

4-Unit Multi-Family Building

Extensively Remodeled Units Delivered Fully Vacant
Great Expansion Potential

112-114 HAIGHT STREET

HAYES VALLEY, SAN FRANCISCO

FOR SALE
\$3,465,000



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Executive Summary

As exclusive agents, Urban Group Real Estate and Vanguard Properties are pleased to present 112-114 Haight Street, San Francisco, CA for purchase.

Extremely well-maintained building with tremendous expansion potential in an amazing Hayes Valley location. Property will be delivered fully vacant with no evictions or Ellis Act.

Building is comprised of three 1 Bed/1 Bath and one 2 Bed/1 Bath apartments. Property features upgraded electrical, plumbing and heating systems, plus a new roof. The interiors have great period details with Victorian graciousness with modern twists: elegant moldings and trim, fireplaces with marble mantles, renovated kitchens and baths with hip, upscale design.

Bring your ideas! Great value-add opportunities with over 1,000 Sq Ft on the lower level with approximately 10' 6" ceilings, separate entrances plus an undeveloped attic with high roof line. Potential for additional floors within the existing building envelope or ADU.

112-114 Haight Street presents a savvy investor an unparalleled turn-key investment opportunity, with exceptional value-add potential and great upside, in a highly sought-after neighborhood location.

The perks:

- ✓ PRIME HAYES VALLEY LOCATION 3 BLOCKS TO PATRICIA'S GREEN
- ✓ TREMENDOUS EXPANSION POTENTIAL
- ✓ DELIVERED FULLY VACANT WITH NO ELLIS OR EVICTIONS
- ✓ EXTENSIVE REMODEL
- ✓ 98 WALK SCORE

Property Overview



Property Overview

| | |
|--------------------|--|
| Address: | 112-114 Haight Street, San Francisco, CA 94102 |
| APN: | 0852-003B |
| Neighborhood: | Hayes Valley |
| Zoning: | RTO – Residential Transit Oriented |
| Units: | 4 |
| Building SF: | 3,560 SF |
| Parcel Area: | 2,400 SF |
| Year Built: | 1890 |
| Construction Type: | Wood Frame |
| Exterior: | Shingles |
| Roof: | Torch Down |
| Foundation: | Partial Brick and Concrete |
| Gas Meters: | 4 |
| Electric Meters: | 4 |
| Water Meter: | 1 |

Financial Summary

Financial Overview

| | |
|-------------------|--------------------|
| Price | \$3,465,000 |
| Building SF | 3,560 |
| Price/Square Foot | \$973 |
| Lot SF | 2,400 |
| Cap Rate | 4.07% |
| GRM | 18.16 |

Annual Gross Income Projected

| | |
|-----------------------------|------------------|
| Gross Income | \$190,800 |
| Less Expenses | (\$49,661) |
| Net Operating Income | \$141,139 |

Annual Operating Expenses

| | | |
|-------------------------------------|----|-----------------|
| New Property Taxes (Est. @ 1.1801%) | | \$40,890 |
| Building Insurance | | \$3,047 |
| Garbage | | \$0 |
| Gas | | \$0 |
| Electric | | \$0 |
| Water | | \$0 |
| Vacancy | 3% | \$5,724 |
| Total Expenses | | \$49,661 |

Paid by Tenants

Paid by Tenants

Paid by Tenants

Paid by Tenants

Rent Roll

| Unit | Unit Type | Market Rent |
|-------|---------------|-------------|
| 112 F | 1 Bed 1 Bath | \$3,700 |
| 112 R | 1 Bed 1 Bath | \$3,700 |
| 114 F | 2 Bed 1 Bath | \$4,800 |
| 114 R | 1 Bed 1 Bath | \$3,700 |
| | TOTAL Monthly | \$15,900 |
| | TOTAL Annual | \$190,800 |

Note: The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by Broker or Seller. All Buyers should use their own estimates.

