

**PRIME TENDERLOIN LOCATION!  
20-UNIT MIXED-USE BUILDING FOR SALE**

**300 HYDE STREET  
SAN FRANCISCO, CA**

**OFFERED FOR SALE**



**DAN MCGUE**  
415.738.7201  
DANMCGUE@PARAGON-RE.COM  
WWW.DANMCGUE.COM  
LIC# 00656579



**PARAGON**  
COMMERCIAL BROKERAGE

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**OFFERED AT \$4,900,000**



## ***300 Hyde Street***

*(Corner of Hyde Street & Eddy Street)*

300 Hyde is a well-maintained mixed use 20-Unit Building with 17 apartments and 3 retail spaces in the Tenderloin neighborhood of Downtown San Francisco. Constructed in 1917, the building consists of 1 two bedroom, 5 one bedroom and 11 Studio apartments all with nice floorplans and good natural light. Units are separately metered for PG&E. Owner provides steam heat.

The building is located in the Tenderloin which is the center of much commercial and residential real estate development, and close to employers in the Tech and Internet Industries such as Uber, Twitter, Reddit, Zoosk, and Square. It is a fast improving area, although it has always been attractive to the young and “edgy” set. It is in close proximity to the hot Mid-Market and Civic Center areas and many restaurants, bars and shops, including a new Trader Joe’s on Market Street. Public transportation via Muni and BART is nearby, which gives good access to all parts of the city. Freeway entrances and exits are also nearby, giving easy access to the Peninsula and East Bay.

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## PROPERTY HIGHLIGHTS

- 1 Two-Bedroom
- 5 One-Bedroom Apartments
- 11 Studio Apartments
  - 3 Retail
- Building Size: Approx. 11,248 Sq.Ft.\*
- Lot Size: Approx. 3,280 Sq.Ft. (37 x 87)\*
- Zoning: RC-4 Residential, Commercial, High Density\*
  - Parcel No.: 0334-016\*
    - Year Built: 1917\*
    - \$436 Per Sq.Ft.
    - GRM: 12.5
    - Cap Rate: 4.6%

\*Per MetroScan

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INCOME & EXPENSES**

<b>Scheduled Annual Gross Apartment Income (See Attached Rent Roll)</b>		<b>\$ 391,899</b>
Less Vacancy (Estimated @ 2% of Scheduled Annual Gross Income)		<u>7,838</u>
<b>Adjusted Annual Gross Income</b>		<b>\$ 384,061</b>
<b>Estimated Annual Operating Expenses:</b>		
Property Taxes (Estimated @ 1.1826% of \$4,900,000)	\$ 57,947	
Insurance <sup>1</sup>	7,974	
Resident Manager & Apartment	21,605	
PG&E	12,989	
Garbage	8,468	
Water & Sewer	10,568	
Telephone	3,673	
Property Management (Estimated @ 5% of Adjusted Annual Gross Income)	19,204	
Pest Control	1,560	
Workers Compensation, Health/Medical Benefits & Payroll Taxes	2,481	
Repairs and Maintenance (Estimated @ \$750 per unit)	<u>15,000</u>	
<b>Estimated Annual Operating Expenses:</b>		<b>(161,469)</b>
<b>Estimated Net Operating Income:</b>		<b>\$ 222,592</b>

<sup>1</sup>Insurance quote provided by Commercial Coverage Insurance Agency

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RENT ROLL

<u>Unit</u>	<u>Type</u>	<u>Scheduled Rents</u>	<u>Market Rents<sup>2</sup></u>	<u>Move-In Date</u>
10	1 Bedroom	\$ 2,079.65	\$ 2,495.00	2/25/2012
11	Studio	1,207.03	1,595.00	12/18/2011
12	Studio	1,495.00	1,595.00	10/1/2016
14	Studio	1,103.22	1,595.00	10/9/2009
15	2 Bedroom	2,401.98	2,950.00	10/29/2011
20	Studio	1,236.07	1,595.00	3/1/2012
21	1 Bedroom	2,395.00 <sup>2</sup>	2,495.00	Vacant
22	Studio	1,564.38	1,595.00	1/13/2015
24	Studio	1,527.17	1,595.00	9/24/2015
25	1 Bedroom	737.75	2,495.00	10/15/1997
26	Studio	1,527.17	1,595.00	9/16/2015
30 (MGR)	Studio	1,575.00 <sup>1</sup>	1,595.00	5/1/2014
31	1 Bedroom	2,395.00 <sup>2</sup>	2,495.00	Vacant
32	Studio	1,275.00 <sup>2</sup>	1,595.00	Vacant
33	Studio	1,461.75	1,595.00	5/22/2014
34	1 Bedroom	693.67	2,495.00	9/1/1996
35	Studio	493.77	1,595.00	1/1/1989
494&496 Eddy Street	Retail	5,300.00	5,300.00	Vacant
302 Hyde Street	Rainbow Coin Laundry	2,189.65	3,000.00	2/1/2006
<b>Total Scheduled Monthly Rent:</b>		<b>\$ 32,658.26</b>	<b>\$ 41,870.00</b>	
<b>Total Scheduled Annual Rent:</b>		<b>\$ 391,899.12</b>	<b>\$502,440.00</b>	

