



# 1900 Folsom Street

Three Units | Four Car Parking

Mission District | San Francisco

**Price: \$1,850,000**



**Daniel Foley**

415.866.7997

daniel@danielfoley.com

**John Antonini**

415.794.9510

john@antoninisf.com

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COMMERCIAL**



# PROPERTY OVERVIEW

List Price: \$1,850,000

## 1900 FOLSOM STREET

Year Built	1906
Parcel Number	3552-001
# of Units	Three (3)
Unit Mix	One 4bd-2ba One 4bd-1ba One Commercial
Parking	Four (4) Garage
Sq.Feet <sup>1</sup>	4,369 sq/ft
Lot Sq. Feet <sup>2</sup>	2,748 sq/ft (25'x110')
Neighborhood	Mission District
Zoning	RH3

1- Per Graphic Artist  
2- Per SF Tax Records

## STRUCTURE + SYSTEMS

PGE Meters	Three (3) Meters
Gas Meters	Three (3) Meters
Water Heaters	Separate
Roof	Tar + Gravel
Heat	Forced Air/Electric



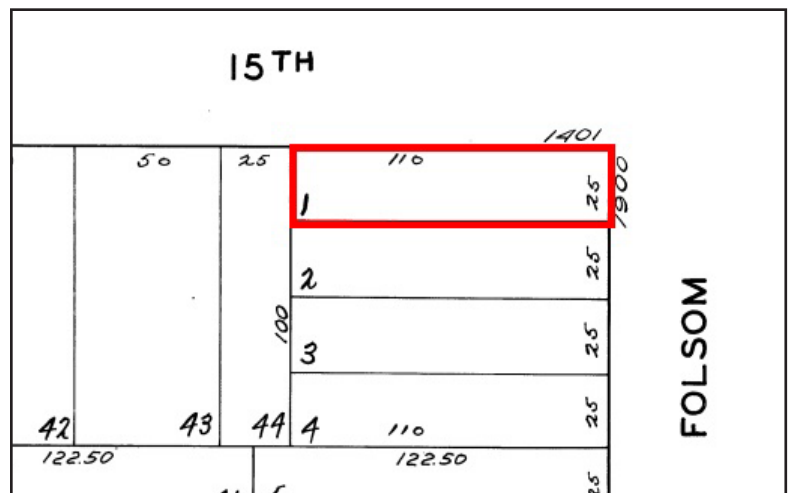
1900-1904 Folsom Street is a three (3) unit mixed-use building located at the corner of Folsom and 15th Street in the Mission District. The property comprises a ground-floor commercial space, two (2) apartment units, and four (4) independent garage parking spaces.

The commercial space, formerly home to a popular local tavern, comes equipped with a Type 1 hood, outdoor seating, and a timeless wood back bar. The offering also includes the option to purchase a Type 47 liquor license, presenting a unique opportunity for owner-operators.

The residential units are spacious four-bedroom flats. One unit (1902) has been updated and includes in-unit laundry.

Within a couple blocks of the property are neighborhood favorites such as Flying Pig Bistro, Jolene's Bar, Gus's Community Market, Tartine Manufactory, and Mission Bowling Club.

## PARCEL MAP



# FINANCIAL OVERVIEW



## Financial Summary

	Current	Proforma
Price:	\$1,850,000	\$1,850,000
Number of Units:	3	3
GRM:	12.48	9.52
Cap Rate:	5.77%	8.19%
Price Per Foot:	\$423/ft	\$423/ft
Price Per Unit:	\$616,667	\$616,667

## Annualized Operating Data

	Current	Proforma
Scheduled Gross Income:	\$148,212	\$194,400
Less Vacancy Rate: (3%)	(\$4,446)	(\$5,832)
Gross Operating Rate:	\$143,765	\$188,568
Less Expenses:	(\$37,029)	(\$37,029)
Net Operating Income (NOI):	\$106,737	\$151,539

