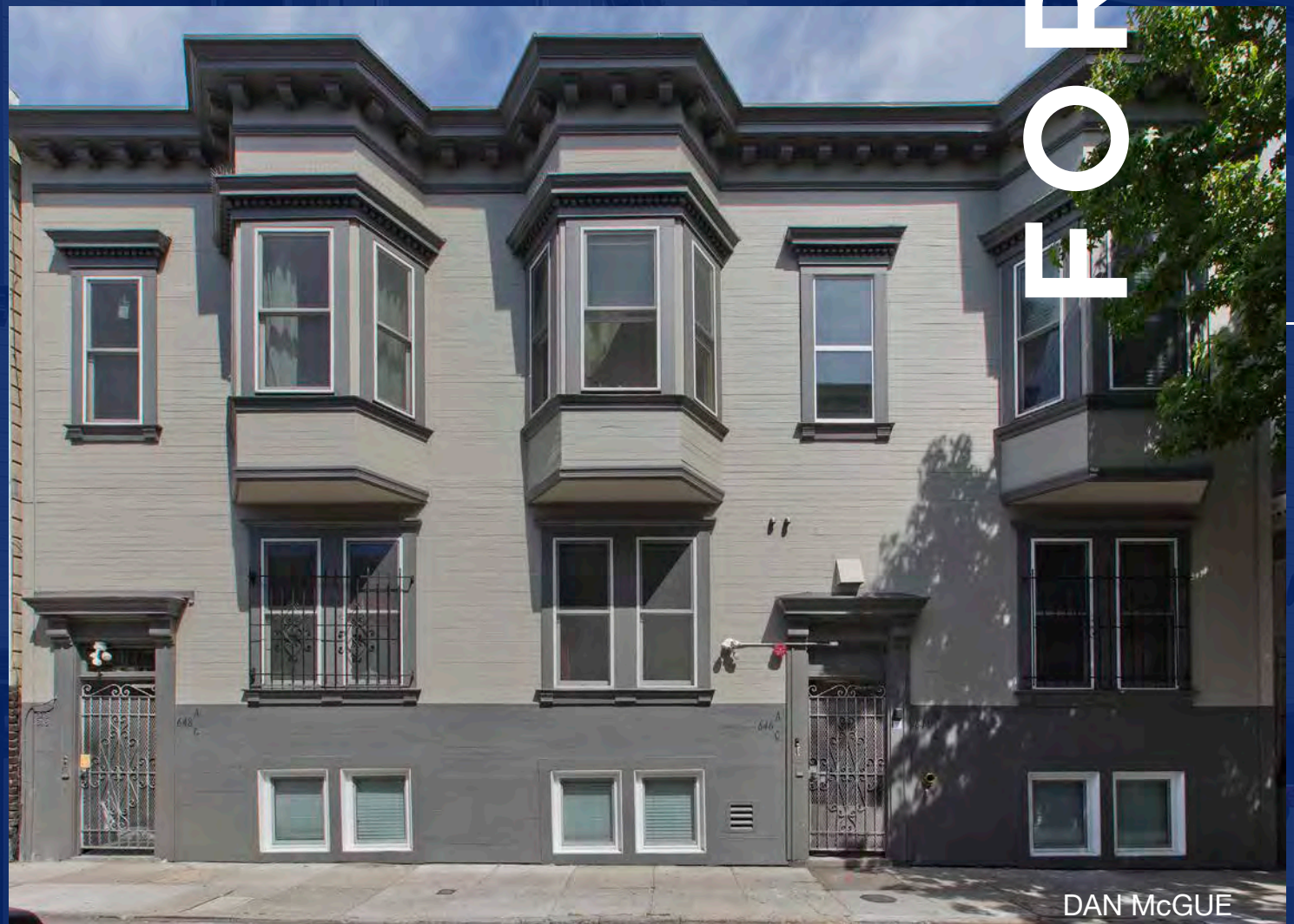




COLDWELL BANKER
COMMERCIAL
REALTY

9 LARGE APARTMENT UNITS SOUTH OF MARKET

644 NATOMA STREET SAN FRANCISCO, CA



FOR SALE

DAN MCGUE
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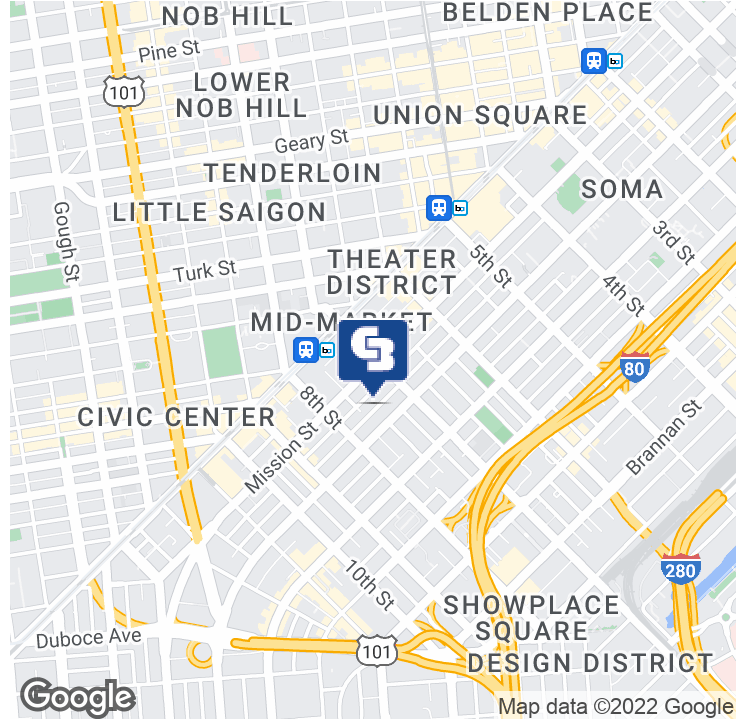
COLDWELL BANKER COMMERCIAL REALTY
1560 Van Ness Ave Fl 2, San Francisco, CA 94109
415.474.1750



SALE

9 LARGE APARTMENT UNITS | SOUTH OF MARKET

644-648 Natoma Street | San Francisco, CA 94103



OFFERED AT \$4,100,000

OFFERING SUMMARY

Number Of Units:	9
NOI:	\$156,920
Cap Rate:	3.8%
GRM:	14.37
Price / SF:	\$428
Building Size:	Approx. 9,575 SF**
Lot Size:	Approx. 3,750 SF*
Lot Dimensions:	Approx. 50' x 78'*
Zoning:	RED South of Market*
Market:	Mid-Market / SOMA
Year Built:	1907*
APN:	3727-054*

PROPERTY HIGHLIGHTS

- 9 Large Apartment Units in a Fantastic SOMA Location!
- 4 Three Bedroom Apartments
- 5 Two Bedroom Apartments
- Bay Windows
- Laundry Area
- Recent Exterior Work and Painting
- Soft Story Seismic Work Has Been Completed
- Extensive Improvements including 3 ADUs
- Convenient SOMA location near Twitter, Lyft, Air BnB & Adobe HQs
- Separately Metered for PG&E
- Separate Heat
- Close to Freeways, Bay Bridge & BART Station
- Walking Distance to the Financial District

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**Per Owner
 *Per Realist Tax Records





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644-648 Natoma Street | San Francisco, CA 94103



PROPERTY DESCRIPTION

644-648 Natoma is a fantastic investment opportunity in San Francisco's South of Market neighborhood, historically one of the most active rental districts in the City. The property consists of 9 units, including 1 three bedroom/one and a half bath unit, 3 three bedroom/one bath units, and 5 spacious two bedroom/one bath units. Two of the units were extensively rehabbed and three of the units are newly constructed ADUs. The layouts of the rehabbed and newly constructed units are ideal with large bedrooms and open kitchens. The building structure is 9,575 square feet (per owner) and sits on a 3,750-square foot lot. The building has a concrete foundation and a tar and gravel roof. There are coin-operated laundry machines on-site. The building is separately metered for gas and electricity. Tenants pay for their own heat. Exterior recently painted and soft story work has been completed.

