

1035-1055 Stockton Street
CHINATOWN, SAN FRANCISCO

FOR SALE
\$6,650,000



39 UNIT SRO + 10 RETAIL UNITS + PARKING

22,305 SQ. FT.

9.68% Cap Rate

\$298 PSF

Andrew De Vries, MBA
Probate Agent Real Estate Services®

URBANGROUP
REAL ESTATE



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INVESTMENT SUMMARY

As exclusive agents, Urban Group Real Estate and Probate Agent Real Estate Services are pleased to present 1035-1055 Stockton Street, San Francisco, CA for purchase.

This prime mixed-use property, in the heart of San Francisco's Chinatown, offers diverse income streams with 39 SRO units, 10 prime retail spaces, and 9 on-site parking spots.

The property is comprised of 10 commercial units on the ground level, 39 SRO units on level two and three and a parking area in the rear for 9 cars. Each SRO has two rooms with a kitchen. There is a total of 20 toilets and 20 showers that are shared, with two SRO units, to one toilet and one shower. 7 SRO units will be delivered vacant. The building is fully sprinklered and has up to date sounders. Ten prime retail spaces are located at the corner of Stockton and Jackson, Chinatown's epicenter. All the retail spaces are fully leased. The parking area is at the rear of the property with easy access from Jackson Street.

With an in-place cap rate of 8.65% and a projected cap rate of 9.68%, savvy investors are sure to benefit from this property's stable income and prime location in a thriving commercial and cultural hub.

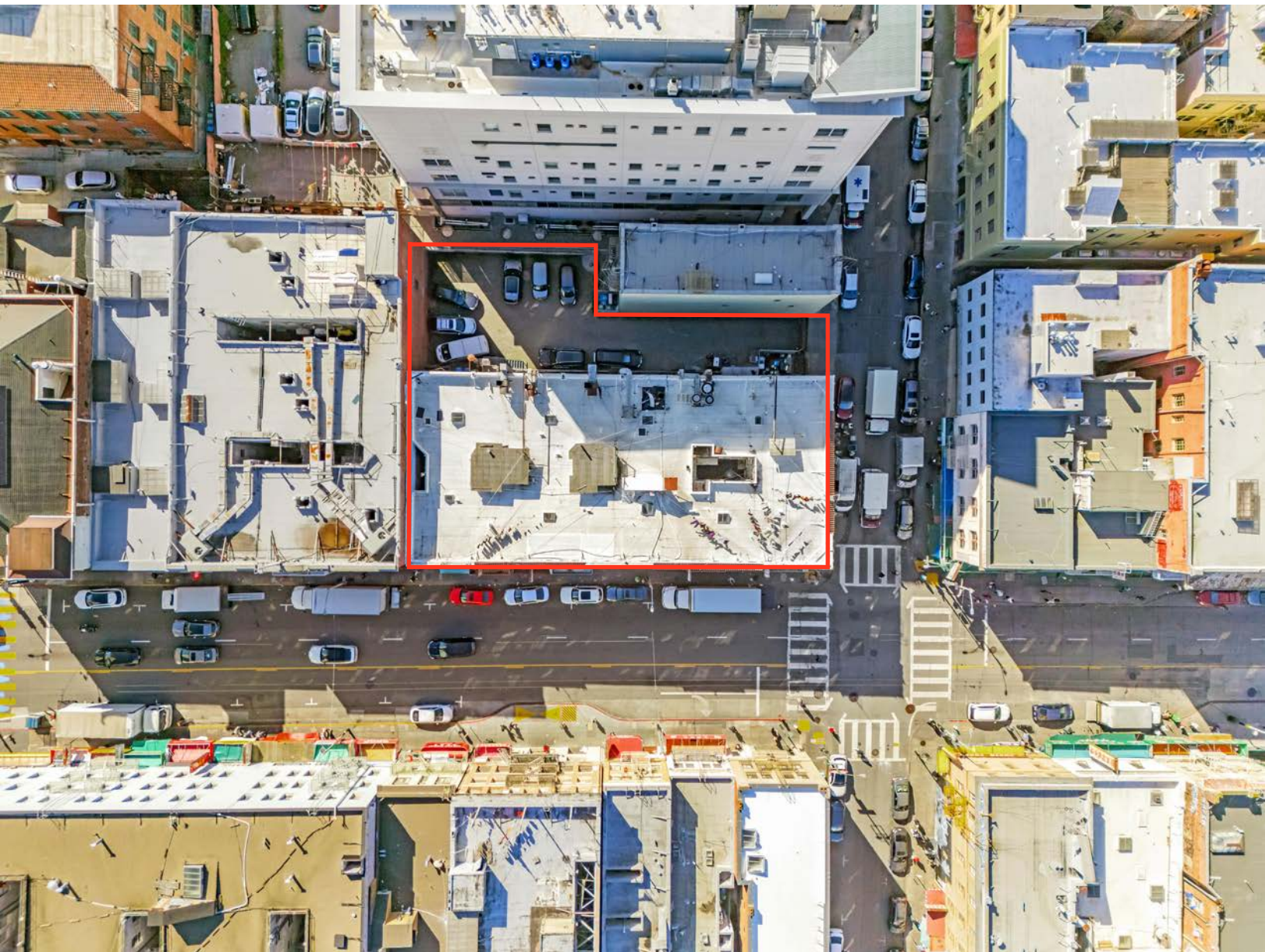
The Perks:

