



359 South Van Ness Avenue

Six (6) Units | Two (2) Garages

Inner Mission | San Francisco

Price: $2,750,000

John Antonini
415.794.9510
john@antoninisf.com

2007 ➞
ANTONINI SF.

Scan for PDF Version

PROPERTY OVERVIEW

List Price: $2,750,000

359 S. VAN NESS AVENUE

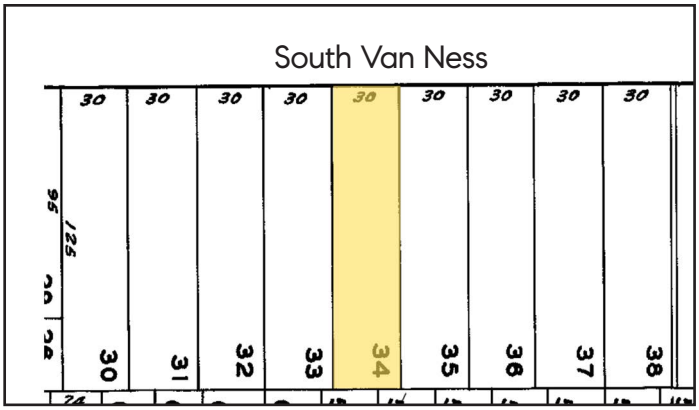
Year Built	1907
Parcel Number	3549-034
# of Units	Six (6) units
Unit Mix	Six (6) 2 bed/1 bath
Parking	Two (2) garages
Sq.Feet[1]	6,750 Sqft
Lot Sq. Feet[1]	3,750 Sqft
Neighborhood	Inner Mission
Zoning	CM

1-Per SF Tax Records

STRUCTURE + SYSTEMS

Water Heater	100 gallon, shared
PG&E	Separately metered
Laundry	In unit
Foundation	Concrete + brick
Soft story	Completed 2026
Heat	Separate forced air heaters

