



384-388 Capp Street, San Francisco, CA 94117

6-Unit Multifamily Investment Opportunity

Mission District, San Francisco

For Sale: \$2,425,000

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Investment Summary

As exclusive agents, Urban Group Real Estate is pleased to present 384-388 Capp Street, San Francisco, CA for purchase.

This spacious 7,200 square feet 3-story 6-unit Multifamily building is centrally located in San Francisco's vibrant Inner Mission neighborhood.

Comprised of six (6) large 5-room units used as 3-4-bedroom flats. Every unit features high ceilings with an abundance of natural light. The building possesses many of the fine quality finishes from its era of construction, most notably its decorative fireplaces. The spacious common garden is an ideal outdoor dining and entertaining area, and its large basement area allows for ample storage as well as bike or scooter parking.

Boasting a walk score of 99, 384-388 Capp Street is surrounded by quintessential Mission District cafes such as Tartine Bakery, chef-driven restaurants, markets and parks most notably Mission Dolores. This central location offers many MUNI options for easy downtown access, proximity to the 16th St Mission BART as well as convenient access to HWY 101.

384-388 Capp Street presents a savvy investor with a fantastic opportunity to purchase an easy-to-manage multifamily asset with a Cap Rate of 4.79% in a superb neighborhood location.

The Perks

- + Excellent Value at \$337 PSF
- + Good return with 4.79% Cap Rate
- + Ideal Mission District Location
- + Easy-to-Manage Multifamily Asset

Property Overview

Address	384-388 Capp Street, San Francisco, CA 94110
APN	3590-051
Submarket	Mission
Zoning	RTO-M
Building Size	+/- 7,200 SF
Parcel Size	+/- 4,042 SF
Year Built	1907
Units	6 Residential
Gas Meters	6
Electric Meters	6 + 1 house meter
Water Meters	1
Construction	Wood Frame
Roof	Torch down
Exterior	Stucco
Foundation	Concrete

Financial Summary

Financial Overview

Price	\$2,425,000
Building Size (SF)	7,200
Parcel Size (SF)	4,042
\$/PSF	\$337
Cap Rate	4.79%
GRM	16.22
Zoning	RTO-M
# of Units	6
Year Built	1907

Annual Operating Expenses

Property Taxes	\$28,617
Building Insurance	\$5,295
PG&E	\$500
Garbage	\$3,600
Water	\$4,800
Repairs	\$2,400
Vacancy (3%)	\$4,993
Total Expenses	\$50,206

(1.188% of purchase price)

