



2115 Mason Street

Five Room Flat + In-Law | Two Car Parking

North Beach | San Francisco

Price: \$1,628,000

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**COMPASS
COMMERCIAL**

PROPERTY OVERVIEW

List Price: \$1,628,000

2115 MASON STREET	
Year Built	1921
Parcel Number	0065-008
# of Units	One + In-Law
Unit Mix	One x 5-Room Flat One x Studio/In-Law
Parking	Two tandem
Sq.Feet ¹	1,905 sq/ft
Lot Sq. Feet ¹	1,646 sq/ft (25'x120')
Neighborhood	North Beach
Zoning	RM2

1-Per SF Tax Records

STRUCTURE + SYSTEMS	
PGE Meters	Separate
Heat	Two Forced Air Furnaces
Water Heaters	Two
Foundation	Concrete

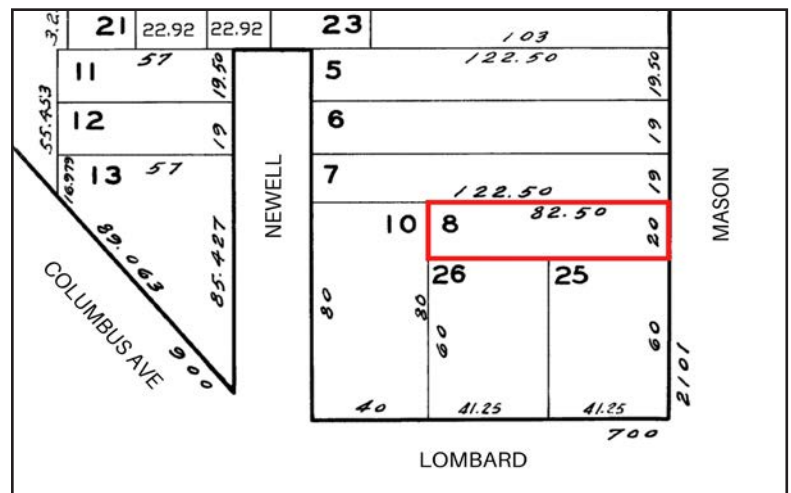


2115 Mason Street is a Vacant 1,905 square foot building located in the heart of North Beach. The location offers walkable access to all the local attractions: Joe DiMaggio playground, Coit Tower, Washington Square, and Fisherman's Wharf.

The property is comprised of two levels. The top floor is a 5-room flat measuring approximately 1,207 sq/ft per floorplans. That flat includes two bedrooms, a living room, family room, kitchen, in-unit laundry room, a split-bathroom, and hardwood floor throughout. This level gets excellent natural sunlight. The kitchen and bathroom were updated with permits in 2017.

The lower level includes a sizeable garage which fits two large vehicles, tandem. Behind the garage is a bonus studio with its own entrance, updated kitchen, updated bathroom, heat, and electric meter. San Francisco tax records and the 3R report recognize the building as a single-family home. The entire property will be delivered vacant.

PARCEL MAP



Listed by: John Antonini 415.794.9510

2115 MASON STREET

FINANCIAL OVERVIEW



Financial Summary

	Current
Price:	\$1,628,000
Number of Units:	1 + In-Law
Square Feet	1,905
Cost/Sq. Foot:	\$855

Annualized Operating Data

	Current
Scheduled Gross Income:	\$69,000
Less Vacancy Rate: (3%)	(\$2,070)
Gross Operating Rate:	\$66,930
Less Expenses (Est):	(\$24,877)
Net Operating Income (NOI):	\$42,053

Rent Roll

Unit	Unit Type	Current Rent	Notes
2115 Mason St	3bd-1ba	\$3,750	
In-Law	Studio	\$2,000	
Total Monthly Income		\$5,750	
Total Annual Income		\$69,000	