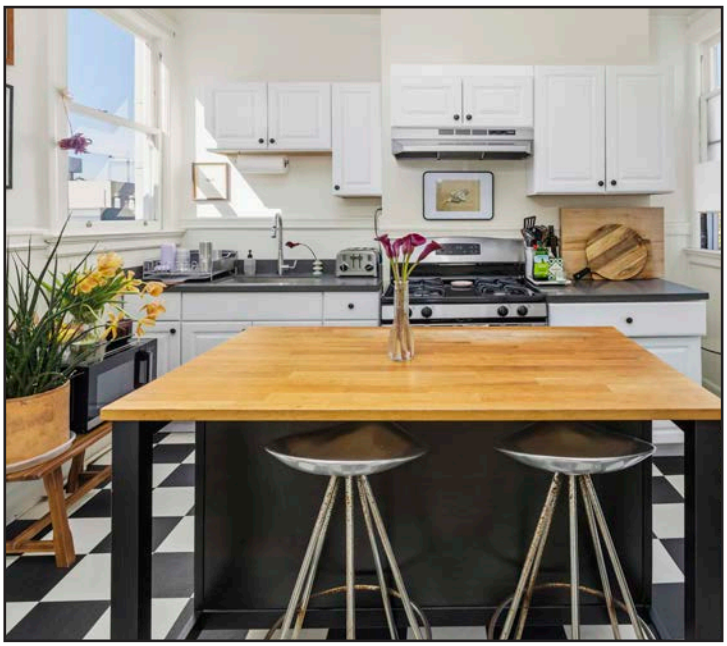
PARCEL MAP



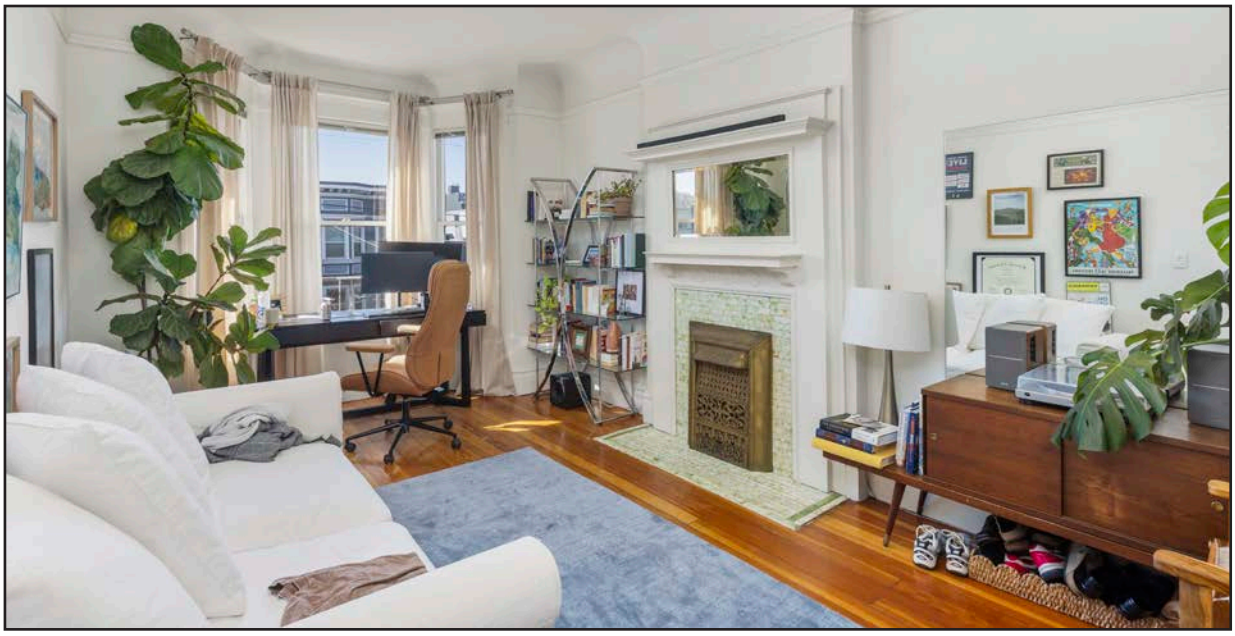
359 South Van Ness is a six (6) unit apartment building located in the heart of the Inner Mission. Built in 1907, the property consists of six (6) spacious 2-bedroom, 1-bath units with garage parking for two small cars or motorcycles. The large units average over 1,000 sq/ft each. Four of the six units have been tastefully updated with remodeled kitchens and bathrooms. All six units have in-unit laundry.

The property is fully occupied with monthly rents ranging from $1,082 to $4,550. The current monthly gross income is approximately $19,605, with 45% rental upside. The property is offered at an 11.69 GRM and 5.77% cap rate. The handsome Edwardian facade has bay windows and period architectural details. The soft story retrofit and fire alarms have been completed. There are two vacant storage areas behind the garage that face the rear yard which have development potential.

The location is steps away from the restaurants, shops, and nightlife of the Mission District. The property is conveniently located near Valencia Street, Mission Street, and the 16th St. BART station, providing easy access to downtown San Francisco and the surrounding neighborhoods.



John Antonini 415.794.9510



Financial Summary

	Current
Price:	$2,750,000
Number of Units:	Six (6)
Number of Garages:	Two (2)
Square Feet:	6,750
Cost/Sq. Foot:	**$407**
Cost/Unit:	**$458,333**
GRM:	**11.69**
Cap Rate:	**5.77%**
Proforma GRM:	8.07
Proforma Cap Rate:	9.86%

Annualized Operating Data

	Current
Scheduled Gross Income	$235,265
Loss to Vacancy:	($7,058)
Gross Operating Income:	$228,207
Less Expenses (Est): (34%)	($69,563)
Net Operating Income (NOI):	**$158,644**

Rent Roll

Unit	Unit Type	Current Rent	Proforma Rent	Move-In Date
359	2bd-1ba	$3,055	$4,600	8/15/2009
359A	2bd-1ba	$1,082	$4,600	1/1/1977
361	2bd-1ba	$3,556	$4,600	7/1/2023
361A	2bd-1ba	$4,550	$4,600	8/1/2026
363	2bd-1ba	$3,708	$4,600	4/15/2025
363A	2bd-1ba	$3,454	$4,600	11/6/2023
North	Garage	$0	$400	
South	Garage	$200	$200	vacant, small car
Total Monthly Income		**$19,605**	**$28,200**	
Total Annual Income		**$235,265**	**$338,400**	**45% upside**