Annual Gross Income

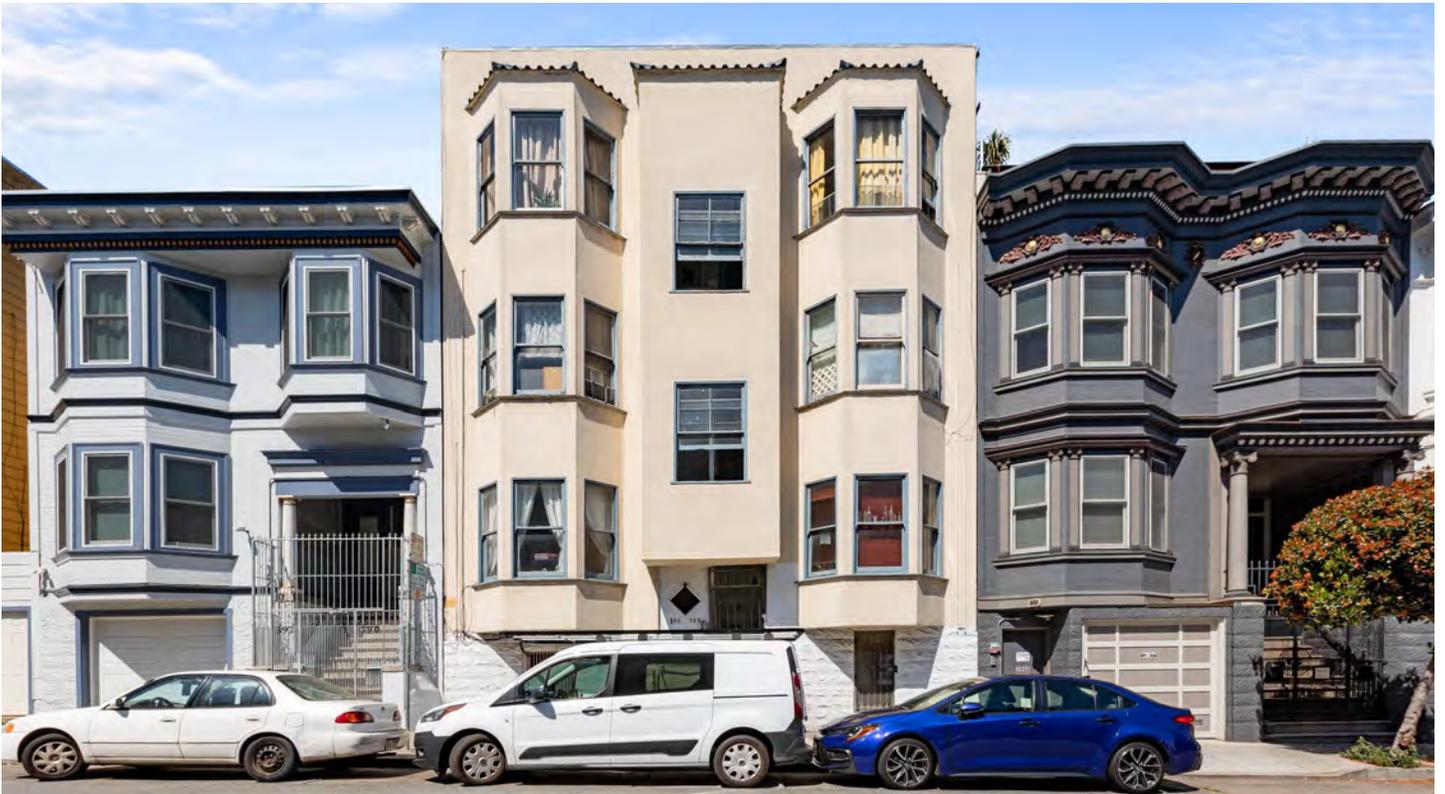
Annual Gross Income	\$166,439
Total Operating Expenses	(\$50,206)
Net Operating Income	\$116,233

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.