- + Location, Location, Location
- + Stable In Place Income
- + Projected 9.68% CAP Rate
- + Great Value at \$298 PSF
- + On Site Parking

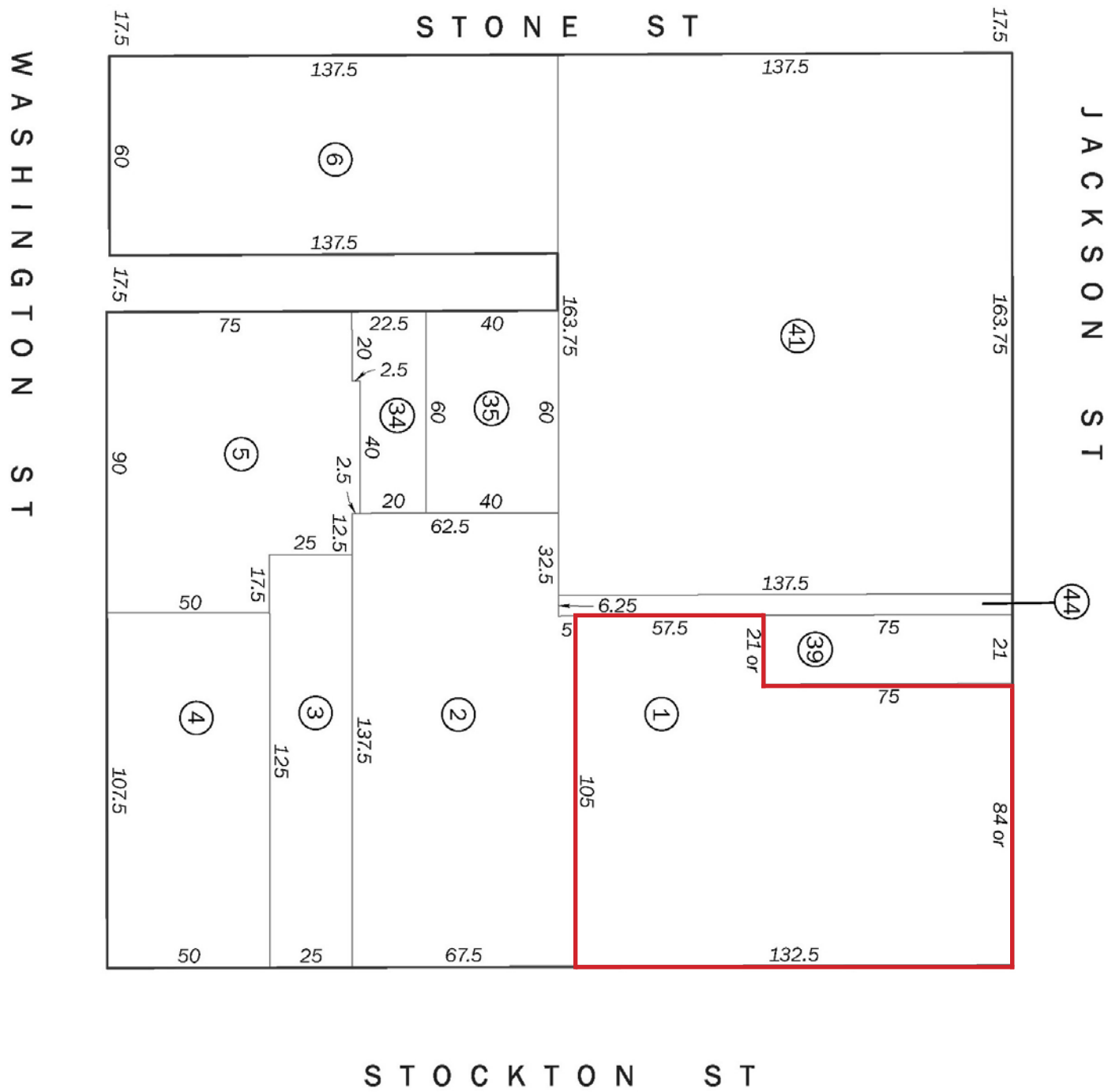


PROPERTY OVERVIEW

| | |
|---------------|--|
| Address | 1035-1055 Stockton Street, San Francisco, CA |
| APN | 0192-001 |
| Zoning | CNRC |
| Building Size | 22,305 SF (Per Tax Records) |
| Parcel Size | 5,697 SF (Per Tax Records) |
| Units | 39 SRO + 10 Commercial |
| Foundation | Mixed-Use - SRO and Retail |
| Year Built | 1908 |



PARCEL MAP



| | |
|-----------------------|-------------|
| Price | \$6,650,000 |
| Building Size Sq. Ft. | 22,305 |
| Parcel Size Sq. Ft. | 12,336 |
| \$/PSF | \$298 |
| Cap Rate | 9.68% |
| GRM | 5.90 |
| Zoning | CRNC |
| Number of Units | 49 |
| Year Built | 1908 |

| | |
|----------------------------|--------------------|
| Total Income | \$1,127,586 |
| Less Vacancy (3%) | \$33,858 |
| Annual Gross Income | \$1,093,758 |

Annual Operating Expenses

| | |
|---|------------------|
| Property Tax (1.17144% of Purchase Price) | \$77,901 |
| Insurance | \$97,832 |
| Legal | \$5,631 |
| Leasing Fees | \$3,204 |
| AppFolio | \$1,632 |
| Unit Repairs | \$53,282 |
| Building Repairs | \$6,265 |
| Code Compliance | \$5,012 |
| Cleaning | \$8,268 |
| Pest Control | \$1,715 |
| Fire Alarm Monitoring | \$2,060 |
| Rent Board Tax Expense | \$2,360 |
| Telecom | \$840 |
| PG&E | \$2,151 |