Estimated Expenses

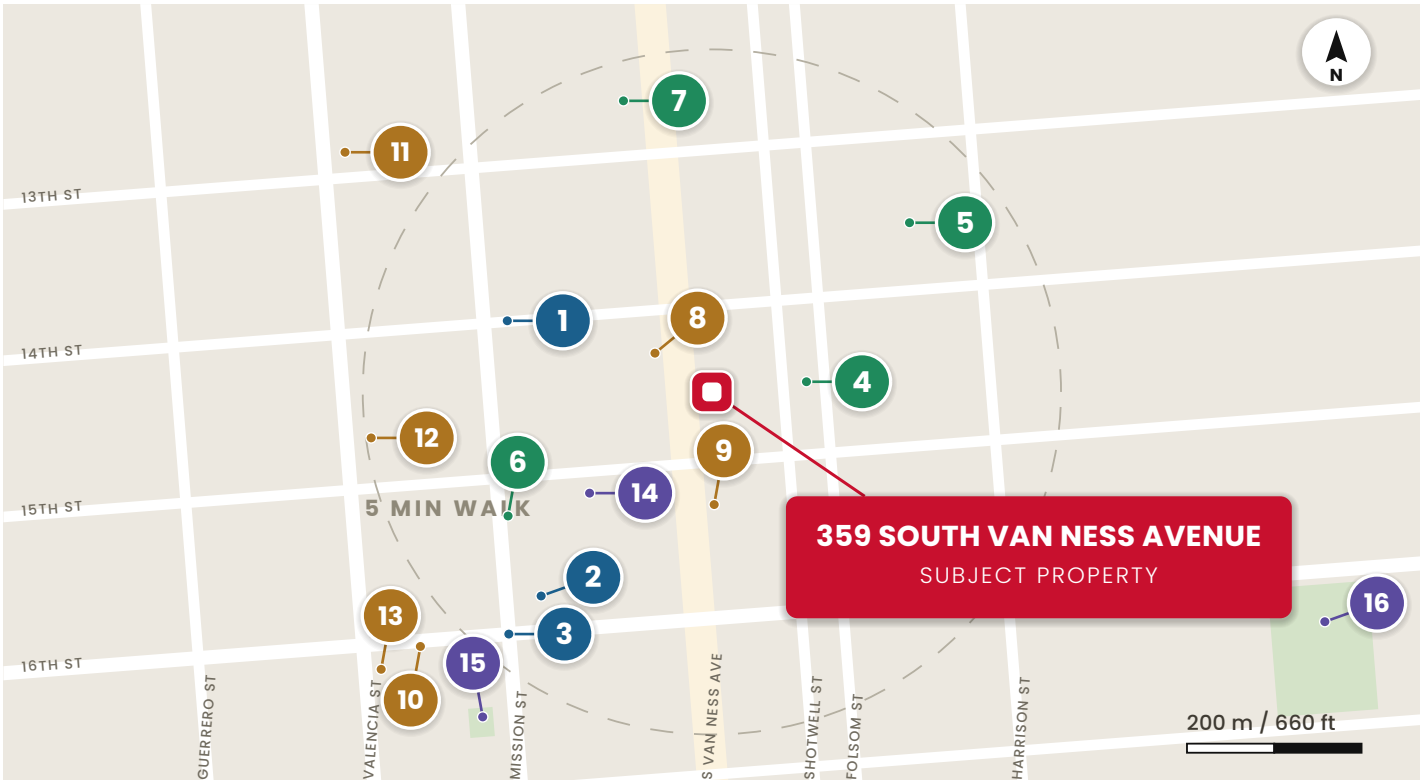
	Annual	Notes
Property Taxes	$31,983	1.18% of list price
Insurance	$7,696	Insurance Quote, Honeycomb
PGE	$2,443	2026 P+L
Water	$3,345	2026 P+L
Garbage	$3,156	2026 P+L
Repairs & Maintenance	$9,000	Estimated $1,500/unit
Management	$7,206	2026 P+L
Reserves	$600	Estimated $100/unit
Janitorial	$1,766	2026 P+L
Fire Extinguisher Svc.	$366	2026 P+L
Gardening	$1,610	2026 P+L
Security	$390	2026 P+L
Total Annual Expenses:	**$69,563**	33% of gross income

MISSION DISTRICT

LOCATION & AMENITIES

99	98	100
WALK	TRANSIT	BIKE

359 South Van Ness Avenue Mission District | San Francisco



TRANSIT

1. Mission & 14th Stops — 14 / 14R / 49 lines
2. 16th St Mission BART — Yellow / Green / Blue / Red
3. 16th & Mission Stops — 22 / 55 lines