PROPERTY SQ FT INFORMATION

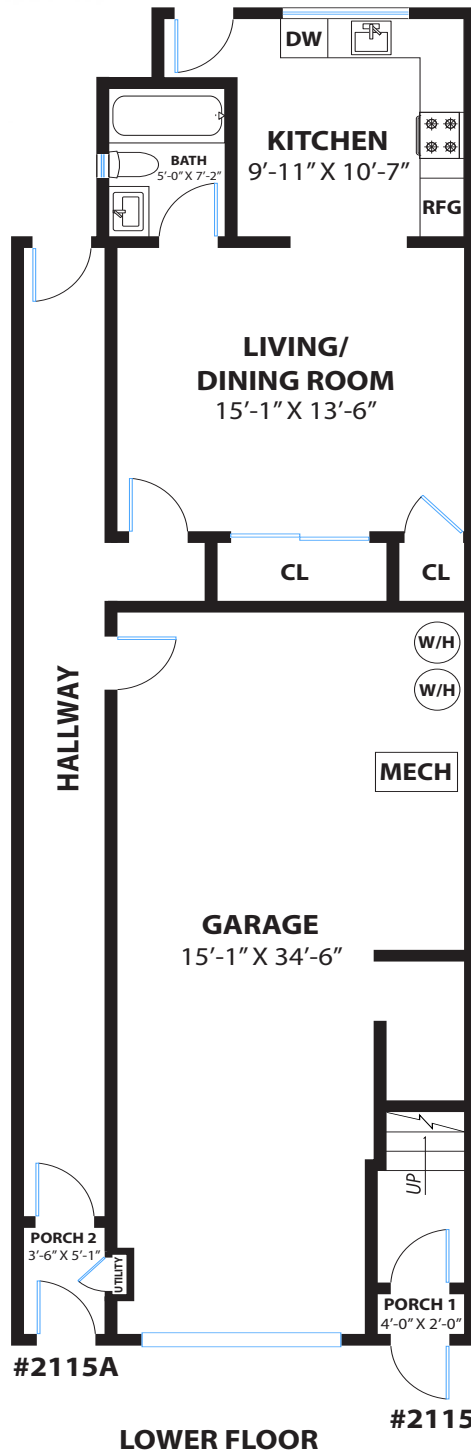
MEASUREMENTS CALCULATED TO THE EXTERIOR WALLS

LIVING SPACE: 1905 SQ FT

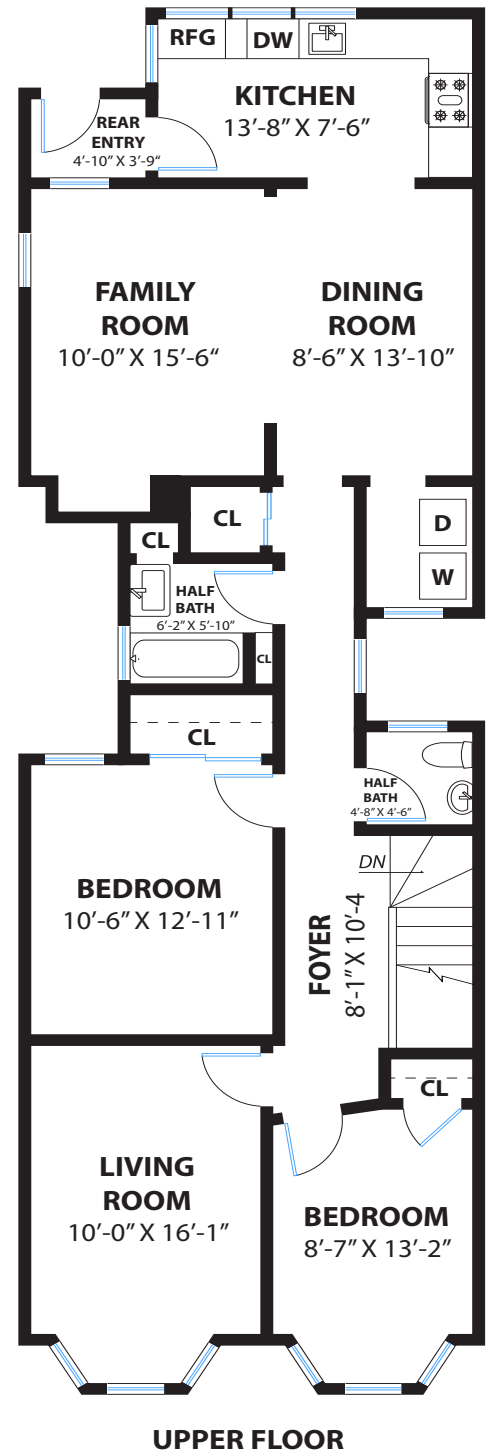
- Main House (2115 A Living - Lower Floor): 441 Sq Ft
- Main House (Hallway - Lower Floor): 214 Sq Ft
- Main House (#2115 Entry - Lower Floor): 43 Sq Ft
- Main House (#2115 Living - Upper Floor): 1207 Sq Ft

NON-LIVING SPACE: 527 SQ FT

- Garage: 488 Sq Ft
- Porch 1: 12 Sq Ft
- Porch 2: 27 Sq Ft



LOWER FLOOR



UPPER FLOOR

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PHOTOS







PHOTOS - EXTERIOR







2115 MASON STREET



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