| Water | \$69,580 |
| Trash | \$44,325 |
| Property Management (6%) | \$67,655 |
| Total Expense | \$449,713 |

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.

| | |
|----------------------|-----------|
| Net Operating Income | \$644,045 |
|----------------------|-----------|

Rent Roll

| Unit | Type | Monthly Rent | Move In Date | Lease Ends |
|------|------|--------------|--------------|------------|
| 201 | SRO | \$784 | 5/1/1995 | |
| 202 | SRO | \$900 | Vacant | |
| 203 | SRO | \$900 | Vacant | |
| 204 | SRO | \$415 | 8/9/1983 | |
| 205 | SRO | \$687 | 3/20/1999 | |
| 206 | SRO | \$397 | 8/1/1983 | |
| 207 | SRO | \$950 | 7/1/2024 | 6/30/2025 |
| 208 | SRO | \$900 | Vacant | |
| 209 | SRO | \$1,061 | 1/15/2012 | |
| 210 | SRO | \$1,082 | 6/15/2016 | 2/28/2025 |
| 212 | SRO | \$102 | 8/1/1983 | |
| 214 | SRO | \$915 | 5/1/2004 | |
| 215 | SRO | \$397 | 1/1/2009 | |
| 216 | SRO | \$1,004 | 2/1/2010 | |
| 217 | SRO | \$1,027 | 9/25/2011 | |
| 219 | SRO | \$1,049 | 4/1/2007 | |
| 220 | SRO | \$900 | Vacant | |
| 221 | SRO | \$588 | 9/1/1999 | |
| 222 | SRO | \$469 | 8/1/1983 | |
| 301 | SRO | \$900 | Vacant | |
| 302 | SRO | \$900 | Vacant | |
| 303 | SRO | \$1,020 | 11/15/2010 | |
| 304 | SRO | \$1,200 | 2/1/2024 | 1/31/2025 |
| 305 | SRO | \$1,100 | 10/1/2024 | 9/30/2025 |
| 306 | SRO | \$1,127 | 3/5/2012 | |
| 308 | SRO | \$940 | 9/1/2011 | |
| 309 | SRO | \$825 | 6/15/1994 | |