GROCERY & DAILY NEEDS

4. Foods Co. — 1800 Folsom St
5. Rainbow Grocery — 1745 Folsom St
6. SF Daily Market — 1932 Mission St
7. US Foods CHEF'STORE — 170 S Van Ness Ave

SCHOOLS & PARKS

14. Marshall Elementary School — 1575 15th St
15. Kid Power Park — 45 Hoff St
16. Franklin Square — 2500 17th St

DINING & NIGHTLIFE

8. Los Yaquis — 324 S Van Ness Ave
9. The Flying Pig — 433 S Van Ness Ave
10. Taqueria Pancho Villa — 3071 16th St
11. Zeitgeist — 199 Valencia St
12. Four Barrel Coffee — 375 Valencia St
13. La Cumbre Taqueria — 515 Valencia St

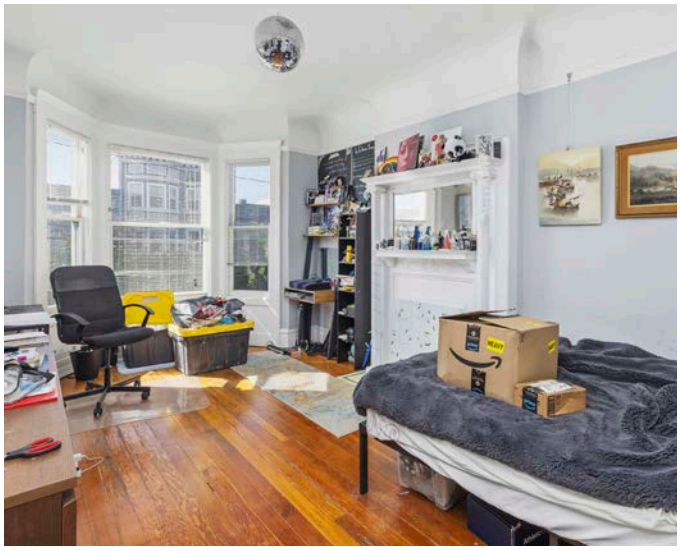
WALKING DISTANCE

Los Yaquis	**1 min**
Foods Co.	**2 min**
Marshall Elementary School	**3 min**
Mission & 14th Stops	**4 min**
16th St Mission BART	**5 min**
Franklin Square	**12 min**

