

# *Prime Daly City Location*



## Presenting for Sale

95 Hill Street  
Daly City CA 94014

A Mixed-Use Offering

\$4,000,000  
(Built 2004)

Contact:

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Investment Property Consultant

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BRE: 00972394

**TRI Commercial Real Estate Services**

100 Pine Street, Suite 1000  
San Francisco, CA 94111

**TRI** 40 YEARS  
**COMMERCIAL**  
**CORFAC** International



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## SHOWINGS

Showing Schedule Upon Request

\*Do Not Disturb Tenants



### DISCLAIMER

*The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt the accuracy, but we do not guarantee the accuracy or completeness. The value of this investment is dependent upon federal and state tax laws, as well as the investment income, the tax bracket and other facts which your tax advisor and legal counsel should evaluate.*

*The prospective buyer should carefully verify each item of income, expense and all other information contained herein. The buyer is advised to diligently read leases and review leases with their real estate attorney. TRI Commercial Real Estate Services makes no warranty on projected financial performance of the property. Buyers are to conduct their own thorough due diligence investigation. Buyers are advised to measure all residential units and/or commercial spaces prior to purchase, or as part of Buyer's due diligence and not rely on square footage provided in this offering package.*



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95 Hill Street, Daly City, CA

# Prime Daly City Location

## PROPERTY PROFILE

Address:	95 Hill Street, Daly City, CA 94014
Major Cross Street:	Washington Street
Parcel Number:	006-367-070
Description:	Five Residential Units + 1 Commercial
Floors:	Three
Price:	Four million dollars \$4,000,000
Unit Description:	Ground Floor: Commercial Space & Storage/ Common Area/Utility Room Second Floor: 3BR/1BA, 1BR & Studio Third Floor: 2BR/1BA & 1BR
Gross Building Area:	± 7,150
Lot Size:	±3,780
Year Built:	2004
Parking:	5 Parking Spots

\* Sizes provided by assessor records or other sources deemed reliable but not guaranteed.

## FINANCIAL SUMMARY

Price	\$4,000,000
Gross Rent Multiplier (current)	22.7
Gross Rent Multiplier (projected)	21.7
Capitalization Rate (projected)	3.0%
Price Per Unit	\$666,666
Price Per Sq.Ft.	\$559

## PRO FORMA OPERATING SUMMARY

### Combined Estimated Pro Forma Income:      Projected

Current Annualized Rent	\$184,200
Laundry / Estimated	\$0
Gross Scheduled Income	\$184,200
Vacancy (2%) Estimate	(\$3,684)
 Effective Gross Income	 \$180,516

### Combined Estimated Pro Forma Expenses:

New Est. Taxes (1.17%)	\$46,800
Insurance Est.	\$4,500
Utilities:	
PG&E	\$1,572
Water	\$1,440
Garbage	\$1,735
Fire Sprinkler System	\$197
Repairs / Maintenance Pro Forma	\$4,000
Reserves	\$1,000
Property Management	\$00
<b>TOTAL:</b>	<b>(\$61,244)</b>

Estimated Pro Forma	
<b>Net Operating Income (NOI):</b>	<b>\$119,272</b>

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**95 Hill Street, Daly City, CA**

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## RENT ROLL ANALYSIS

Unit #	Unit Type	Current/Projected Monthly Rent	Projected Market Rent	Site Sq.Ft.	Comments
16/Vape Dreams	Retail	\$2,400	\$2,400	+/- 785	4 year lease starts 9/18/17. Base rent starting 9/17/2021 = \$2,500. Lessor can terminate lease upon obtaining ratified offer if wanted, with 60 day notice.
210 2nd Floor	3 BR/1 BA	\$2,600	\$3,300	+/- 965	Month-to-month.
200 2nd Floor	Studio	\$1,900	\$1,900	+/- 460	Lease expires 3/4/2018.
220 2nd Floor	1 BR	\$2,300	\$2,300	+/- 713	Vacant for personal use. Separate entrance.
310 3rd Floor	2 BR	\$3,000	\$3,000	+/- 1,260	Month-to-month. Washer/dryer.
320 3rd Floor	1 BR	\$2,450	\$2,450	+/- 1,000	To be delivered vacant. Occupied by relative. Washer/dryer.
<b>Monthly</b>		<b>\$14,650</b>	<b>\$15,350</b>		
<b>Annual</b>		<b>\$175,800</b>	<b>\$184,200</b>		



## PROPERTY DETAIL

(Sizes obtained from County Assessors Records, unverified and not guaranteed.)

