

3-Unit Multi-Family Property with ADU Potential

246 WALLER STREET

HAYES VALLEY, SAN FRANCISCO

FOR SALE
\$3,300,000



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VIDEO TOUR

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Executive Summary

As exclusive agents, Urban Group Real Estate is pleased to present 236 Waller Street, San Francisco, CA for purchase.

This 3,730 square foot building is a 3-Unit Multi-family property, located on a prime block in the highly desirable Lower Haight/ Hayes Valley Neighborhood of San Francisco. Its frontage is on Waller Street, and the lot extends clear to Laussat Street in the rear. It has its own separate entrance, and currently a 2-car stand-alone garage. Neighboring properties have successfully secured lot subdivisions and variances, allowing for permitting and development of an entirely new residence.

The savvy investor-developer will take advantage of this key location and favorable zoning to enjoy immediate cash-flow from well-maintained rental units, and realize long-term upside through the possible addition of ADUs that replace the garages fronting Laussat - or more. Ample garage and storage space, updated capital improvements including foundation, furnaces, soundproofing and separately metered utilities make this a very desirable turnkey investment with significant value-add upside potential.

This hip and friendly neighborhood is easily accessible from all modes of transportation. Close to major bike and transit routes, as well as tech shuttle busses and easy freeway access. The property is within two blocks of many popular restaurants, cafes, bakeries, markets and local retail businesses. Excellent upside on banked rent, and potential for new leases at current market rate.

Ideal investment opportunity.

The perks:

- ✓ PRIME LOWER HAIGHT / HAYES VALLEY LOCATION
- ✓ 3 UNIT MULTI-FAMILY PROPERTY
- ✓ THREE CAR PARKING
- ✓ ADU DEVELOPMENT POTENTIAL
- ✓ PROJECTED GROSS ANNUAL INCOME \$157,200

Property Overview



Property Overview

Address	246 Waller Street, San Francisco
APN	0858/009
Submarket	Lower Haight / Hayes Valley
Zoning	RTO – Residential Transit Oriented Distict
Units	3
Parking	3 (1 attached garage, 2 stand-alone in separate bldg. in rear of lot)
Building Sq Ft	3,730 SF
Parcel Area	2,996 SF
Year Built	1900
Foundation	Concrete
Construction Type	Wood Frame
Floors	3
Current Use	3 Residential units

Financial Summary

Financial Overview

Price	\$3,300,000
Building SF	3,730
Price/Square Foot	\$884.72
Lot SF	2,996
Cap Rate	3.28%
GRM	20.99

Annual Gross Income

Proforma

Gross Income	\$157,200
Vacancy (3%)	(\$4,716)
Less Expenses	(\$44,291)
Net Operating Income	\$108,193

Annual Operating Expenses

New Property Taxes (Est. @ 1.1801%)	\$38,943
Building Insurance	\$3,248
Gas and Electric	\$0
Water	\$0
Garbage Removal	\$900
Repairs	\$1,200
Total Expenses	\$44,291

Tenant Information

Unit	Type	Description	Monthly Rent	Move-in Date	Utilities
246	Residential	2Br, 1Ba	\$4,700	Owner's Unit	Paid by Tenant
246A	Residential	2Br, 1Ba	\$4,400	Nov-17	PG&E + 1/3 water
246B	Residential	1Br, 1Ba	\$4,000	Dec-19	
TOTAL			\$13,100		