LOCATION DESCRIPTION

644-648 Natoma Street is a fantastic investment opportunity in San Francisco's South of Market neighborhood. The South of Market neighborhood is the home of the headquarters of several major software, internet and technology companies including Twitter, Lyft, Adobe, LinkedIn, Dropbox, Air BnB, Yelp, Uber and many more. The property offers a central location near the Financial District, Union Square shopping, Mid-Market hub, & San Francisco's government buildings. It is in close proximity to many restaurants, bars & shops. It is in the center of much commercial & residential real estate development. The neighborhood has always been attractive to the young set. Public transportation via Muni & BART is nearby, which gives good access to all parts of the City. Freeway entrances & exits are also nearby, giving easy access to the Peninsula, East Bay & North.

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INCOME & EXPENSE PRO-FORMA

Scheduled Annual Gross Apartment Income	\$280,784
Rent Board Fees	174
Bond Passthroughs	609
Water Bond Passthroughs	67
Laundry Income	1,767
Miscellaneous Income	1,846
Total Schedule Gross Income	\$285,247
Less Vacancy (estimated at 3%)	(8,424)
Adjusted Annual Gross Income	\$276,824

Annual Property Expenses¹:

Property Tax (Estimated at 1.1825% of \$4.1M)	\$48,482
Insurance ²	7,922
Gas & Electricity	4,862
Water & Sewer	12,530
Trash	6,687
Janitorial	13,138
Telephone	1,080
Pest Control	1,020
Fire System Maintenance	6,641
Security Services	457
Business License & Permits	163
Repairs & Maintenance (estimated at \$650 per unit)	5,850
Management (Estimated at 4% of Gross Income)	11,073

Estimated Annual Operating Expenses:	(119,904)
Estimated Net Operating Income:	\$156,920

1. All Expenses estimated based on Year End 2021 Income & Expense Statement provided by Owner.

2. Insurance Expense estimated from Commercial Coverage Insurance Agency.

NOTE: The above expenses and vacancy factor are estimates only, based partly on Seller's past expenses and partly on industry standards. All prospective buyers should determine their own numbers for all expenses and the vacancy factor.

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RENT ROLL

Unit #	Unit Type	Current Rent	Market Rent ¹	Move In Date
644	3 Bed/1 Bath	\$508.16	\$4,295.00	09/09/1999
644A ²	3 Bed/1 Bath ²	\$3,400.00 ²	\$3,400.00	Vacant ²
644C ³	2 Bed/1 Bath ³	\$2,990.00 ³	\$3,000.00	12/28/2021
646	3 Bed/1.5 Bath	\$3,950.00	\$4,400.00	02/01/2022
646A	3 Bed/1 Bath	\$2,122.62	\$4,295.00	09/01/2006
646C ³	2 Bed/1 Bath ³	\$2,712.00 ³	\$3,000.00	07/15/2021
648	2 Bed/1 Bath	\$2,168.63	\$3,650.00	12/01/2009
648A ²	2 Bed/1 Bath ²	\$3,650.00 ²	\$3,650.00	Vacant ²
648C	2 Bed/1 Bath	\$2,547.27	\$3,000.00	03/01/2021
Total Monthly		\$23,398.68	\$33,585.00	
Total Annual		\$280,784.16	\$403,020.00	

¹ Market Rent. Estimated market rent depends on the quality of finishes and improvements to the unit. Seller and Broker do not warrant or guarantee the stated estimated market rent. All prospective Buyers should use their own estimates for market rent.

² Vacant Unit. Estimated market rent depends on the quality of finishes and improvements to the unit. Seller and Broker do not warrant or guarantee the stated estimated market rent. All prospective Buyers should use their own estimates for market rent.

³ Tenant is supported by San Francisco Housing Authority. Please see details in DD File.