Property Photos



Unit 112R



Unit 112R



Unit 112R



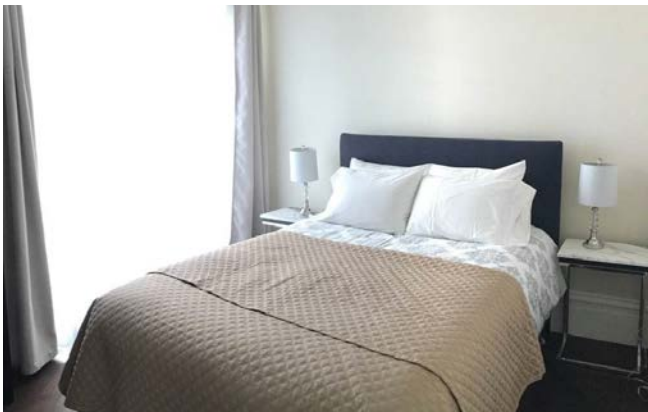
Unit 112R



Units 112-114: Expansive ground floor space allows for potential ADU and exceptional value-add.



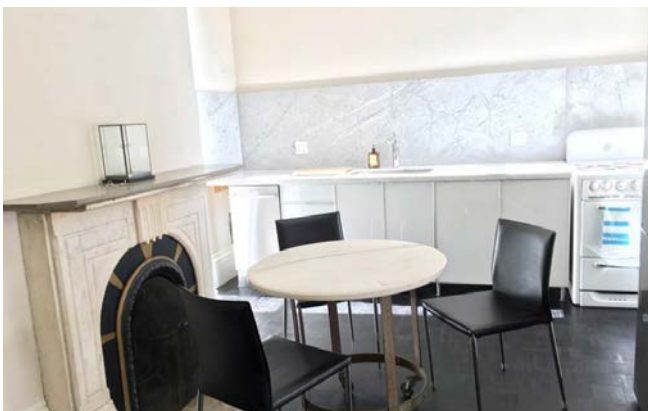