# RENT ROLL + EXPENSES



## Rent Roll

Unit No.	Unit Type	Current Rent	Proforma Rent	Move-In Date	Notes
1900 Folsom	Bar	\$6,000	\$6,000	Vacant	Type 47 liquor license available
1902 Folsom	4bd-2ba	\$4,144	\$4,500	2-12-2021	
1904 Folsom	4bd-1ba	\$1,007	\$4,500	N/A	
Garage #1	Parking	\$300	\$300	Vacant	
Garage #2	Parking	\$300	\$300	Vacant	
Garage #3	Parking	\$300	\$300	Vacant	
Garage #4	Parking	\$300	\$300	Vacant	
<b>Total Monthly Income</b>		<b>\$12,351</b>	<b>\$16,200</b>		
<b>Total Annual Income</b>		<b>\$148,212</b>	<b>\$194,400</b>		

## Estimated Expenses

		Notes
Property Taxes	\$21,516	1.18% of suggested list price
Insurance	\$5,853	Actual, 2022
Utilities	\$1,932	Actual, 2022
Repairs & Maintenance	\$1,500	Estimated \$500/unit
Management	\$5,928	Estimated 4% of gross income
Reserves	\$300	Estimated \$100/unit
<b>Total Annual Expenses:</b>	<b>\$37,029</b>	<b>25% of Gross Income</b>