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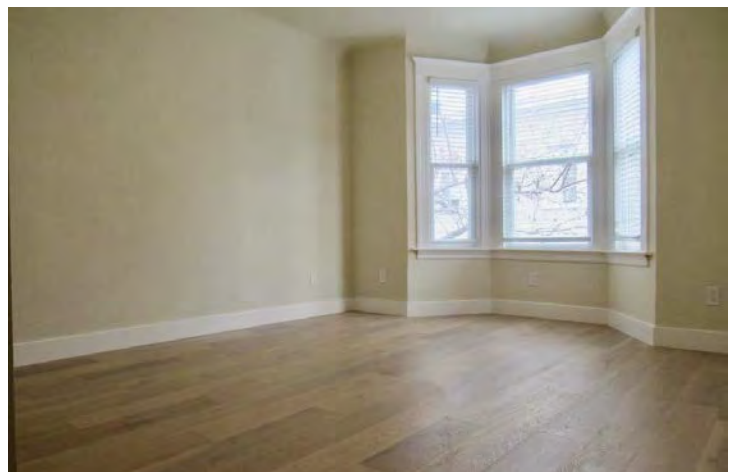
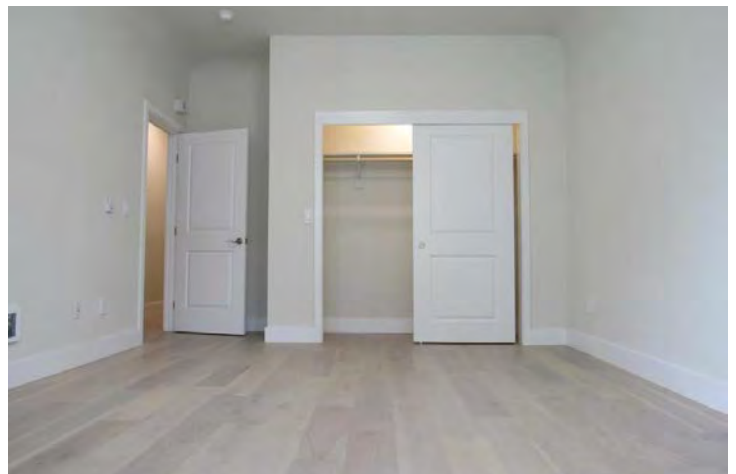