### Ground Floor

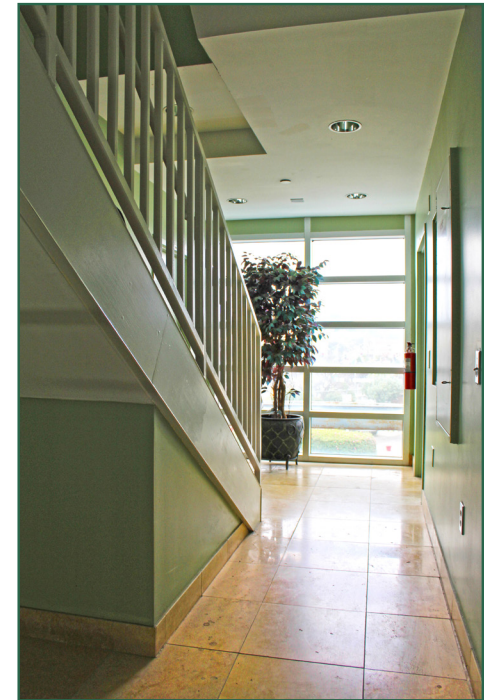
Retail	+/- 785 sq.ft.
Garage/Storage Area/Utility Room	+/- 920 sq.ft.
Common Area	+/- 370 sq.ft.

### Second Floor

3 bedroom	+/- 965 sq.ft.
1 Bedroom	+/- 713 sq.ft.
Studio	+/- 460 sq.ft.

### Third Floor

2 Bedroom	+/- 1,260 sq.ft.
1 Bedroom	+/- 1,000 sq.ft.



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95 Hill Street, Daly City, CA



# Property Detail Report for:



**95 HILL ST # 200-3, DALY CITY, CA, 94014-2584**

**Owner Information:**

Owner Name: **HERMES, YUL J HERMES REVOCABLE TRUST**  
 Mailing Address:  
 Vesting Code: **TRUST** Phone Number:

**Location Information:**

Legal Description: **42 FT X 90 FT COR WASHINGTON ST & HILL ST PTN LOT 1 BLK 16 SCHOOL HOUSE HOMESTEAD ASSN RSM C/61 CITY OF DALY CITY**  
 County: **SAN MATEO** FIPS Code: **06081** Census Trct/Blk: **601300 / 3**  
 APN: **006-367-070** Alternative APN:  
 Twshp-Rnge-Sect: **--** Legal Book/Page:  
 Legal Lot: **1** Legal Block: **16** Tract No:  
 Subdivision: **SCHOOL HOUSE HOMESTEAD ASSN**

**Last Market Sale Information:**

Sale Date: **5/14/2001** Sale Price: 1<sup>st</sup> Mtg Amount: \$  
 Sale Doc No: **2001068296** Price Per SqFt: 1<sup>st</sup> Mtg Int Type:  
 Transfer Doc No: **2013-115629** Price Per Acre: 2<sup>nd</sup> Mtg Amount: \$  
 1<sup>st</sup> Mtg Doc No: 2<sup>nd</sup> Mtg Int Type:  
 Sale Type: **FULL AMOUNT COMPUTED**  
 Deed Type: **GRANT DEED/DEED OF TRUST**  
 Title Company: **FIRST AMERICAN TITLE CO**  
 Lender:  
 Seller Name: **DISPERATI, GEORGE; DISPERATI, MAGDALENA**