**PHOTOS: COMMERCIAL SPACE**



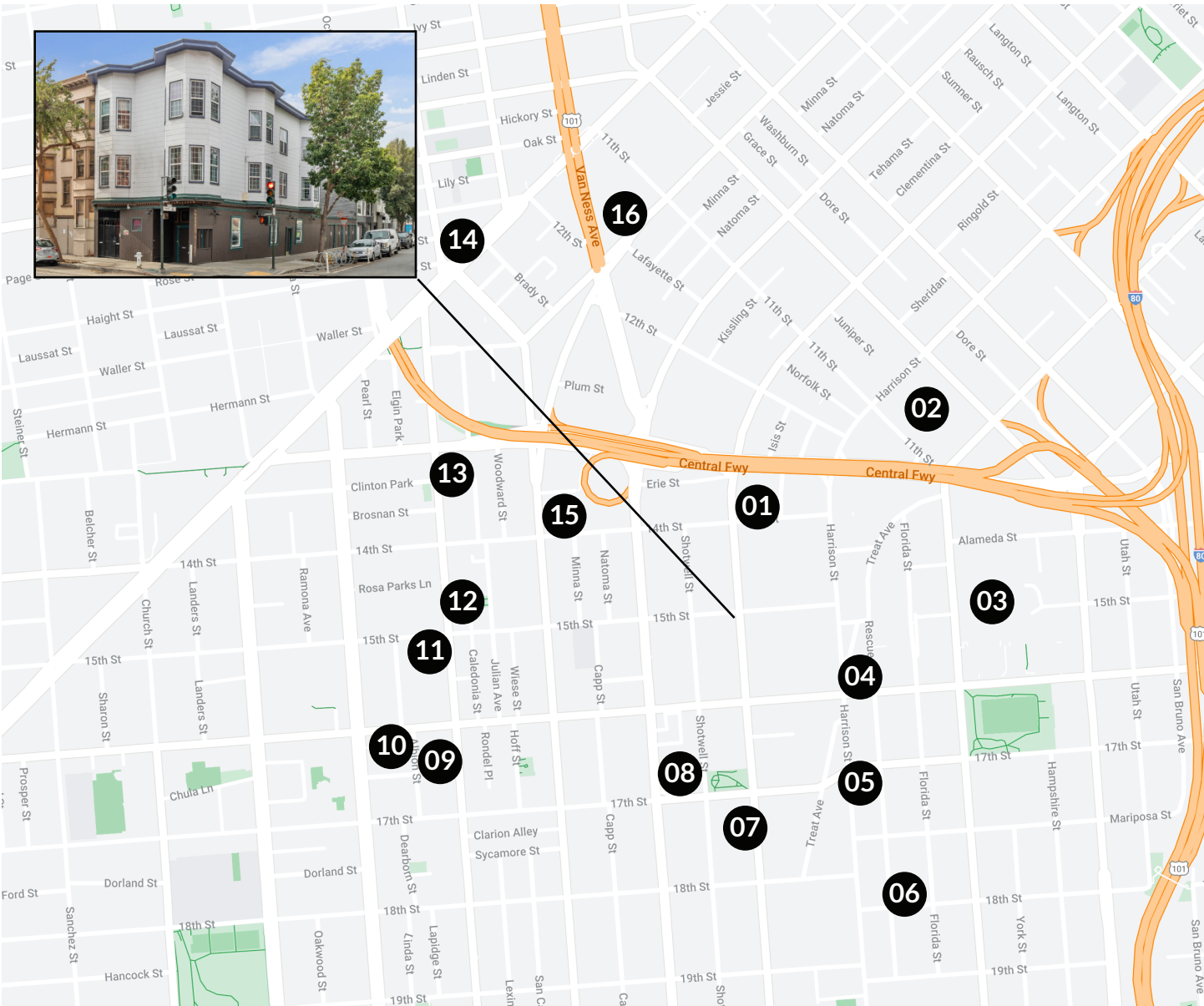


# PHOTOS: INTERIORS/EXTERIORS



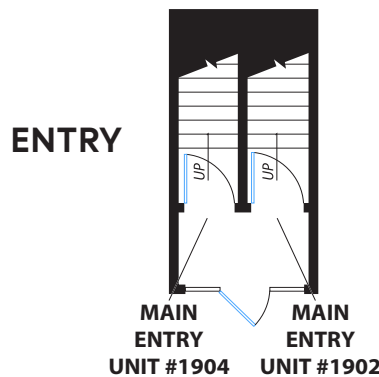
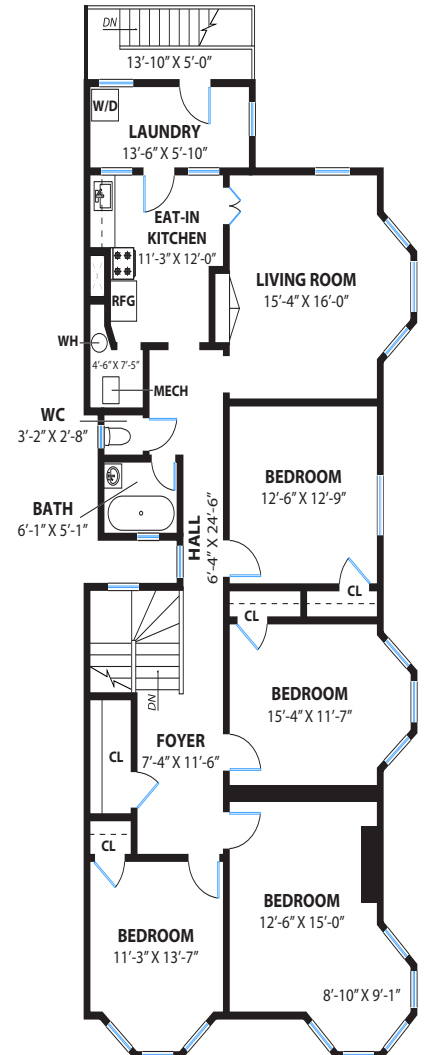
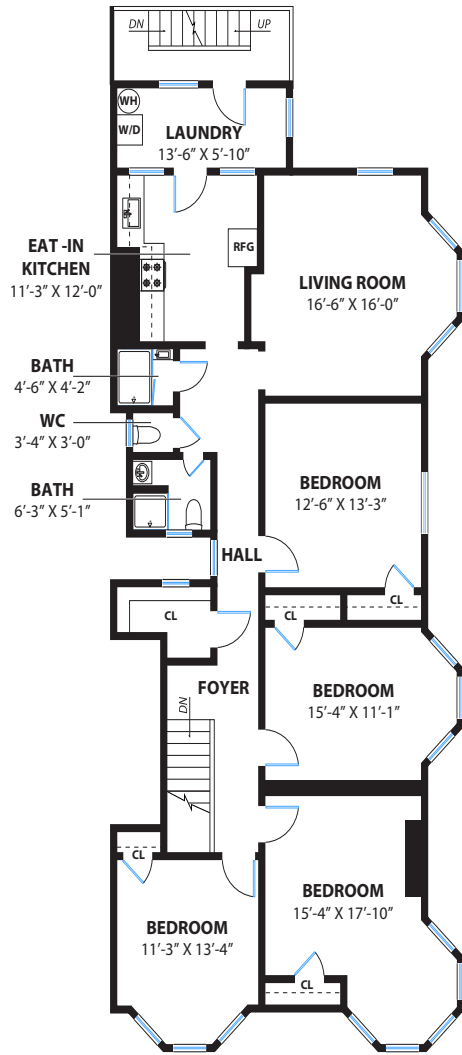
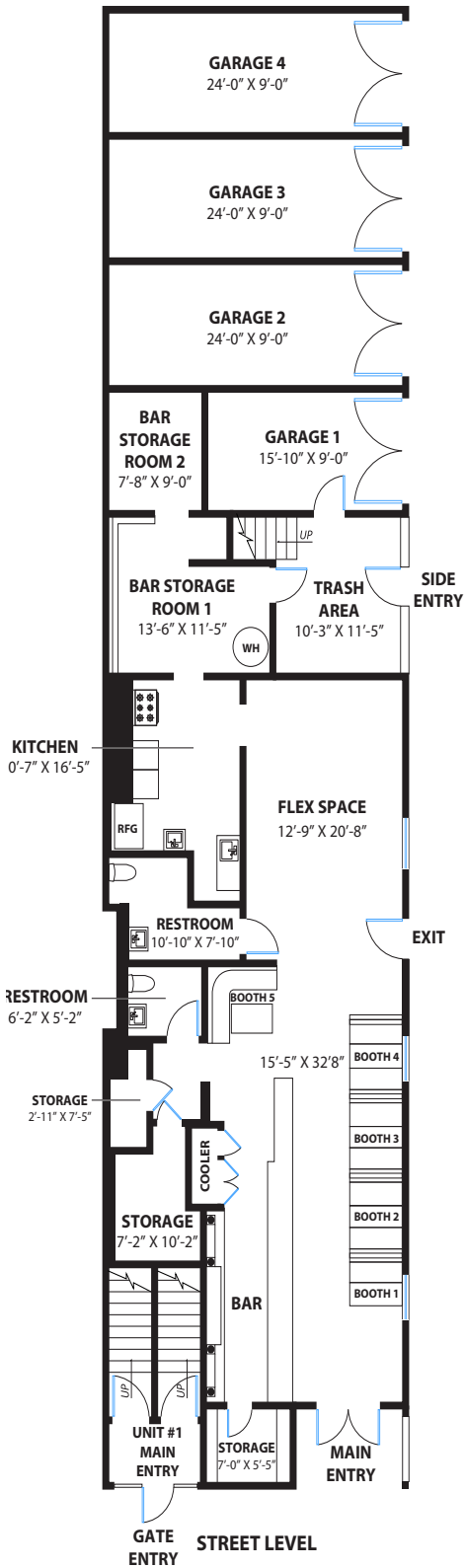


# RETAIL LOCATION MAP



- 1. Pink Onion Pizza
- 2. Costco Wholesale
- 3. Safeway
- 4. Dandelion Chocolate Factory
- 5. Gus's Community Market
- 6. Tartine Manufactory
- 7. Stable Cafe
- 8. Mission Bowling Club
- 9. Limon
- 10. Monk's Kettle
- 11. Little Star Pizza
- 12. Four Barrell Coffee
- 13. Burma Love
- 14. Zuni Cafe
- 15. Standard Deviant Brewing
- 16. Equinox

# FLOOR PLANS





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DANIEL FOLEY Lic# #01866714

Senior Vice President  
Mobile: 415.866.7997  
daniel@danielfoley.com  
www.danielfoley.com



JOHN ANTONINI Lic# 01842830

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