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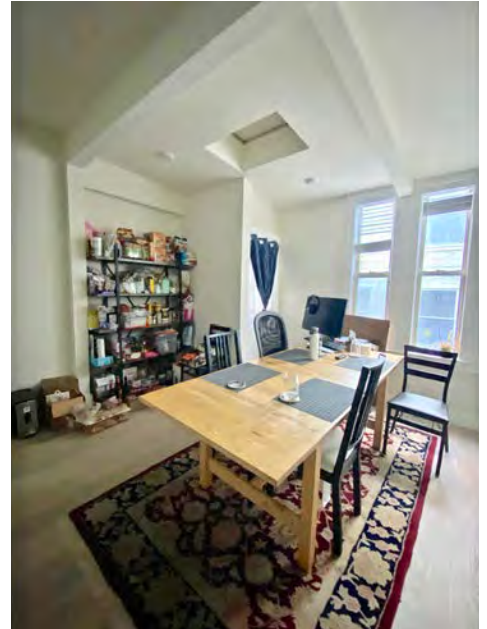
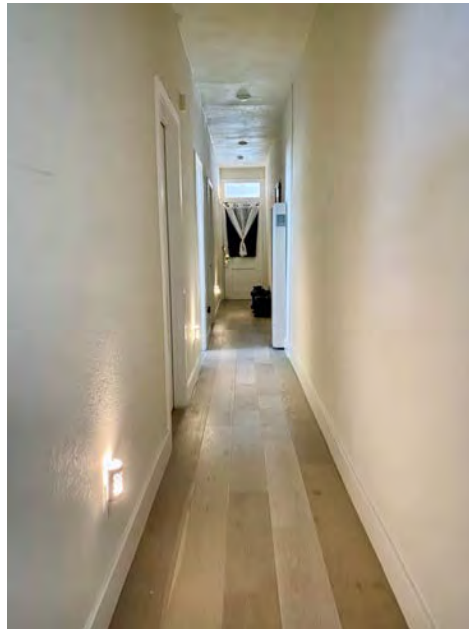