Property Photos

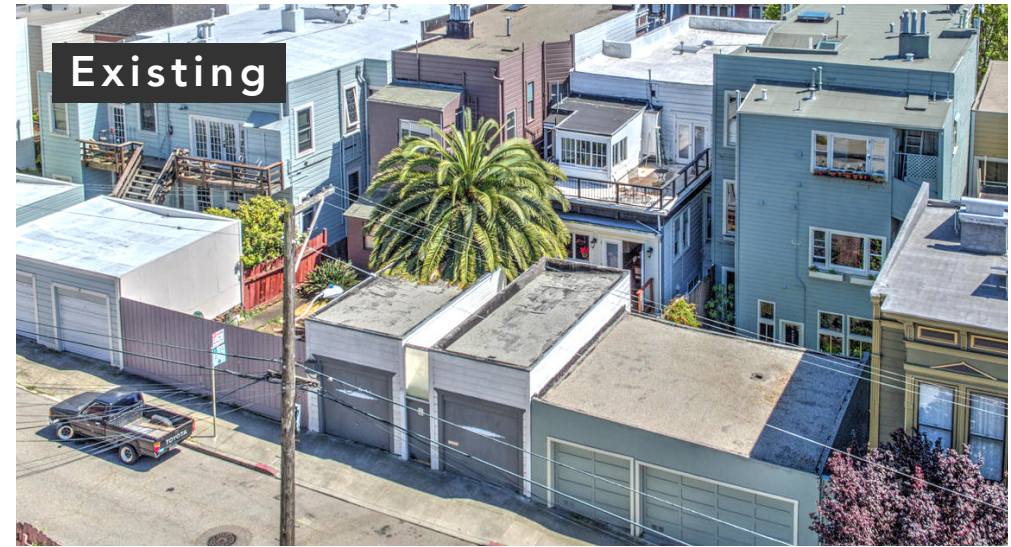
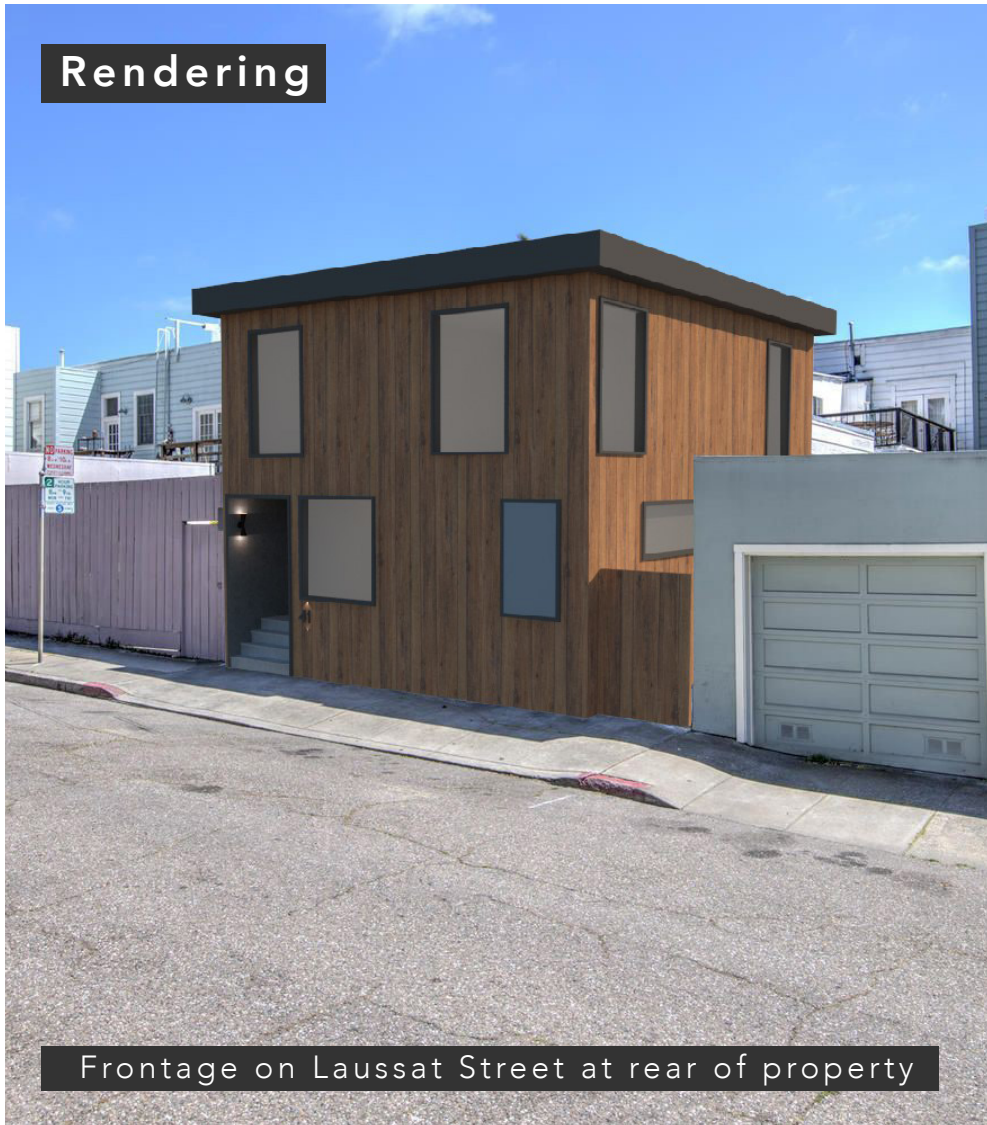
246 Waller Street



246B Waller Street



Rendering: Potential Additional Dwelling Unit



The rendering shown is only an example and not guaranteed. Prospective buyers are advised to consult with their own professionals and contact the San Francisco Planning Department to verify zoning and potential uses at (415) 558-6378. Neither Broker nor Owner represent that this space is suitable for your use.

