



1201 Guerrero Street

Four Units | Mixed Use

Noe Valley | San Francisco

Price: \$1,975,000

John Antonini

415.794.9510

john@antoninisf.com

Compass Commercial



2007 →

ANTONINI SF.

1201 Guerrero Street is a mixed-use four-unit building located at the corner of Guerrero Street & 24th Street in Noe Valley. Tenants of 1201 Guerrero Street benefit from easy walkable access to the charm of Noe Valley, and the vibrance of the Mission.

The property includes two commercial spaces and two apartment units. The apartments consist of one 2-bedroom unit with a patio and one 1-bedroom unit. The commercial units are home to a café and a hairdresser. The property is seperately metered for PGE and Water.

11.62

GRM

5.88%

Cap Rate

\$606

Price/Foot

\$494k

Price/Unit

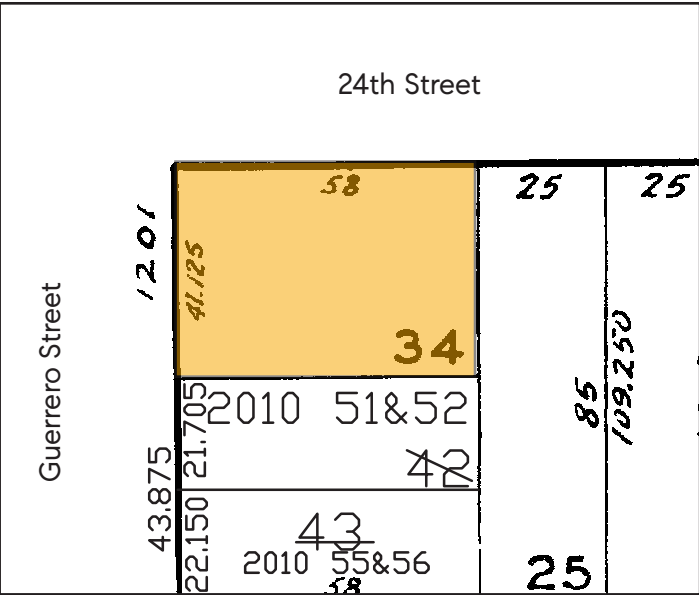


1201 GUERRERO STREET	
Year Built	1900
Parcel Number	6513-034
# of Units	Four (4)
Unit Mix	One 1bd-1ba One 2bd-1ba w/ patio Two x Commercial
Parking	Street
Sq.Feet	3,258 sq/ft ¹
Lot Sq. Feet	2,386 sq/ft (41'x58')
Neighborhood	Noe Valley (5C)
Zoning	NC2

¹ Per SF Assessors Record

STRUCTURE + SYSTEMS	
PGE Meters	Separate
Water Meters	Seperate
Heat	Forced Air/Gas Wall
Foundation	Masonry/Concrete

PARCEL MAP



FINANCIAL OVERVIEW



Financial Summary

Price:	\$1,975,000
Number of Units:	4
GRM	11.62
Cap Rate:	5.88%
Price Per Foot	\$606/ft
Price per Unit	\$493,750/unit

Annualized Operating Data

Current

Scheduled Gross Income:	\$169,904
Less Vacancy Rate: (3%)	(\$8,495)
Gross Operating Rate:	\$161,409
Less Expenses: (27%)	(\$45,315)
Net Operating Income (NOI):	\$116,093



Rent Roll

Unit No.	Unit Type	Total Sq Feet ¹	Current Rent	Move-In Date	Notes
3599 24th St	Restaurant	1,035	\$5,464	9/1/10	Lease Expires 12/31/25 + 3 yr option @ market rate
1201 #A	Hair Salon	720	\$2,500	3/1/21	Lease Expires Feb 2026 + 5 yr option @ market rate
1201 #1	2bd-1ba w/ patio	737	\$3,200	2/11/23	
1201 #2	1bd-1ba	766	\$2,995	4/15/23	
Total Monthly Income			\$14,159		
Total Annual Income			\$169,904		

¹ Per Appraisal



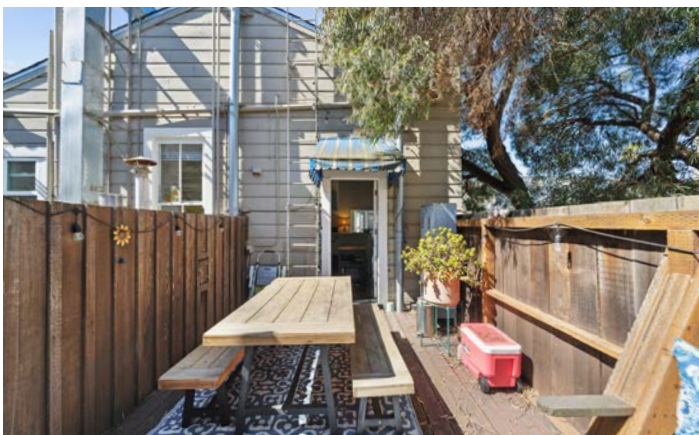
Estimated Expenses

Notes

Property Taxes	\$23,305	Based on 1.118% of sales price
Insurance	\$11,413	2023 P+L
PGE	\$ -	Paid by tenants
Water	\$ -	Paid by tenants
Garbage	\$ -	Paid by tenants
Repairs & Maintenance	\$2,000	Estimated \$500/unit
Management	\$5,097	Estimated 3% of gross income
Reserves	\$1,699	Estimated 1% of gross income
Pest Control	\$1,448	2023 P+L
Fire Extinguisher Service	\$353	2023 P+L
Total Expenses	\$45,315	27% of Gross Income



PHOTOS - UNIT 1



PHOTOS - UNIT 2



PHOTOS - SALON (1201 #A)



1201 GUERRERO STREET

COMPASS
COMMERCIAL



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 from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass, 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 by Compass. 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 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 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 is not authorized to make any representations or agreements on behalf of the owner.



JOHN ANTONINI Lic# 01842830

Senior Vice President
Mobile: 415.794.9510
john@antoninisf.com
www.antoninisf.com

2007 ➡

ANTONINI SF.

John Antonini 415.794.9510

1201 GUERRERO STREET