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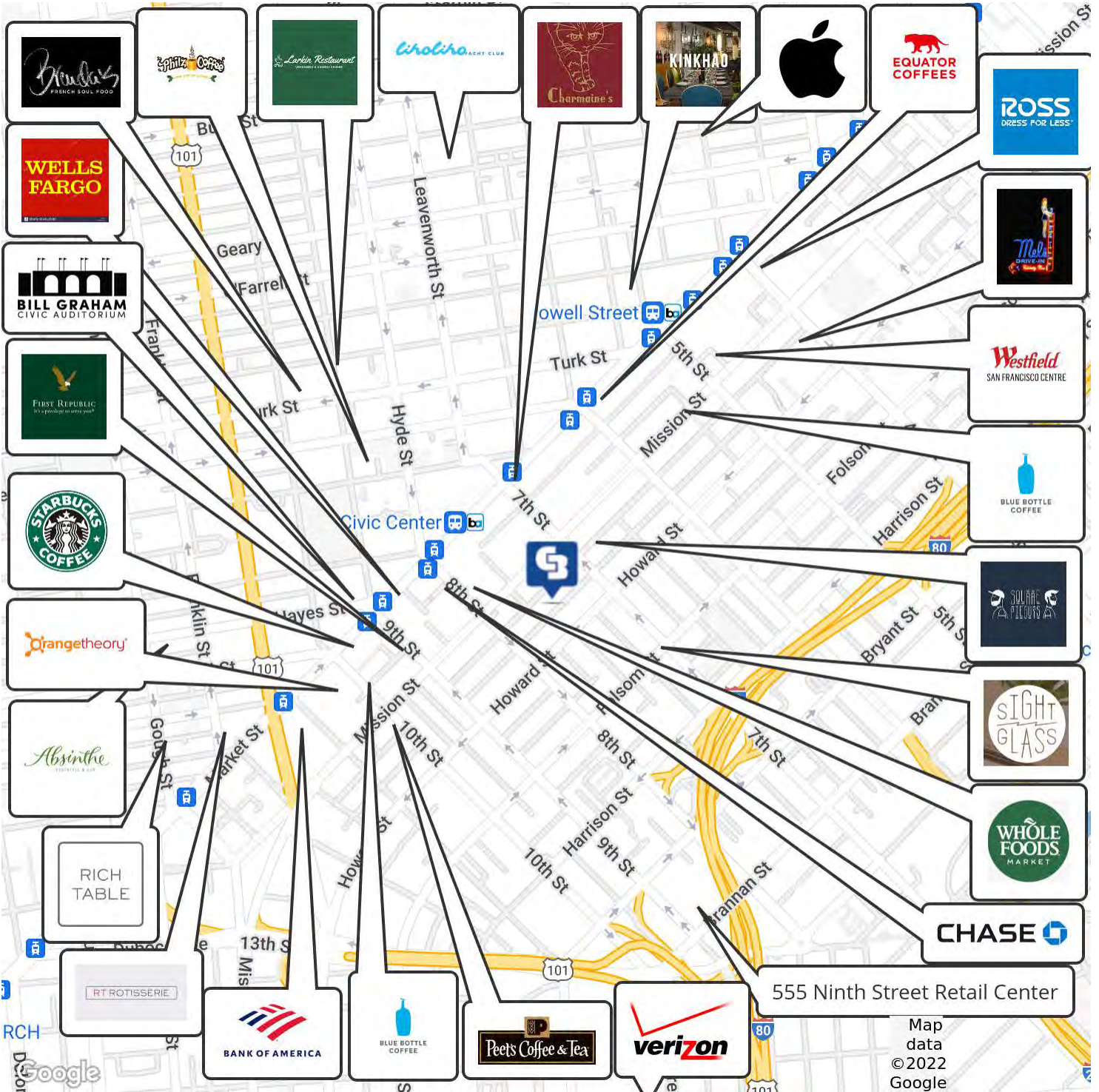
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