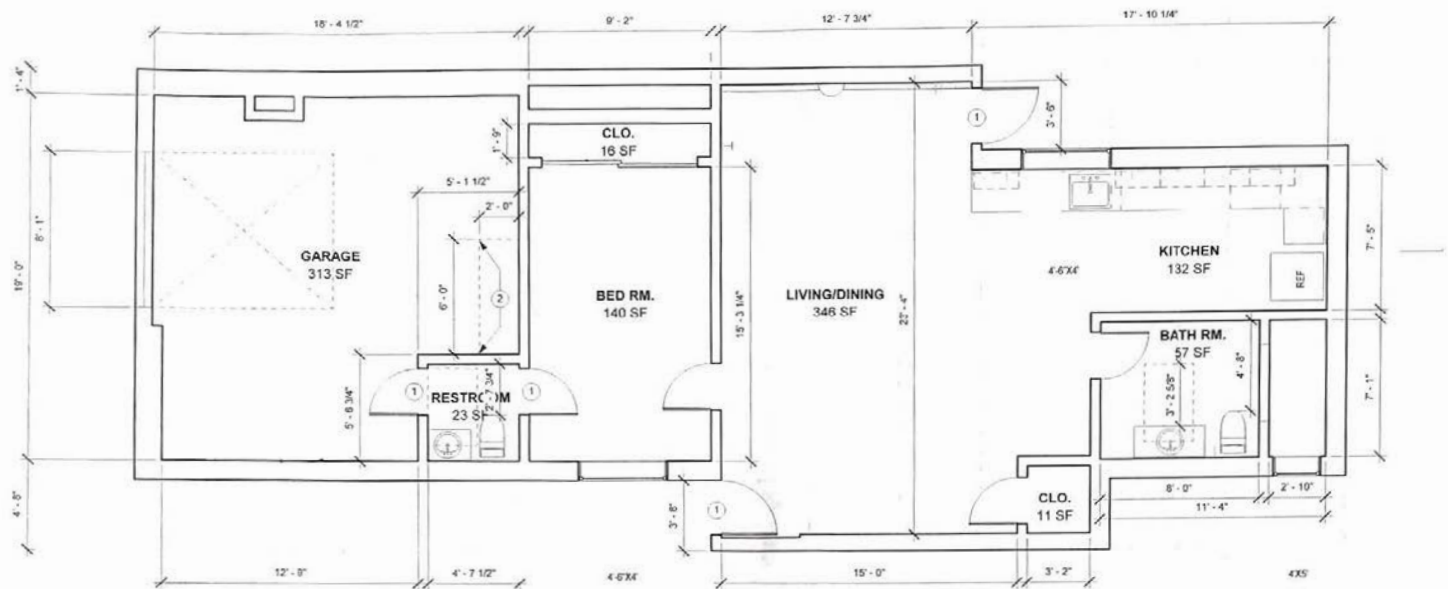
Virtual Visualizations



Floor Plans

246 Waller Street: Level 1

Waller Street



The floor plans shown should not be relied on as representation, expressed or implied. Floor plans and square footage are approximate and may be more or less than the actual size or design. Prospective buyers are advised to verify all measurements in field using their own professionals.

