



301 Green Street

Four (4) Units | One (1) Car Parking
Telegraph Hill | San Francisco

Price: \$1,895,000

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Perched on San Francisco’s iconic Telegraph Hill, 301-307 Green Street is a rare gem offering investors or owner-occupiers the chance to own a piece of The City’s historic skyline. The property features four (4) spacious units, each filled with period charm, hardwood floors, high ceilings, and abundant natural light.

The unit mix consists of two 1-bedroom units and two 2-bedroom units. One 2-bedroom unit will be delivered vacant. A bonus in-law studio, the one (1) car garage, and a ground-floor workshop will also be vacant.

The rooftop deck, accessible by all units, offers 360-degree views of the SF Skyline, Coit Tower, and the Bay Bridge. North Beach, the Financial District, and the Embarcadero are only steps from the front door.

301-307 Green St offers investors and owner-users the opportunity to own a piece of SF History.

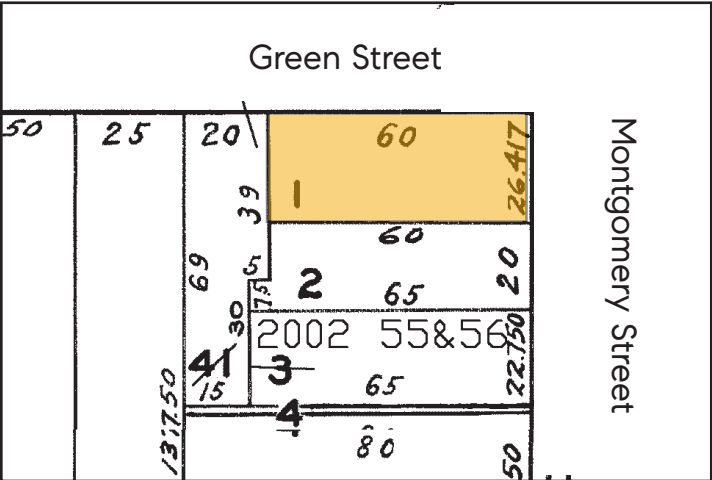


301-307 GREEN STREET	
Year Built	1907
Parcel Number	0133 001
# of Units	Four (4) units
Unit Mix	2 x Two bed/one bath 2 x One bed/one bath
Parking	One (1)
Sq.Feet ¹	2,908 sq/ft
Lot Sq. Feet ¹	1,590 sq/ft
Neighborhood	Telegraph Hill
Zoning	RM1

1-Per SF Tax Records

STRUCTURE + SYSTEMS	
Foundation	Concrete
Electrical Svc	Circuit Breakers
Hot water	Separate hot water heaters
Heat	Gas wall heater
PGE	Separate meters
Roof	Tar + gravel

PARCEL MAP



FINANCIAL OVERVIEW



Financial Summary

	Current
Price:	\$1,895,000
Number of Units:	4
Square Feet:	2,908
Cost/Sq. Foot:	\$652
Cost/Unit	\$473,750
GRM	17.16
Cap Rate	4.11%
Proforma GRM	11.44
Proforma Cap Rate	6.62%

Annualized Operating Data

	Current
Scheduled Gross Income	\$116,436
Less Vacancy Rate: (3%)	(\$3,493)
Gross Operating Rate:	\$112,942
Less Expenses (Est): (30%)	(\$35,090)
Net Operating Income (NOI):	\$77,852



Rent Roll

Unit	Unit Type	Current Rent	Proforma Rent	Move-In	Notes
301	2bd-1ba	\$3,750	\$3,750	Vacant	Vacant
303	2bd-1ba	\$2,541	\$3,750	11/1/2003	
305	1bd-1ba	\$984	\$2,750	4/1/1990	
307	1bd-1ba	\$1,628	\$2,750	11/1/2003	
Bonus	Studio/storage	\$500	\$500	Vacant	Likely unwarranted
Parking	1 Space	\$300	\$300	Vacant	Garage
Total Monthly Income		\$9,203	\$13,800		
Total Annual Income		\$116,436	\$165,600		42% upside

EXPENSES

Estimated Expenses ¹	Annual	Notes
Property Taxes	\$22,039	1.18% of the list price
Insurance	\$5,816	Estimated \$2.00/ft
PGE	\$900	Estimated \$75/mo
Garbage	\$1,536	Per owner, \$128/mo
Water	\$2,400	Estimated \$200/mo
Repairs & Maintenance	\$2,000	Estimated \$500/unit
Reserves	\$400	Estimated \$100/unit
Management	\$35,090	30% of gross income