**Property Characteristics:**

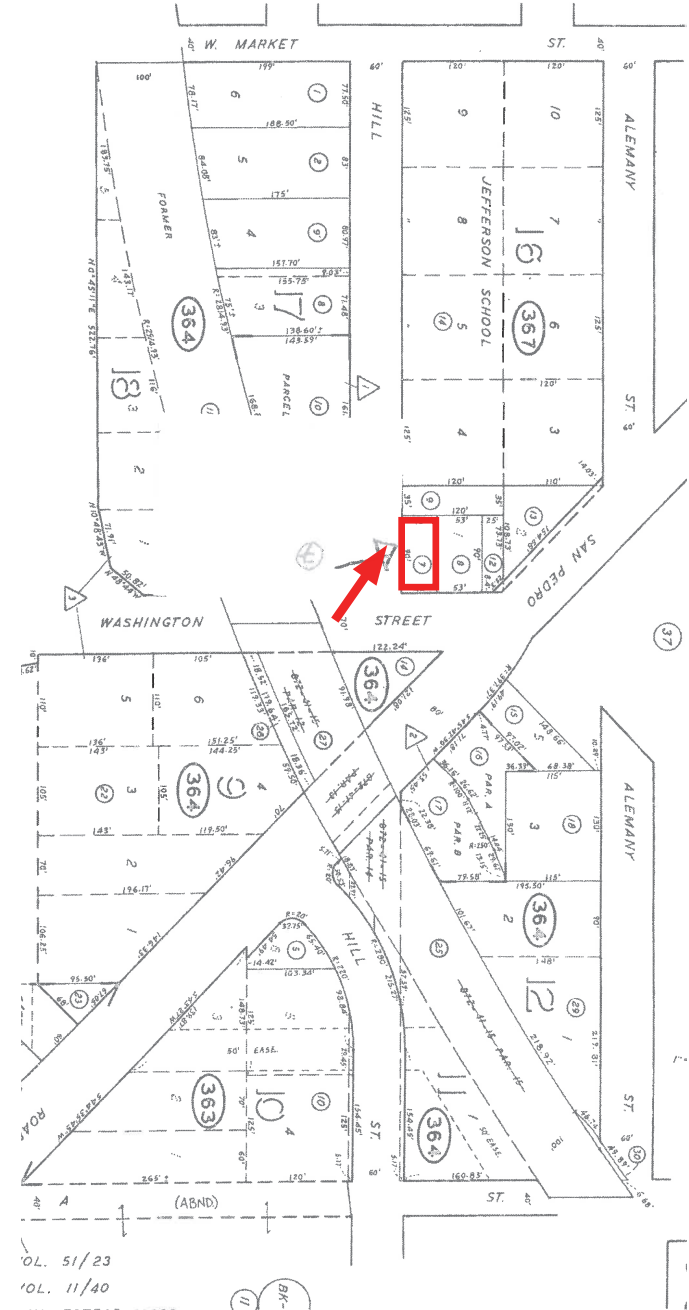
Building Area: Total Rooms: Construction:  
 Living Area: Bedrooms: Heat Type:  
 Garage Area: Baths: **0** Air Cond:  
 Basement Area: Fireplace: Roof Type:  
 Parking Type: No of Stories: **3+B** Roof Material:  
 Yr Built/Effective: **2004 /** Quality: Style:  
 Pool Code:

**Tax and Value Information:**

Assessed Value: Assessed Year: **2017** Est Market Val:  
 Land Value: Property Tax: **\$16,247** Assessor Appd Val:  
 Improvement Value: Improvement %: **79.12** Tax Exemption:

**Site Information:**

Assessor Acres: **0.09** Zoning: Land Use Code: **281**  
 Assessor Lot SqFt: **3,780** No of Buildings: Land Use Desc: **STORES & RESIDENTIAL**  
 Lot W/D: **0 /** Res/Comm Units: County Use Code: **13**  
 Calculated Acres: **0.0868** Sewer Type:  
 Calculated Lot SqFt: **3,781** Water Type: **100660192\_163165437**



# Prime Daly City Location

Interior Photos - Unit 310



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95 Hill Street, Daly City, CA



# Prime Daly City Location

Interior Photos - Unit 320



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95 Hill Street, Daly City, CA

# Cameron Foster

## Senior Vice President / Investment Consultant



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BRE LIC #00972394

## Specialization

Cameron specializes in the evaluation, sale, purchase and tax-deferred exchange of apartment and commercial buildings in the Bay Area, with focus on San Mateo, Santa Clara and San Francisco Counties.

Cameron takes great pride in his community involvement, exemplified by his eight-year role on the Board of Directors for the Human Investment Project, Inc. (HIP Housing) a private, non-profit agency. Cameron has also consulted HIP on the acquisition of apartment buildings for the purpose of providing temporary shelter for the disadvantaged.