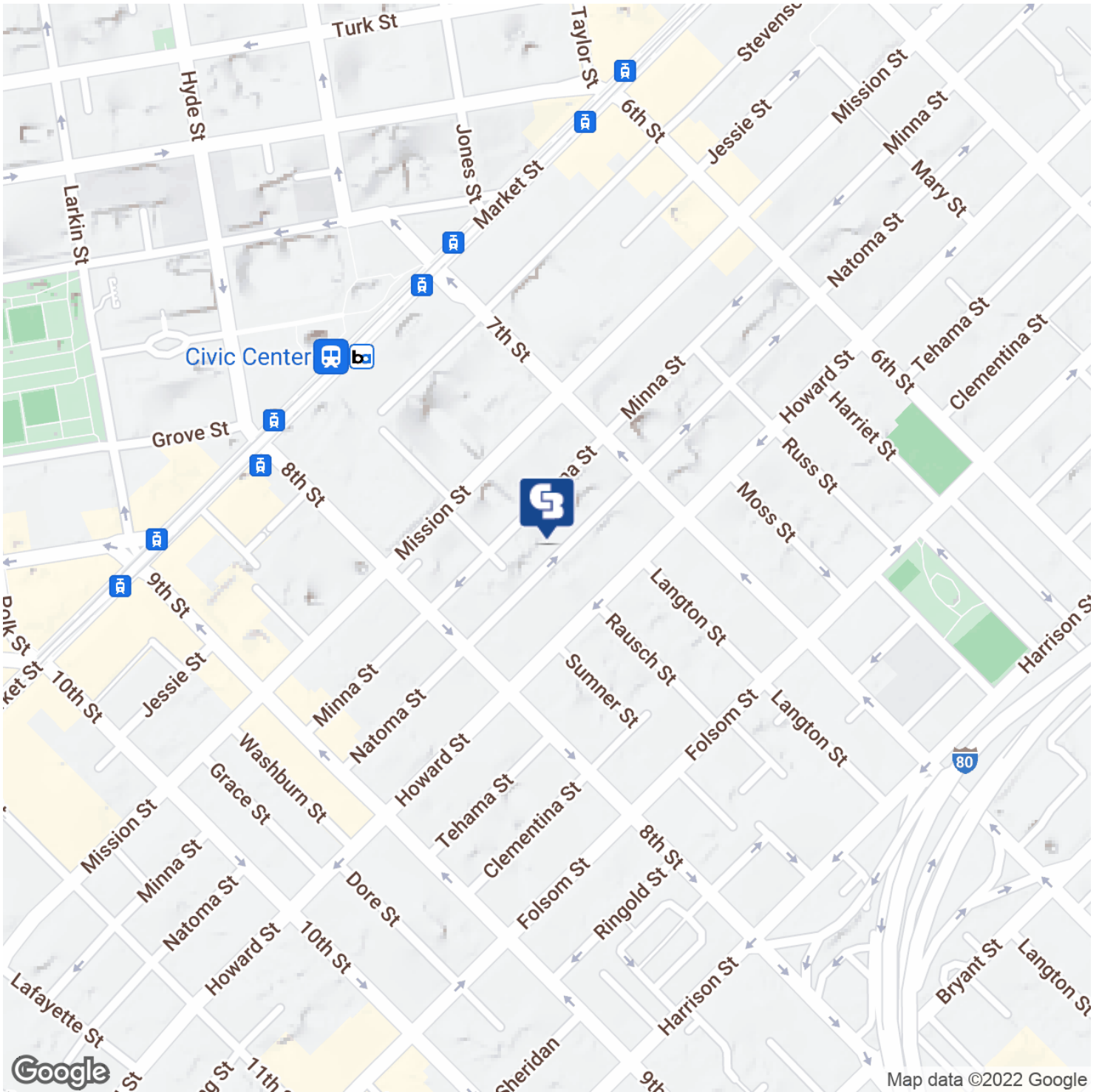
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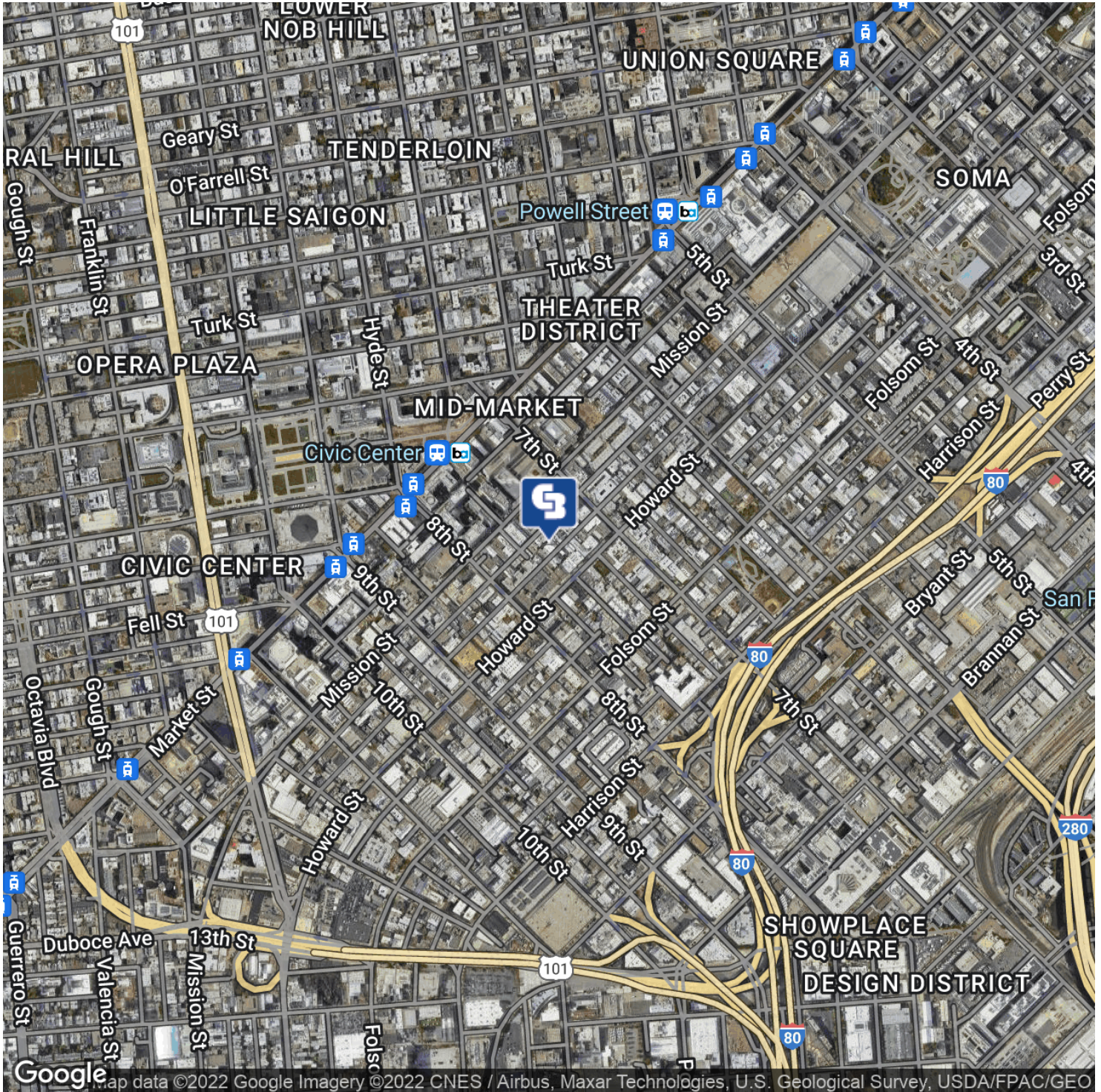