Rent Roll

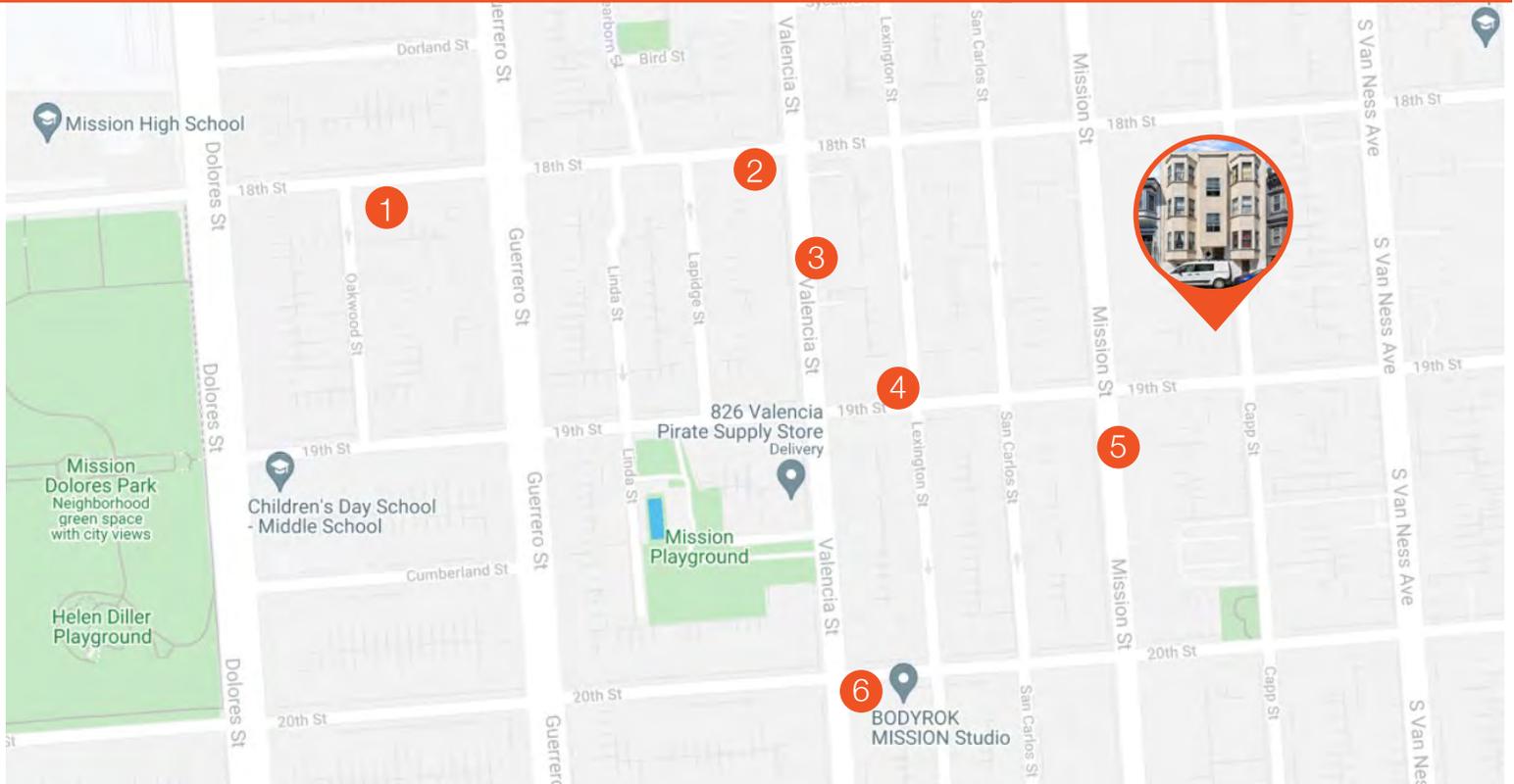
Unit	Type	Monthly Rent	Move In Date	Lease End Date
384	2 bed 1 bath	\$1,237	Since 1980's	Month-to-Month
384A	3 bed 1 bath	\$4,500		Vacant
386	2 bed 1 bath	\$1,185	6/28/1990	Month-to-Month
386A	2 bed 1 bath	\$1,178	3/1/1998	Month-to-Month
388	2 bed 1 bath	\$1,270	7/1/1997	Month-to-Month
388A	4 bed 1 bath	\$4,500	2/24/2020	2/23/2025
		\$13,870		

Property Photos





Area Map



Neighborhood Overview: Mission District

As the young and the hip flock to the Mission to shop and play, the neighborhood is becoming an icon. Within recent years the Mission has experienced a surge in residential growth and commercial development and is currently one of San Francisco's most sought after neighborhoods. Indie boutiques, avant-garde residences and a lively arts scene distinguish the new commerce of the area, while popular restaurants and bars are sprouting up alongside longstanding favorites.

As San Francisco's brightest and most culturally rich neighborhood, the Mission has attracted a diverse population from artists to billionaire tech CEOs. The Mission area is easily accessible by public transportation with a steady flow of people that is constant and diverse. In JLL's yearly World of Retail review, The Mission, along with Union Square and Fillmore Street, is recognized as the city's main shopping destinations. And with a population density greater than New York City, The Mission truly is a retailer's paradise.



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.



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.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived

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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