<sup>1</sup> Resident Manager. Stated rent is an estimate of market rent and depends on the quality of finishes and improvements to the unit. Seller and Broker do not warrant or guarantee the stated estimated market rent.

<sup>2</sup> All market rents are estimates and depends on the quality of finishes and improvements of the unit. Seller and Broker do not warrant or guarantee the stated estimated market rent. All prospective Buyers should use their own estimate of market rents.

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PROPERTY PHOTOS



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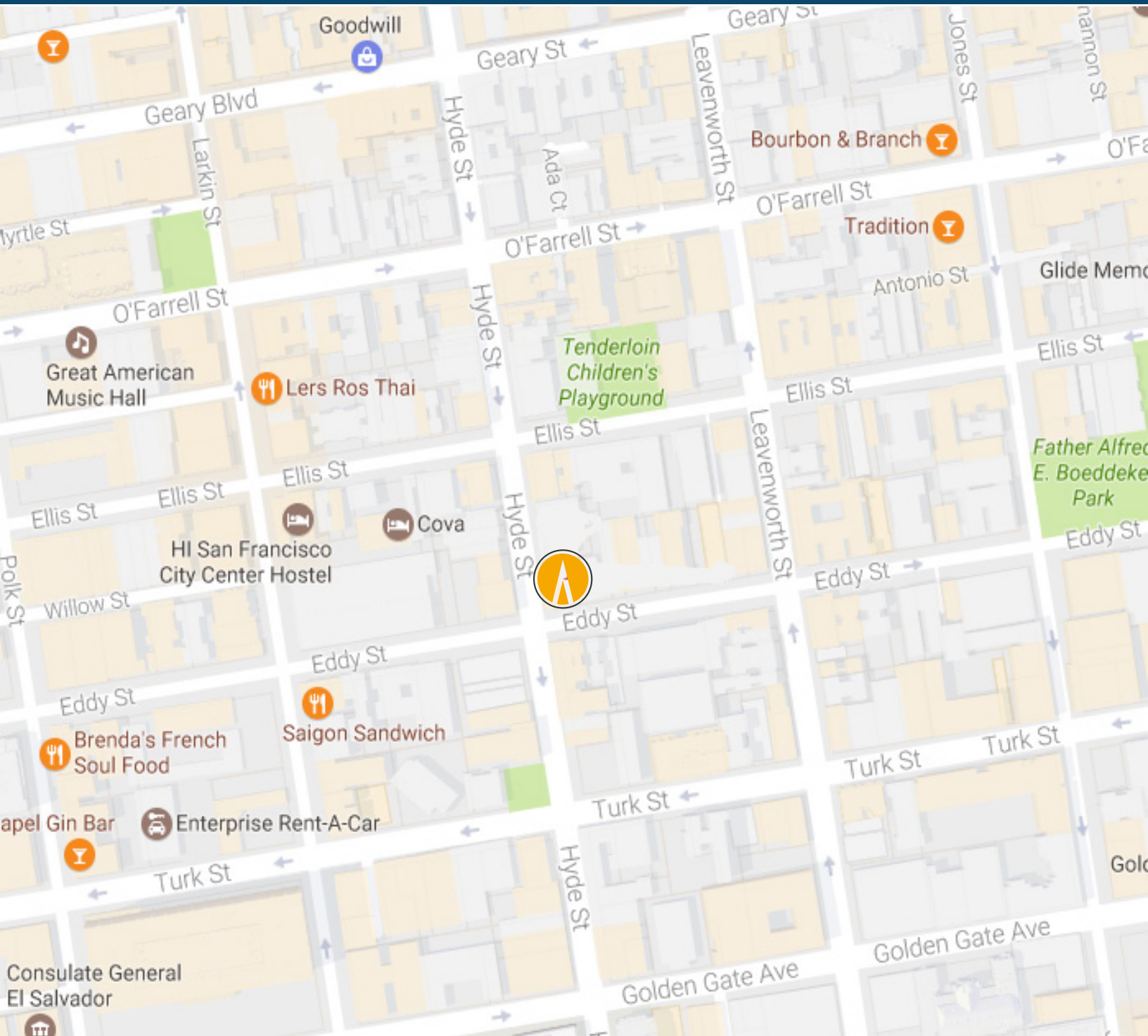
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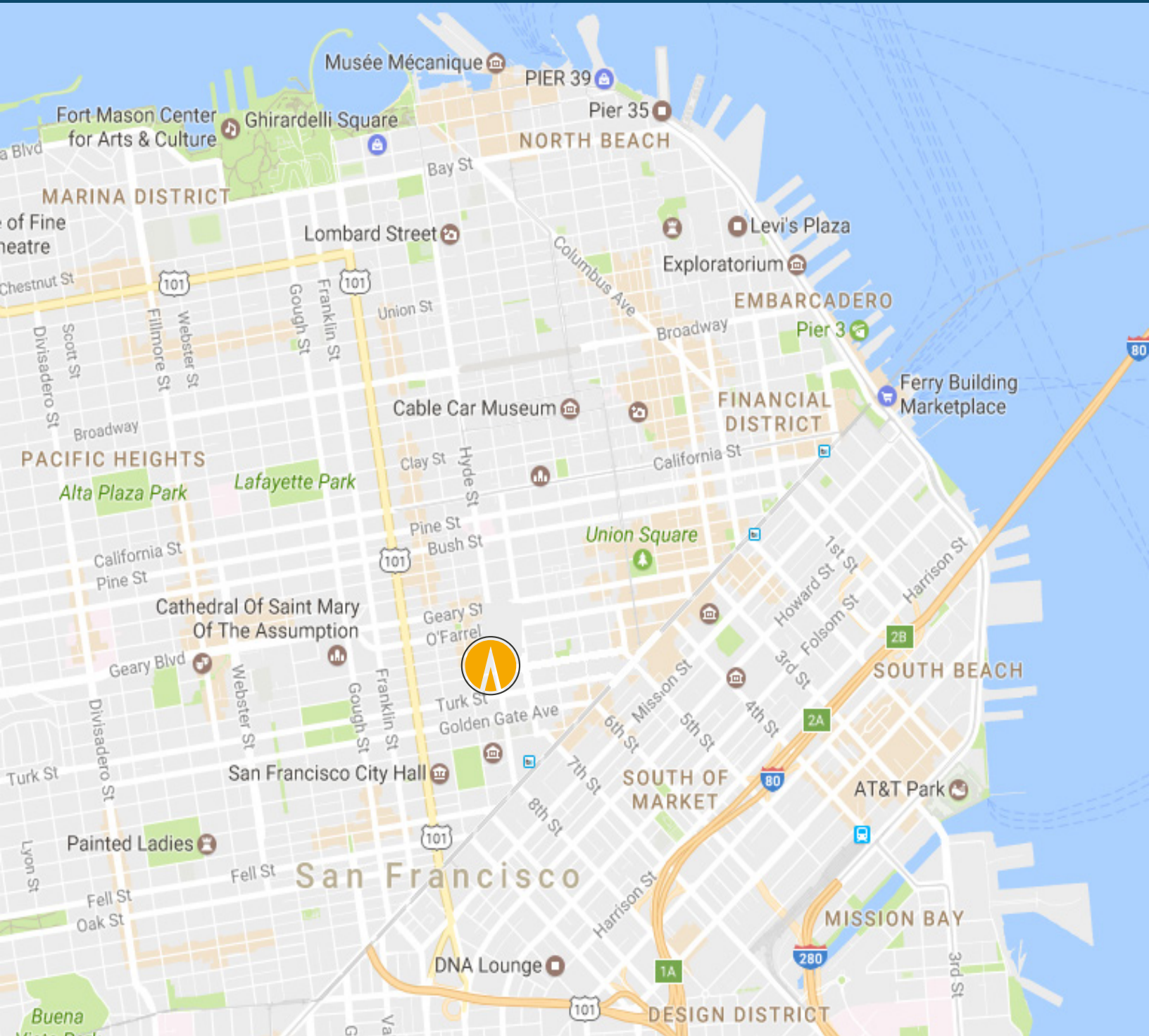