359 South Van Ness Avenue
Subject property

John Antonini 415.794.9510

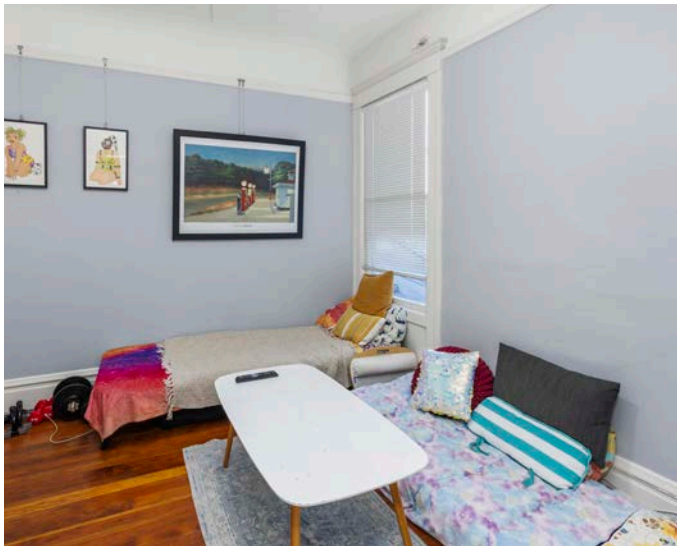
UNIT 361 2 BED/1 BATH

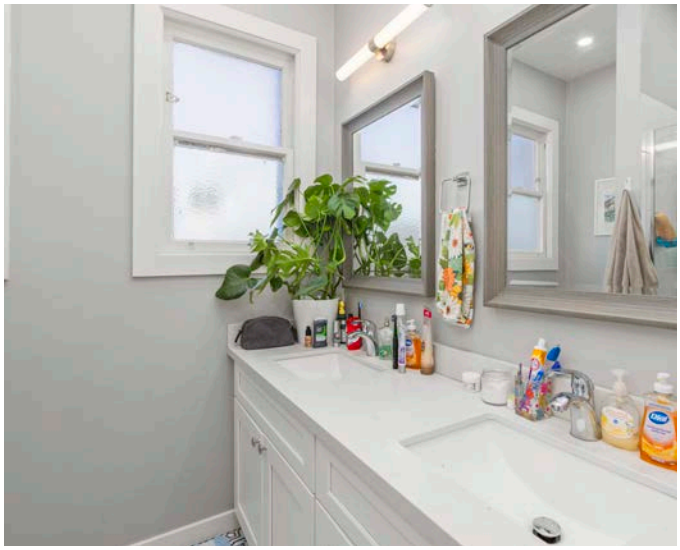








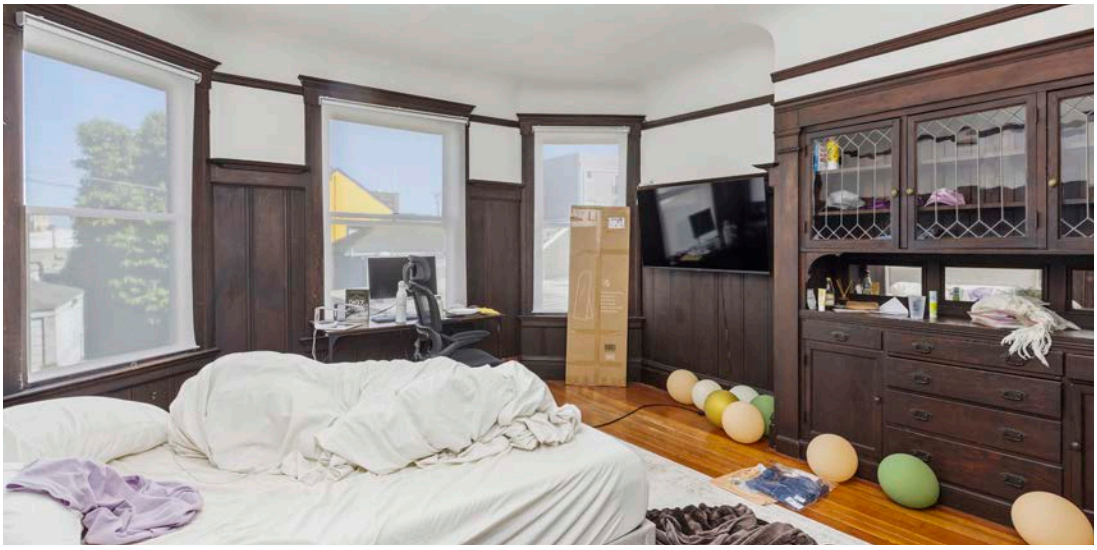




John Antonini 415.794.9510

359 S. VAN NESS AVENUE

UNIT 361A 2 BED/1 BATH







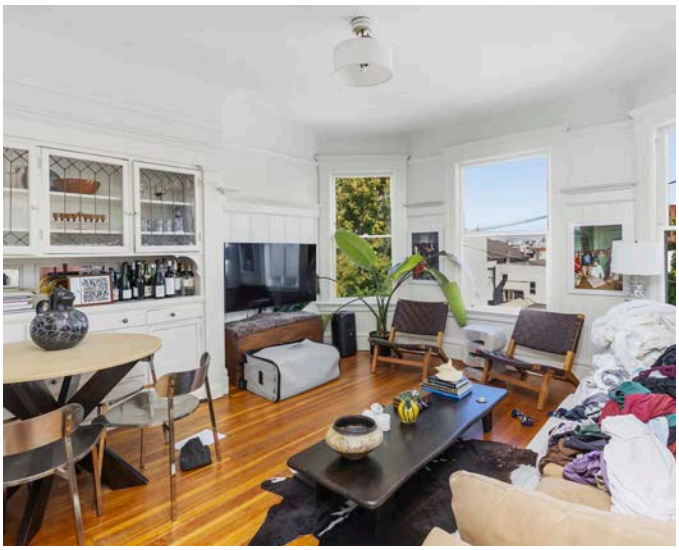