Cameron understands the intricacies and variables in commercial real estate investment because of his extensive experience as a successful agent and as an owner of several multi-family, retail, mixed-use, commercial and office properties.

In his role as owner/investor, Cameron serves as managing partner and asset manager on behalf of the partnerships. This first-hand experience markedly strengthens his value-added consultation and advisory services for buyers and sellers, including property selection and financial analysis, acquisition, financing and asset management.

## Professional Background

Cameron has consistently achieved Top Producer status over the past 25 years at TRI Commercial and previously at Coldwell Banker Commercial where he earned "Rookie of the Year" in his first year. Much of his success in commercial real estate comes from the strong, long-term relationships he strives to build with both clients and colleagues.

## Significant Transactions

Cameron has completed transactions valued at more than \$350 million in Multi-family, Office, General Commercial, Light Industrial (User and Investment), NNN Retail in California and out of state, Mixed-Use properties and Land.

## Education

Bachelor of Arts, University of California, Berkeley  
Real Estate Brokers License 1991, # 0097 2394  
Real Estate Sale License 1987

## Real Estate and Marketing Memberships

California Association of Realtors  
National Association of Realtors  
San Francisco Association of Realtors  
Bay Area Apartment Brokers Forum  
San Mateo County Apartment/Investment Group  
San Francisco Income Property Marketing Group (IPMG)  
San Mateo County Multiple Listing Service  
San Francisco County Multiple Listing Service



