

132 6TH STREET
13 UNITS | OFFERED AT \$2,200,000

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

INVESTMENT OVERVIEW



- ✓ South of Market Investment Opportunity
- ✓ Large Basement w/ Sprinklers
- ✓ 12 Studio Apartments
- ✓ Seismic Retrofit Completed
- ✓ 1 Commercial Space
- ✓ 800 Amp Electrical Service
- ✓ 1 Garage
- ✓ Excellent Value at \$169,231 Per Unit

132 6th Street is a 13 unit mixed-use property located in South of Market. The property consists of 12 studio apartments and 1 commercial unit. Most of the studios were remodeled within the last few years. They have laminate floors, stone countertops, and stainless appliances. The units receive great natural light. The commercial space was most recently used as a bakery and will be delivered vacant. There is a one-car garage that will also be delivered vacant. The apartments are all-electric units, including heat, and are separately metered for electricity. There is a very large basement that has been used for storage and operational space for the commercial unit over the years. The electrical service and panels have been recently updated with the main panel indicating 800 Amps of power. A seismic soft-story retrofit was completed in 2015. This turn-key investment opportunity will provide cash flow and upside potential at a very low cost basis.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1907
Parcel Number	3726-005
# of Units	13
Unit Mix	12 Studios & 1 Commercial
Parking	1 Car Garage
Sq. Feet	6,750
Lot Sq. Feet	2,250
Neighborhood	SOMA
Zoning	RH-2

BUILDING SYSTEMS

Property Type	Mixed-Use
Heat Source	Electric Heaters
Yard	None
Roof	Bitumen
Laundry	Coin Op
Water Service	Master Meter
Main Electrical	400 Amps
Electrical Service	Separately Metered
Gas Service	Master Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date	SQFT	RUBS
201	Studio	\$1,548.82	\$1,550.00	11/10/2022	270	22.34
202	Studio	\$1,545.00	\$1,550.00	04/15/2024	303	
203	Studio	\$1,445.00	\$1,550.00	09/06/2023	249	
204	Studio	\$1,532.00	\$1,550.00	01/06/2023	244	23.21
205	Studio	\$1,430.00	\$1,550.00	02/09/2024	256	
206	Studio	\$1,550.00	\$1,550.00	Vacant	204	
301	Studio	\$1,550.00	\$1,550.00	Vacant	270	
302	Studio	\$1,445.00	\$1,550.00	04/25/2024	303	
303	Studio	\$1,550.00	\$1,550.00	Vacant	249	
304	Studio	\$1,550.00	\$1,550.00	Vacant	244	
305	Studio	\$1,222.64	\$1,550.00	01/12/2012	256	23.21
306	Studio	\$1,245.00	\$1,550.00	09/16/2023	204	
Retail	Commercial	\$4,000.00	\$4,000.00	Vacant	1762	
	RUBS	\$68.76				68.76
	Laundry	\$50.00				
Monthly Income		\$21,731.04	\$22,600.00			
Annual Income		\$260,772.48	\$271,200.00			



FINANCIAL OVERVIEW



Financial Overview		
Price		\$2,200,000
Price Per Unit		\$169,231
Price per Sq Foot		\$326
GRM		8.4
Cap Rate		6.7%
Annual Income		\$260,772
Net Operating Income		\$146,978
Estimated Expenses		
New Property Taxes (est. @ 1.179%)		\$25,954
Insurance		\$14,300
PG&E		\$6,897
Water		\$12,061
Garbage		\$13,566
Telephone/Internet		\$3,664
Pest Control		\$1,305
Management	5%	\$13,039
Repairs & Maintenance		\$10,000
Total Expenses		\$100,785
Annualized Operating Data		
Scheduled Gross Income		\$260,772
Less Vacancy Rate	5.0%	\$13,039
Adjusted Gross Income		\$247,734
Less Expenses	38.6%	\$100,785
Net Operating Income		\$146,948

PHOTOS





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