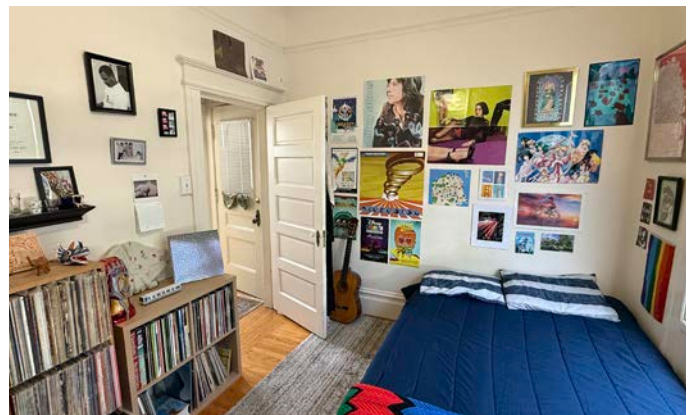
¹Expenses are based on the Sellers historical bills and best estimates. Buyers are advised to review the disclosures and complete their own underwriting.



UNIT #301 2BD-1BA



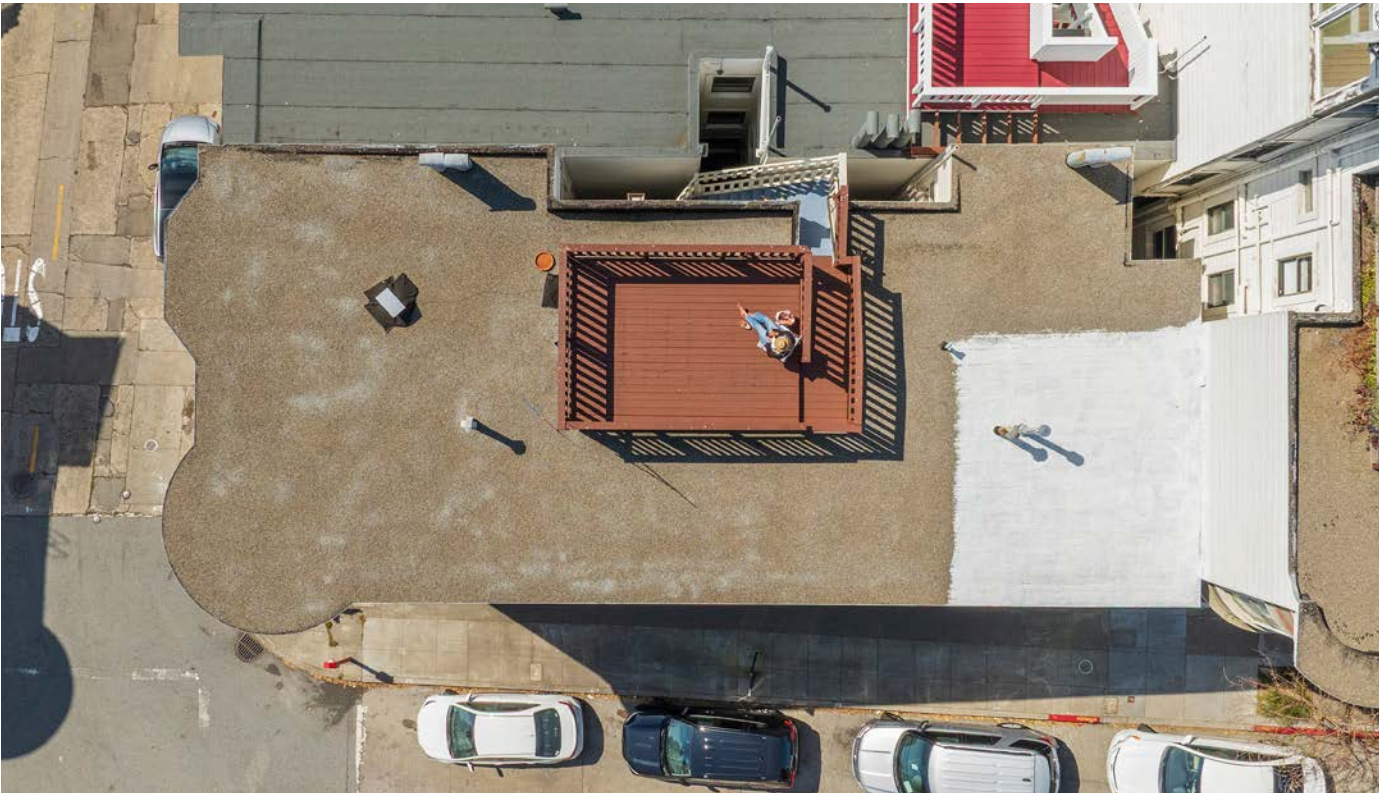
UNIT #303 2BD-1BA



BONUS STUDIO



COMMON AREAS STORAGE



DECK VIEWS PHOTOS



NEIGHBORHOOD PHOTOS



301 Green Street | Telegraph Hill | San Francisco

COMPASS COMMERCIAL



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