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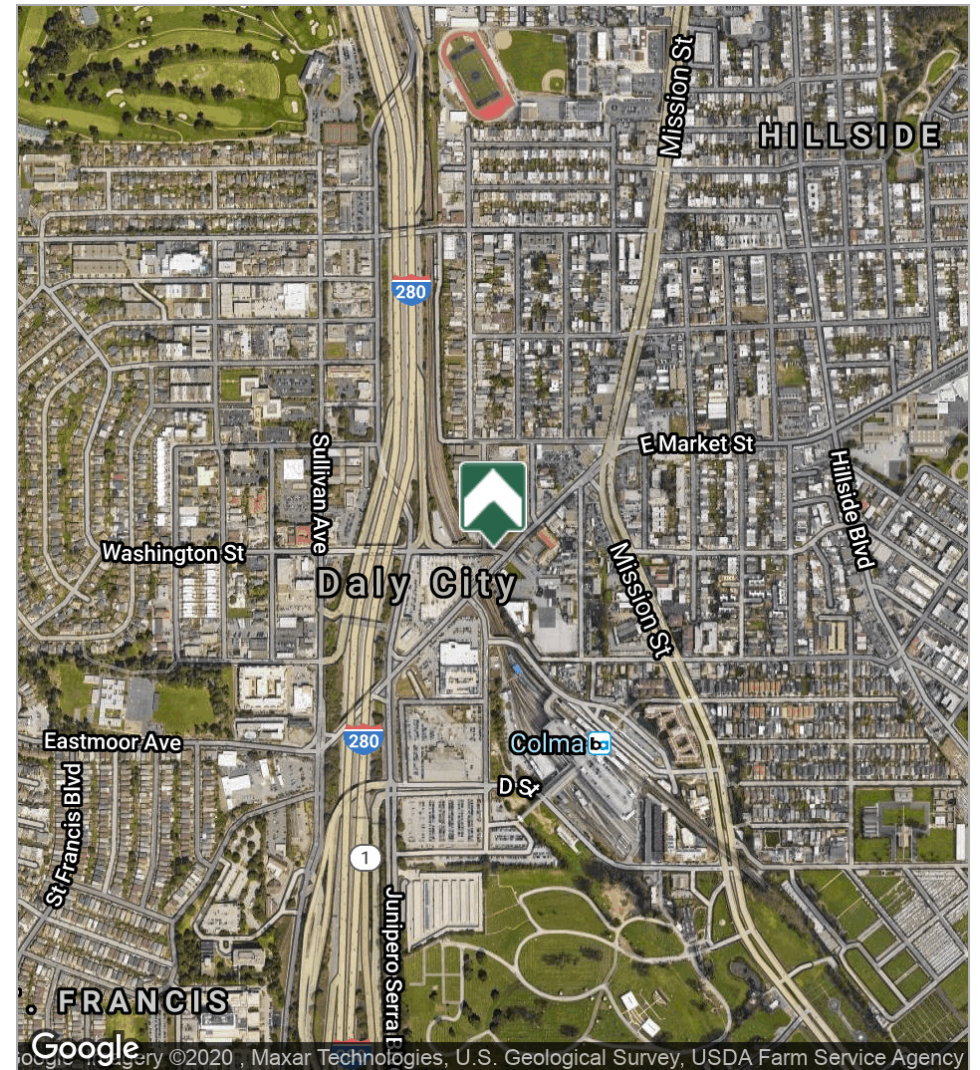
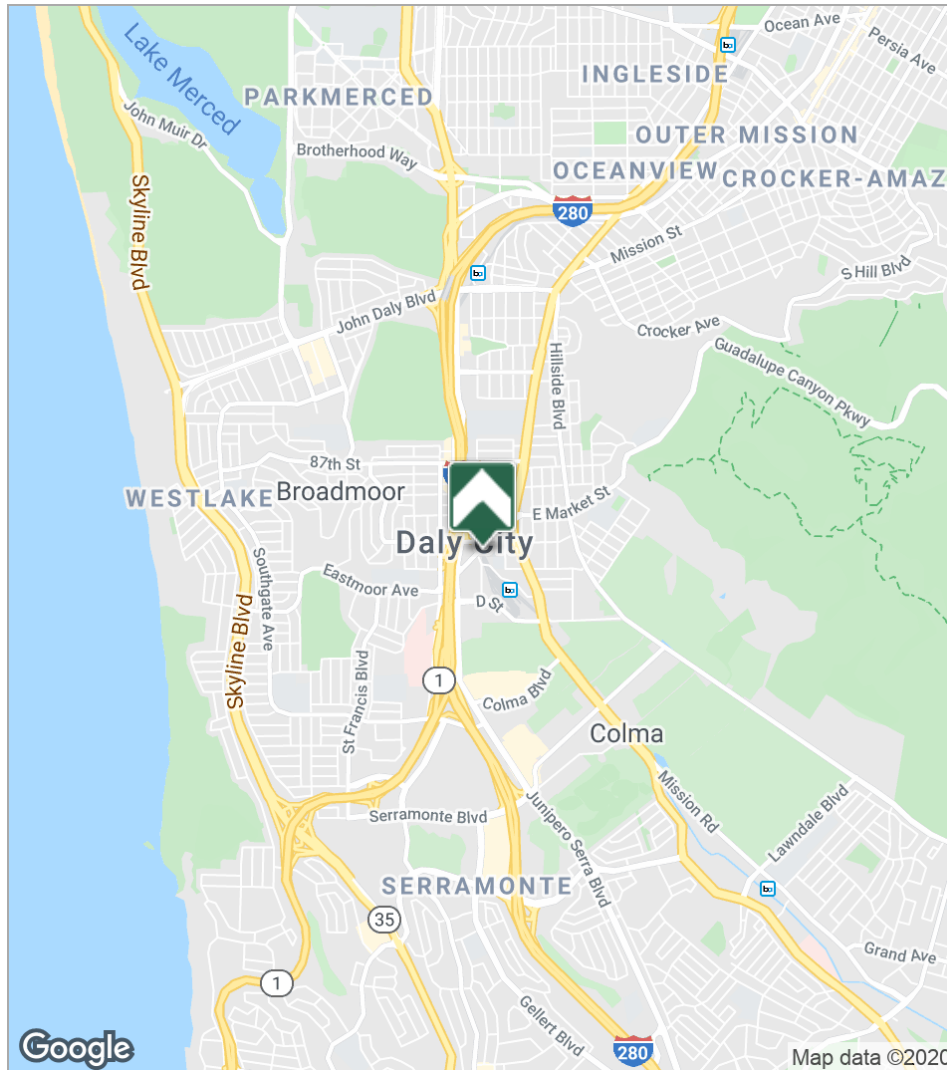
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# 95 Hill Street, Daly City, CA 94014

## LOCATION MAPS



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