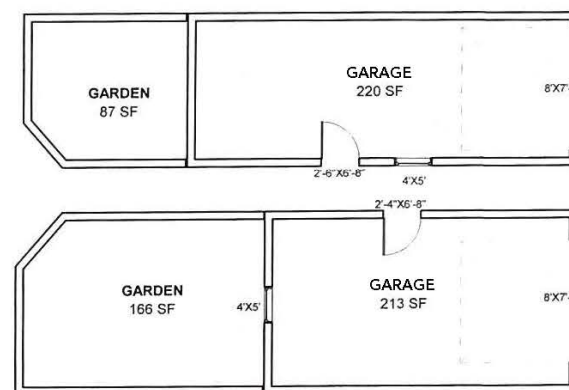
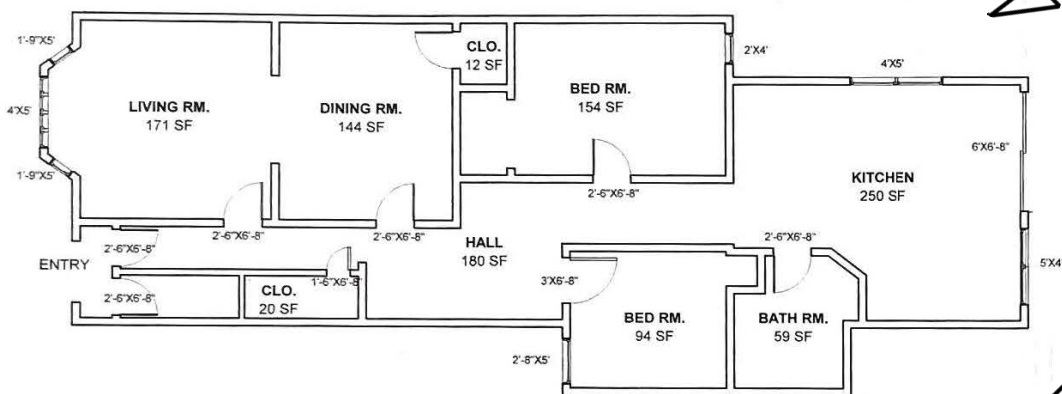
Floor Plans

246 Waller Street: Level 2



Waller Street

Laussat Street



Level 2



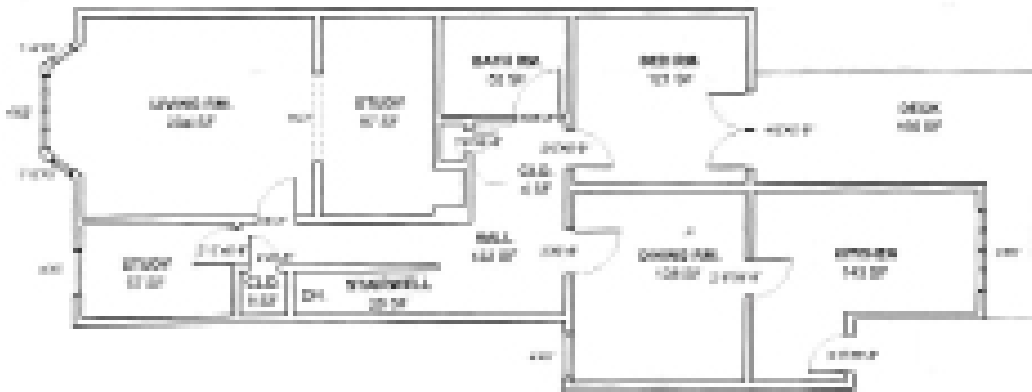
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Floor Plans