John Antonini 415.794.9510

359 S. VAN NESS AVENUE

UNIT 363 2 BED/1 BATH

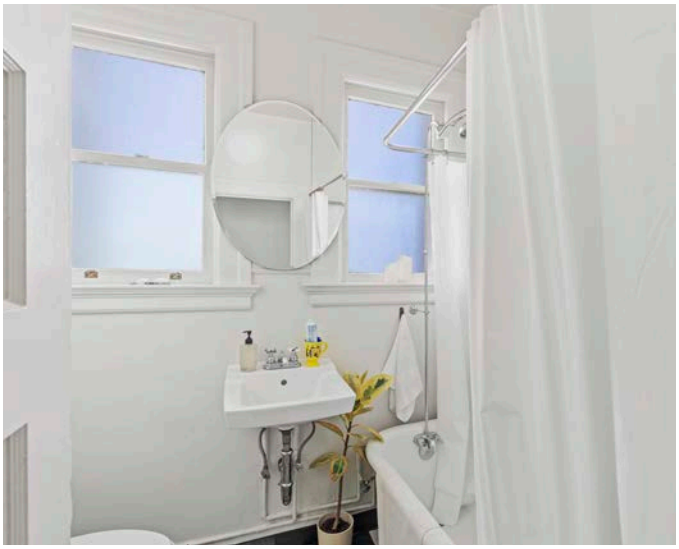








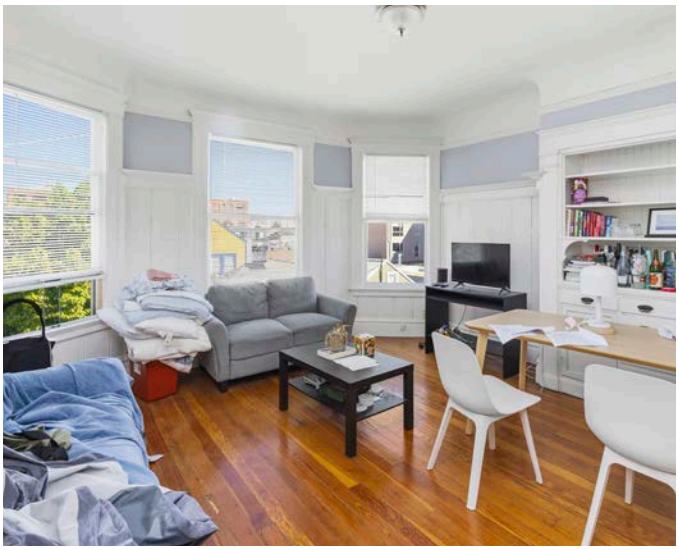




John Antonini 415.794.9510

359 S. VAN NESS AVENUE

UNIT 363A 2 BED/1 BATH













John Antonini 415.794.9510

359 S. VAN NESS AVENUE

PHOTOS EXTERIOR









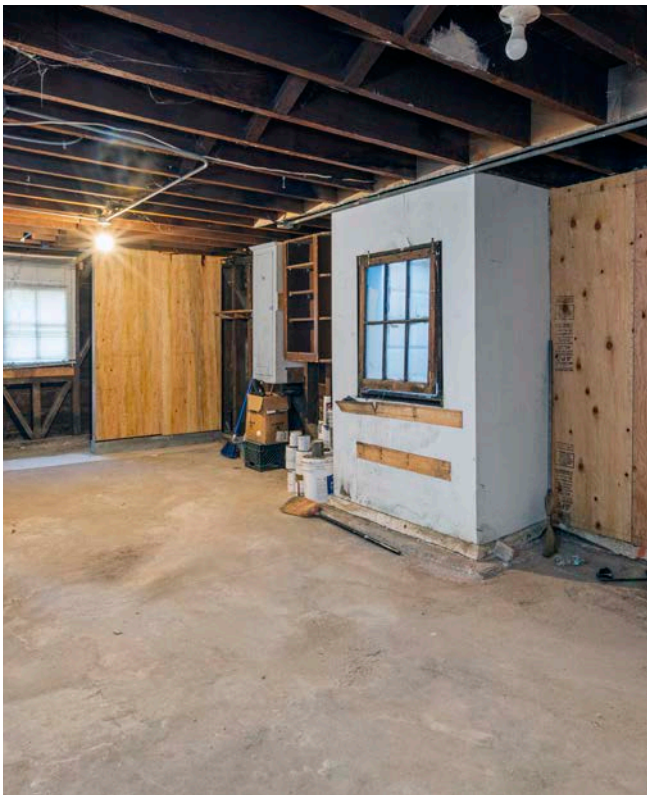