Unit 114F



Unit 114F



Unit 114F

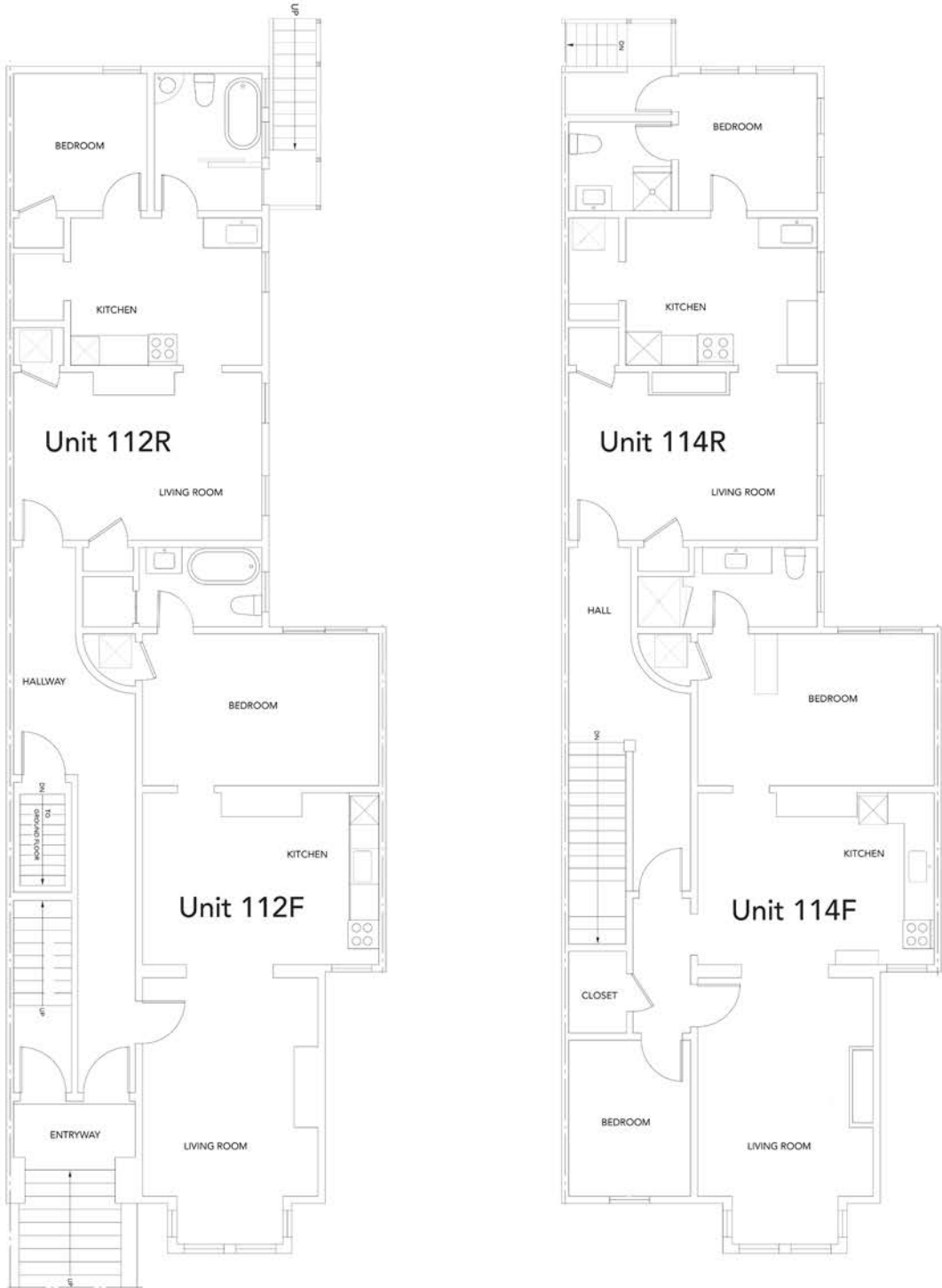


Unit 114F



Unit 114F

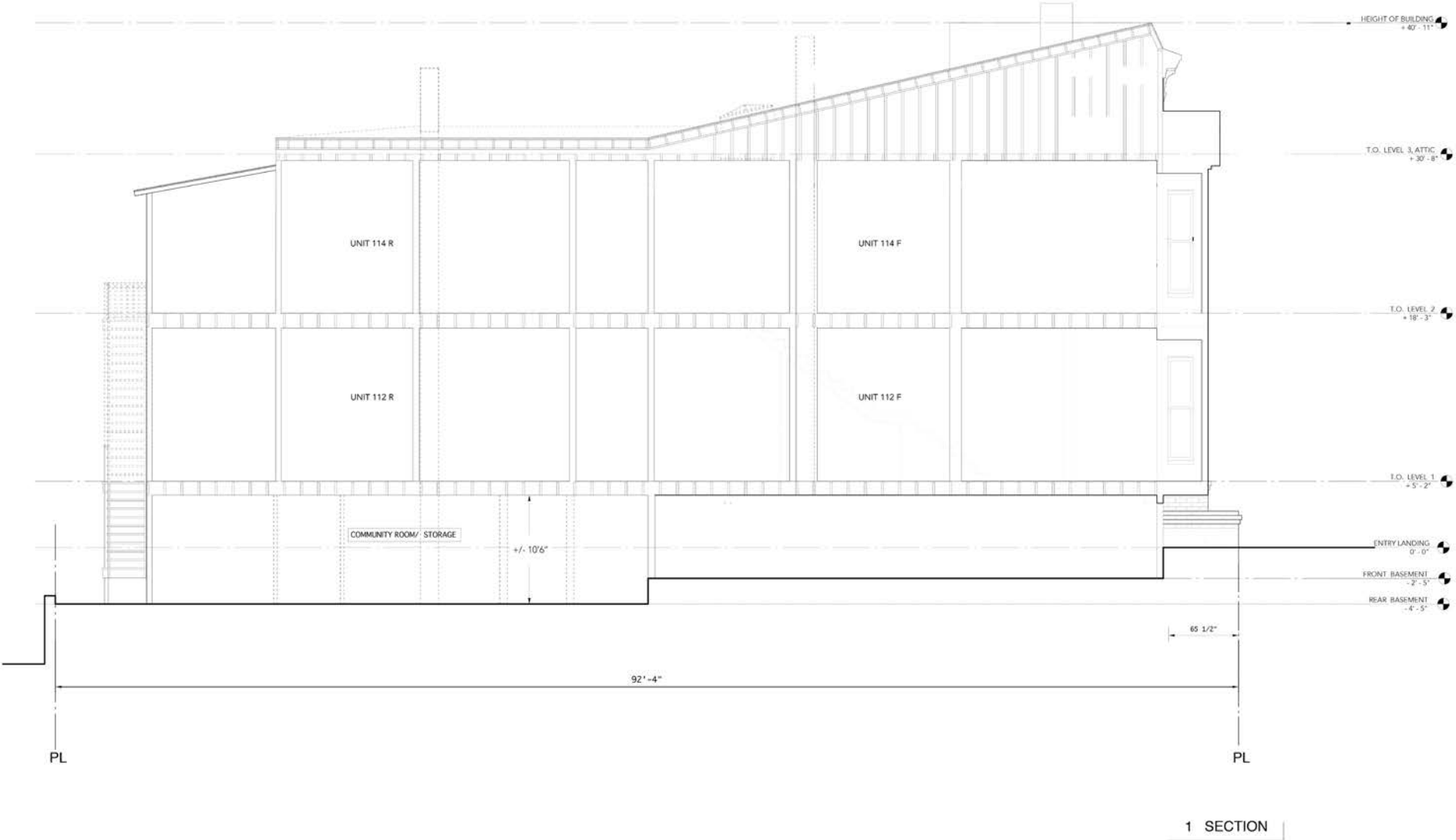
Floor Plans



Haight 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.