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| | | | | |
|------|------------|----------|-----------|------------|
| 310 | SRO | \$1,200 | 2/1/2024 | 1/31/2025 |
| 311 | SRO | \$830 | 11/6/1991 | |
| 312 | SRO | \$1,351 | 7/1/2015 | |
| 314 | SRO | \$900 | Vacant | |
| 315 | SRO | \$871 | 5/1/1997 | |
| 316 | SRO | \$1,053 | 8/12/2022 | 8/31/2023 |
| 317 | SRO | \$764 | 10/1/1993 | |
| 318 | SRO | \$415 | 8/1/1983 | |
| 319 | SRO | \$325 | 8/1/1983 | |
| 320 | SRO | \$0 | Manager | |
| 321 | SRO | \$1,159 | 1/15/2013 | |
| 322 | SRO | \$415 | 8/1/1983 | |
| 803 | Commercial | \$1,623 | 6/1/2002 | 4/30/2026 |
| 1037 | Commercial | \$4,800 | 1/1/2013 | 12/31/2026 |
| 1039 | Commercial | \$7,002 | 4/15/2000 | 11/30/2027 |
| 1041 | Commercial | \$6,800 | 1/1/2016 | 5/31/2027 |
| 1043 | Commercial | \$6,800 | 6/1/2021 | 5/31/2026 |
| 1045 | Commercial | \$6,400 | 12/1/1998 | |
| 1049 | Commercial | \$7,532 | 12/1/2022 | 11/30/2027 |
| 1051 | Commercial | \$6,800 | 4/1/2023 | 3/31/2028 |
| 1053 | Commercial | \$7,200 | 1/1/2022 | 3/31/2026 |
| 1055 | Commercial | \$5,963 | 3/1/2019 | |
| All | Parking | \$1,225 | | |
| | | \$93,965 | | |

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PROPERTY PHOTOS



PROPERTY PHOTOS



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Neighborhood Overview: Chinatown

San Francisco's Chinatown is the largest and oldest Chinatown in the U.S., renowned for its rich history, vibrant culture, and bustling commercial district. As a top tourist destination and thriving local hub, it offers high foot traffic, diverse dining, and strong retail demand. The neighborhood's unique blend of historic charm and economic vitality makes it an attractive location for businesses and investors seeking long-term stability and growth potential in one of San Francisco's most iconic districts.



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.

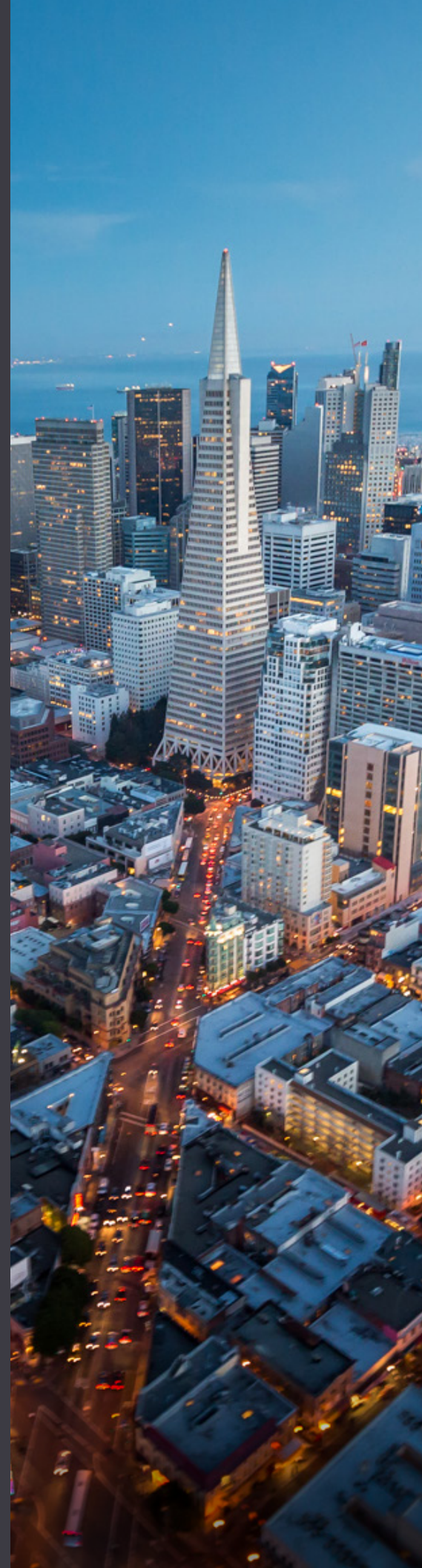
Workers in SF have increased output by 45% per employee, in the last few years — as output per hour increases, revenue generated per employee increases, and the ability for tenants to pay higher rent, in turn, increases

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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