrant, upscale neighborhood in San Francisco, close to the waterfront and Marina Green. Known for its beautiful Mediterranean-style homes and stunning views of the bay, it's also a lively hub for shopping and dining. Chestnut Street is lined with trendy boutiques, cafes, and popular restaurants, offering a mix of local favorites and upscale eateries.

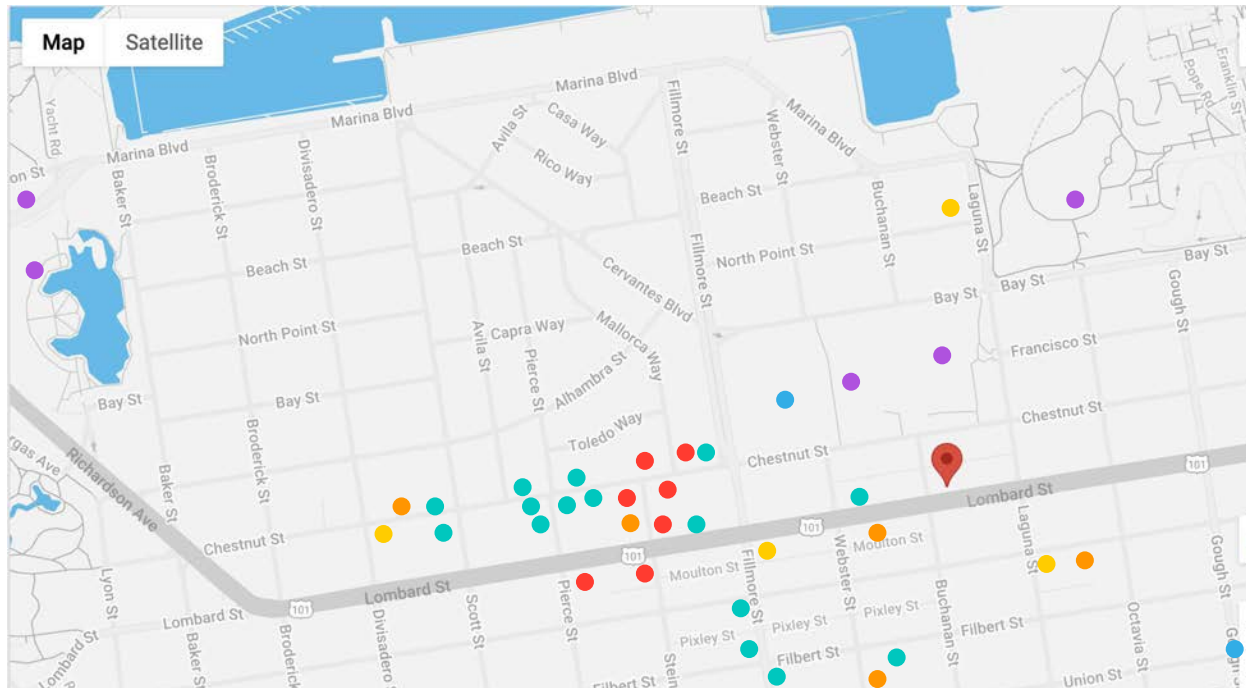
With its prime location, the Marina District combines urban charm and natural beauty, creating a perfect blend of coastal living and city convenience. It's a place where scenic landscapes and a vibrant, trendy lifestyle come together.



AMENITIES MAP

Area Surrounding 3322 Buchanan St, San Francisco

Vibrant area with diverse restaurants and retail, attracting locals and visitors alike.



Schools

Marina Middle School
Sherman Elementary
Galileo High School

Restaurants

Roma Antica
Causwells
Balboa Cafe
Delarosa
Namaste SF Indian
Super Duper
Lilikoi
A16
Souvla
Tacolicious
Sweet Green
Homeplate
Wild Seed

Retail

Apple Store
Gap
Walgreens
Faherty
Herman Miller
American Giant

Parks

Fort Mason
Crissy Field
Marina Green
Moscone Softball Fields
Patrick's Park

Gyms

Pilates Work
Yoga Flow SF
Crunch Retail
Equinox

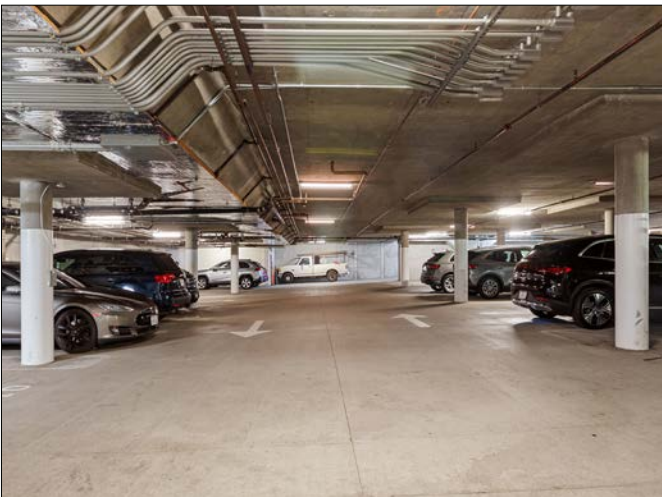
Grocery

Safeway
Dad and Son's Market
Marina Supermarket
Green Street Market

PHOTOS



PHOTOS





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