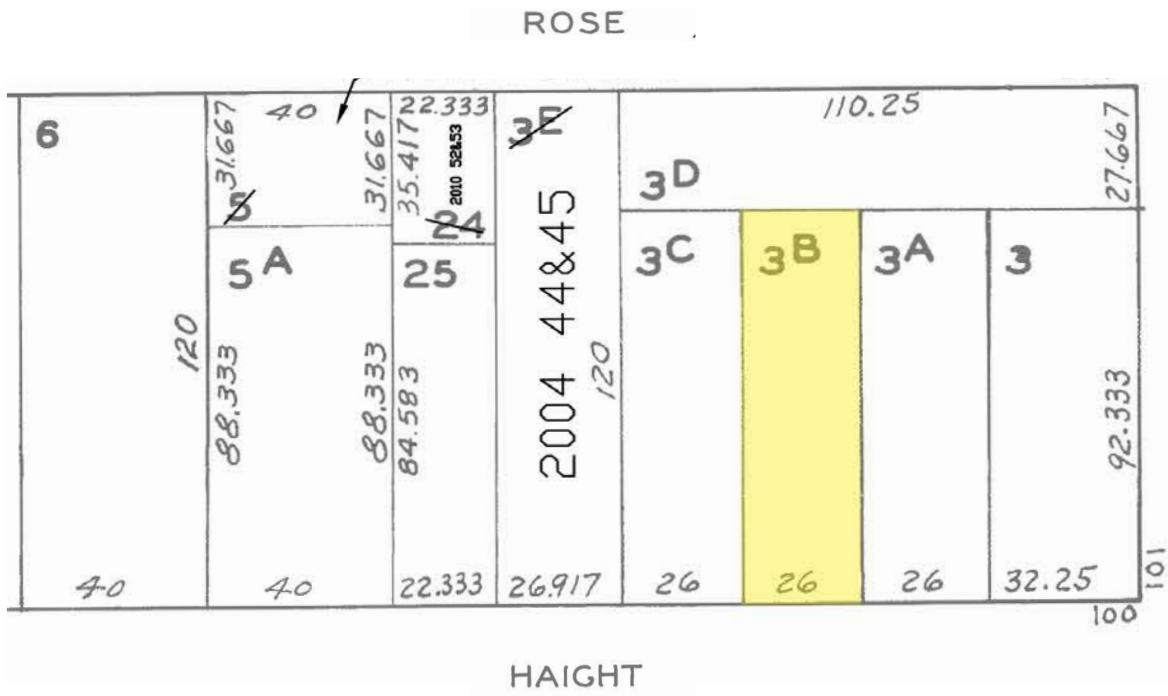
Elevations



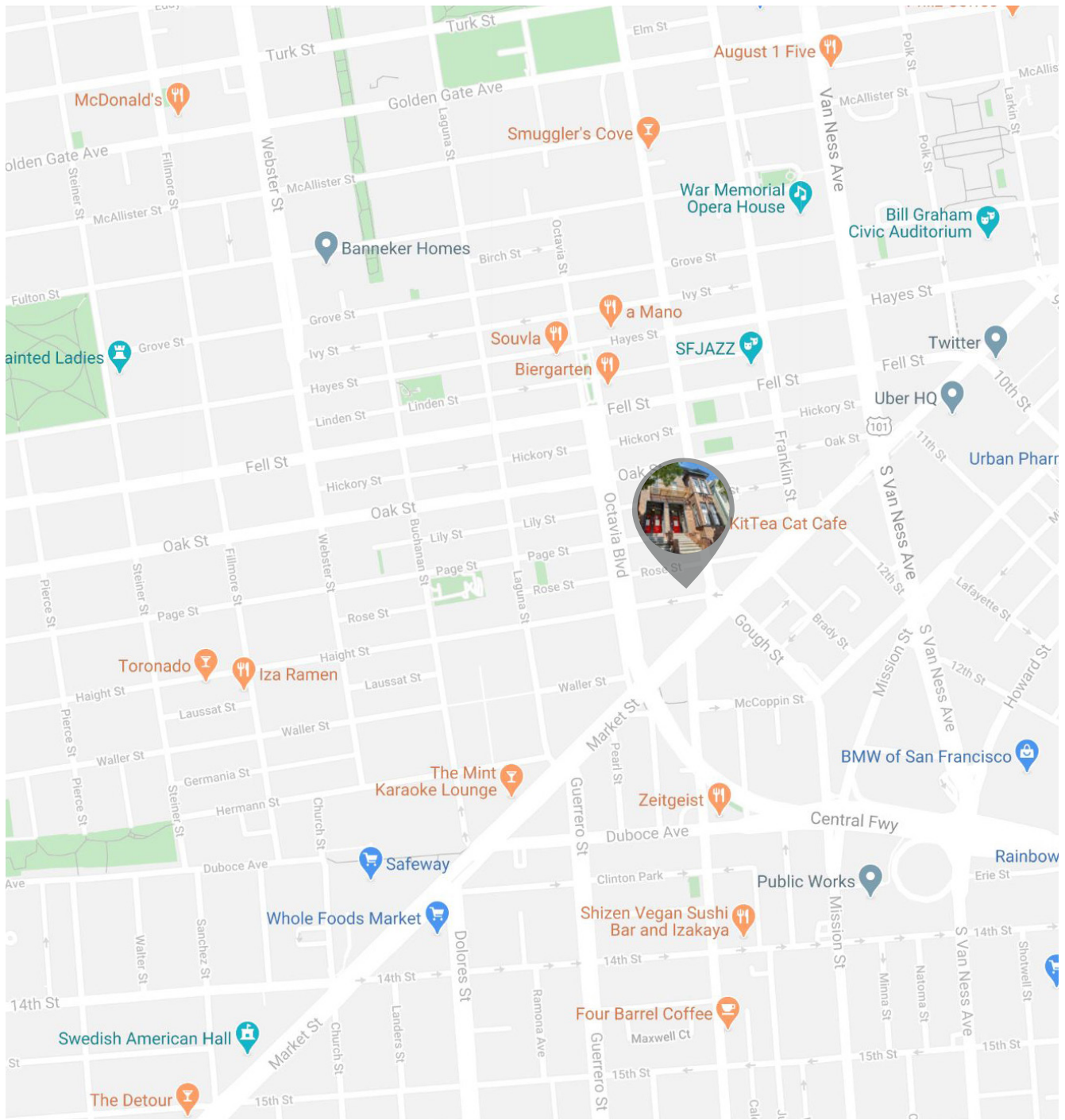
The elevations shown should not be relied on as representation, expressed or implied. Elevations are approximate and may be more or less than the actual size or design. Prospective buyers are advised to verify all measurements in field using their own professionals.