246 Waller Street: Level 3



Waller Street



Level 3

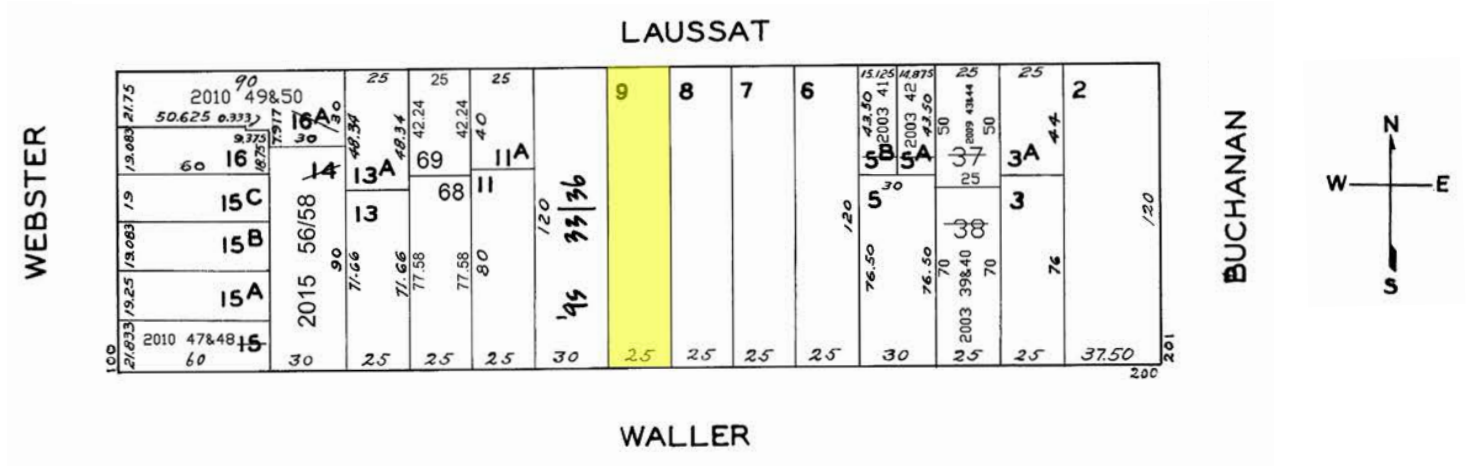


Laussat Street

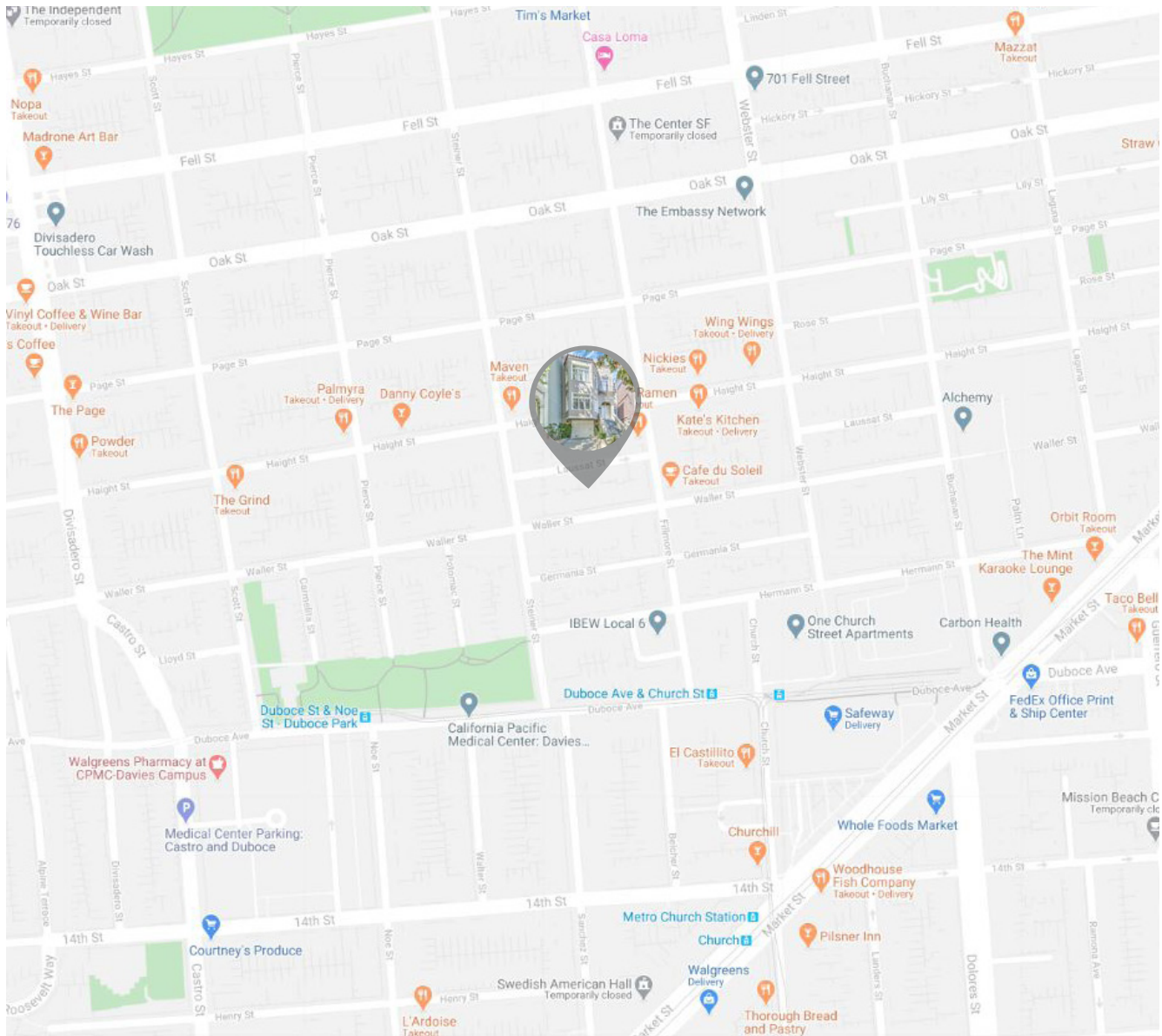
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The Area

PARCEL MAP



AREA MAP



San Francisco Overview

San Francisco is often recognized as the financial and cultural center of the West. The city's Financial District contains one of the highest concentrations of financial activity, investment business, and venture capital in the world, and is often referred to as the "Wall Street of the West". Nearby Silicon Valley makes San Francisco a dominant hub for technology development.