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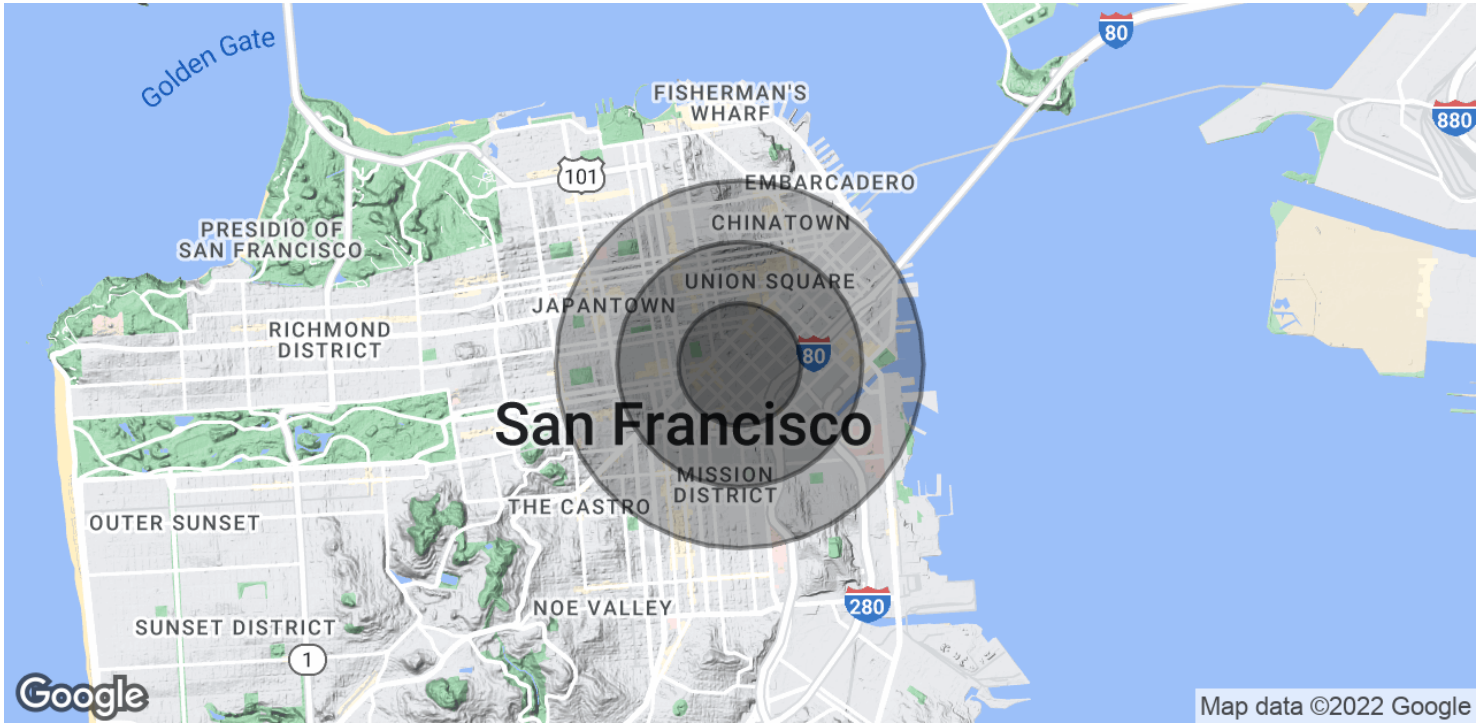




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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	22,904	86,622	202,455
Average age	41.6	40.8	40.3
Average age (Male)	42.9	41.3	40.3
Average age (Female)	41.1	40.0	39.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	12,315	50,269	107,659
# of persons per HH	1.9	1.7	1.9
Average HH income	\$44,862	\$57,243	\$76,007
Average house value		\$658,154	\$790,725

* Demographic data derived from 2020 ACS - US Census

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