John Antonini 415.794.9510

359 S. VAN NESS AVENUE

PHOTOS GARAGE

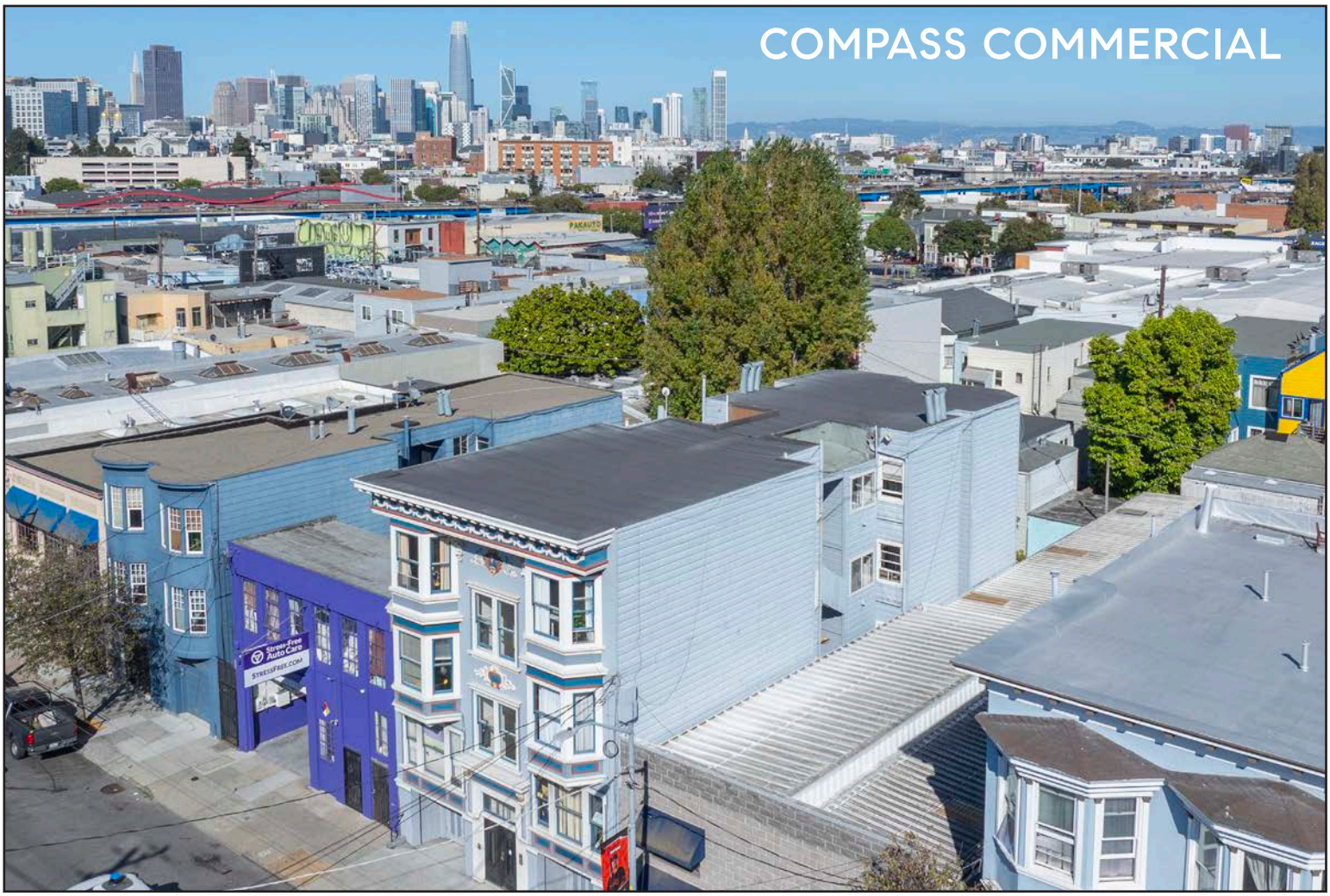






John Antonini 415.794.9510

359 South Van Ness Avenue



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

Senior Vice President
Mobile: 415.794.9510
john@antoninisf.com
Lic# 01842830

2007 ➞
ANTONINI SF.

Scan for PDF Version