The city boasts a gross regional product excess of \$426.9 billion and is considered the 8th most important financial hub in the world, according to the 2016 Global Financial Centers Index. San Francisco real estate is the most valuable and fastest appreciating of all large U.S. cities, and the advantage will go to owners of well-located office, multi-family and retail properties.

At a glance

DYNAMIC & DIVERSIFIED INCOME BASE

San Francisco is a hotbed of innovation and productivity. The city is the leader in the growth of high-tech, bio-tech, clean energy, domestic security, and defense technology.

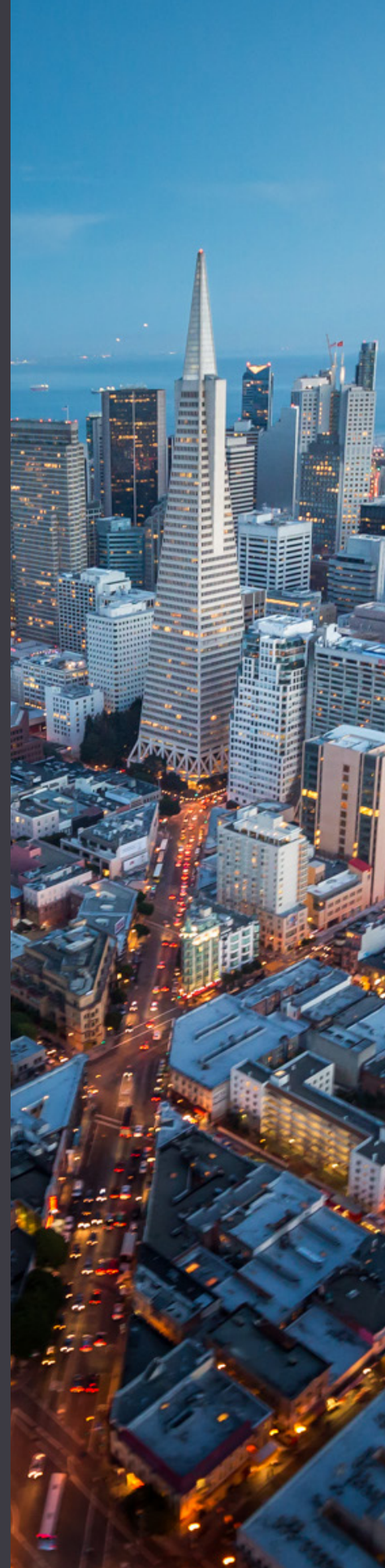
Workers in SF have increased output by 45% per employee, in the last few years — as output per hour increases, revenue generated per employee increases, and the ability for tenants to pay higher rent, in turn, increases

WEALTHY POPULATION

San Francisco is one of the wealthiest regional markets in the world. Average per capita income is \$13K higher than national figures. It is third in U.S. for number of ultra-high-net-worth individuals worth \$30MM+; 10% of the wealthiest Americans live in San Francisco.

URBAN RENAISSANCE

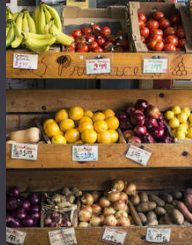
12+ major, new, development projects, including the Salesforce Tower, Goodwill Project and Honda Project, to name a few, are well underway and will aid in the further growth of San Francisco as a global leader.



Neighborhood Overview: Hayes Valley

Nothing beats the intersection of the Lower Haight, Duboce Triangle & Hayes Valley in terms of location, access to fine dining and entertainment, shopping, walkability, easy transit and biking and people-watching!

Located just a few blocks from Duboce Park and the commercial corridors of both the Lower Haight and Hayes Valley, 246 Waller Street offers savvy investor-developers immediate cashflow from current tenants while leveraging favorable zoning to build additional unit(s) facing Laussat Street.



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Nothing beats the intersection of the Lower Haight, Duboce Triangle & Hayes Valley in terms of location.

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Confidentiality Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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