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.

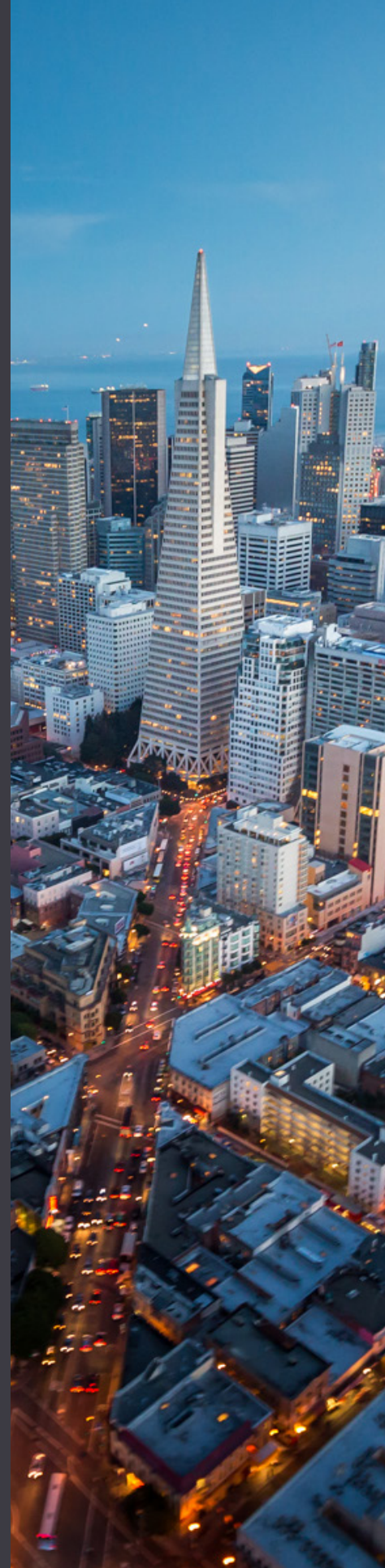
Workers in SF have increased output by 45% per employee, in the last few years — as output per hour increases, revenue generated per employee increases, and the ability for tenants to pay higher rent, in turn, increases

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

Hayes Valley is the pulse of San Francisco, a haven for foodies, shoppers, bon vivants and culture-seekers. This highly desirable sunny enclave is centrally located walkable and transit-rich, surrounded by Patricia Greens, SF Jazz Center, Civic Center arts and culture, and is packed with boutiques, dessert shops, chill watering holes and a wide array of on-trend restaurants including Rich Table, Petite Crenn, Souvla, Maker Moss, Warby Parker, Oak + Fort, Azalea, and much more.



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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, Urban Group Real Estate Inc. nor Vanguard Properties 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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