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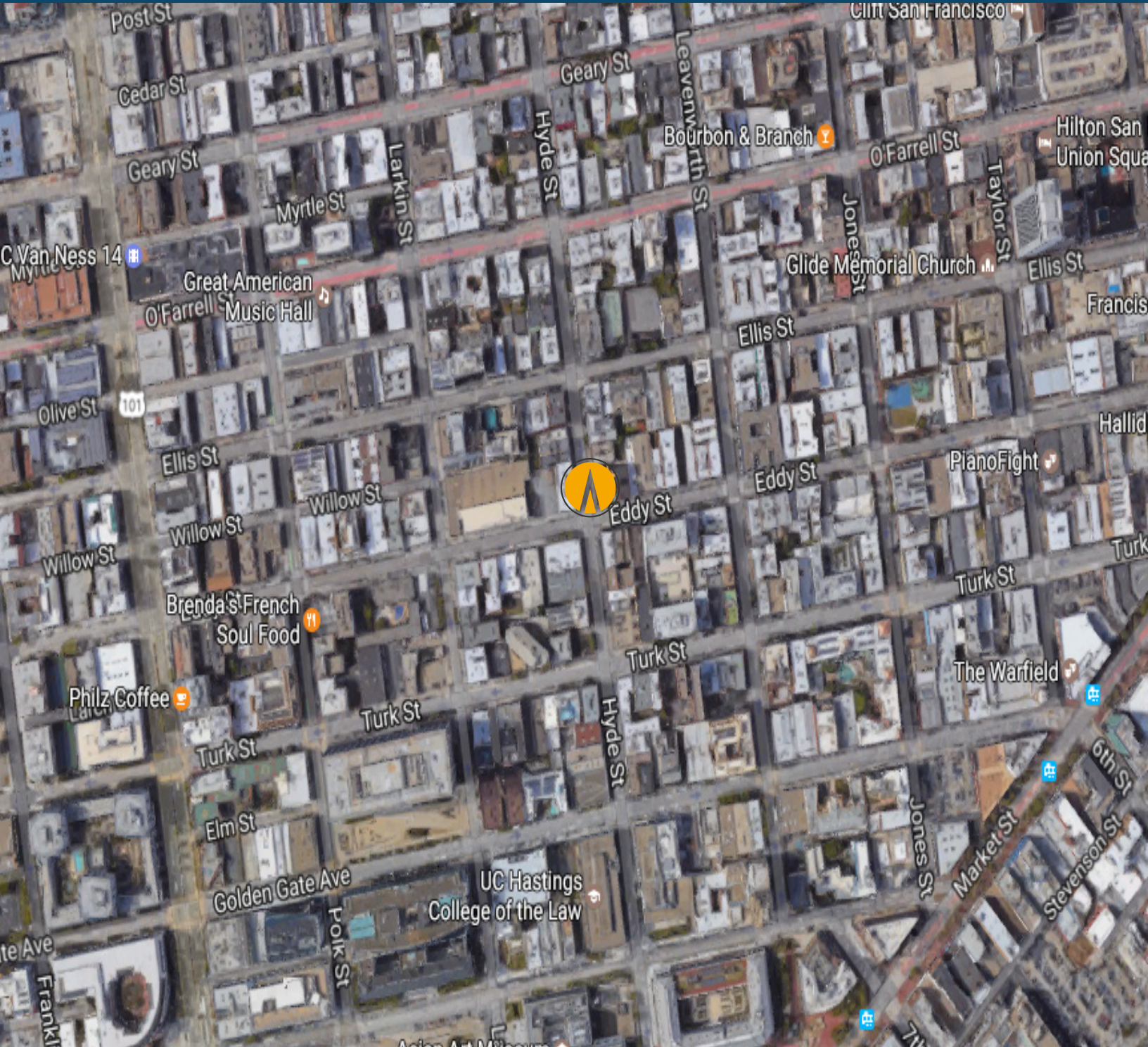
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