5110-5112 Third Street

BAYVIEW, SAN FRANCISCO, CA

OFFERED AT

$1,149,000

3 Unit Mixed Use Building

3,125 Sq. Ft.

$368 PSF

URBANGROUP
REAL ESTATE

CONTENTS

1. Investment Summary

2. Property Overview

3. Financial Overview

4. Property Photos

5. Area Overview

The information contained in this document has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. It is your responsibility to independently confirm its accuracy and completeness. You and your tax and legal advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SALES AND INVESTMENT TEAM

Louis Cornejo
Investment Sales

Office: 415.863.1775
Direct: 415.786.3662
Email: louis@urbangroupsf.com
DRE: 01518102

Olivia Campos
Investment Sales

Office: 415.863.1775
Direct: 530.227.0606
Email: olivia@urbangroupsf.com
DRE: 02229586

URBANGROUP
REAL ESTATE

INVESTMENT SUMMARY

As exclusive agents, Urban Group Real Estate and Probate Agent Real Estate Services are pleased to present 5110-5112 Third Street, San Francisco, CA for purchase.

5110–5112 Third Street is a three-unit mixed-use property located in San Francisco's Bayview neighborhood. The building consists of two residential units—one two-bedroom, one-bath unit and one three-bedroom, one-bath unit—along with a ground-floor commercial space. Each unit features functional layouts, generous natural light, and well-proportioned living spaces.

The ground-floor commercial space will be delivered vacant, providing flexibility for an investor seeking immediate lease-up potential or an owner-user opportunity. Positioned along the Third Street commercial corridor, the property benefits from exposure to consistent pedestrian and vehicle traffic serving the Bayview, Bayshore, and Silver Terrace neighborhoods. The location also offers convenient access to the Muni Metro T Third Street line, connecting directly to Mission Bay, Downtown San Francisco, and Chinatown. The surrounding corridor is supported by a diverse mix of neighborhood-serving retail, local businesses, and community amenities that contribute to ongoing residential and commercial demand.

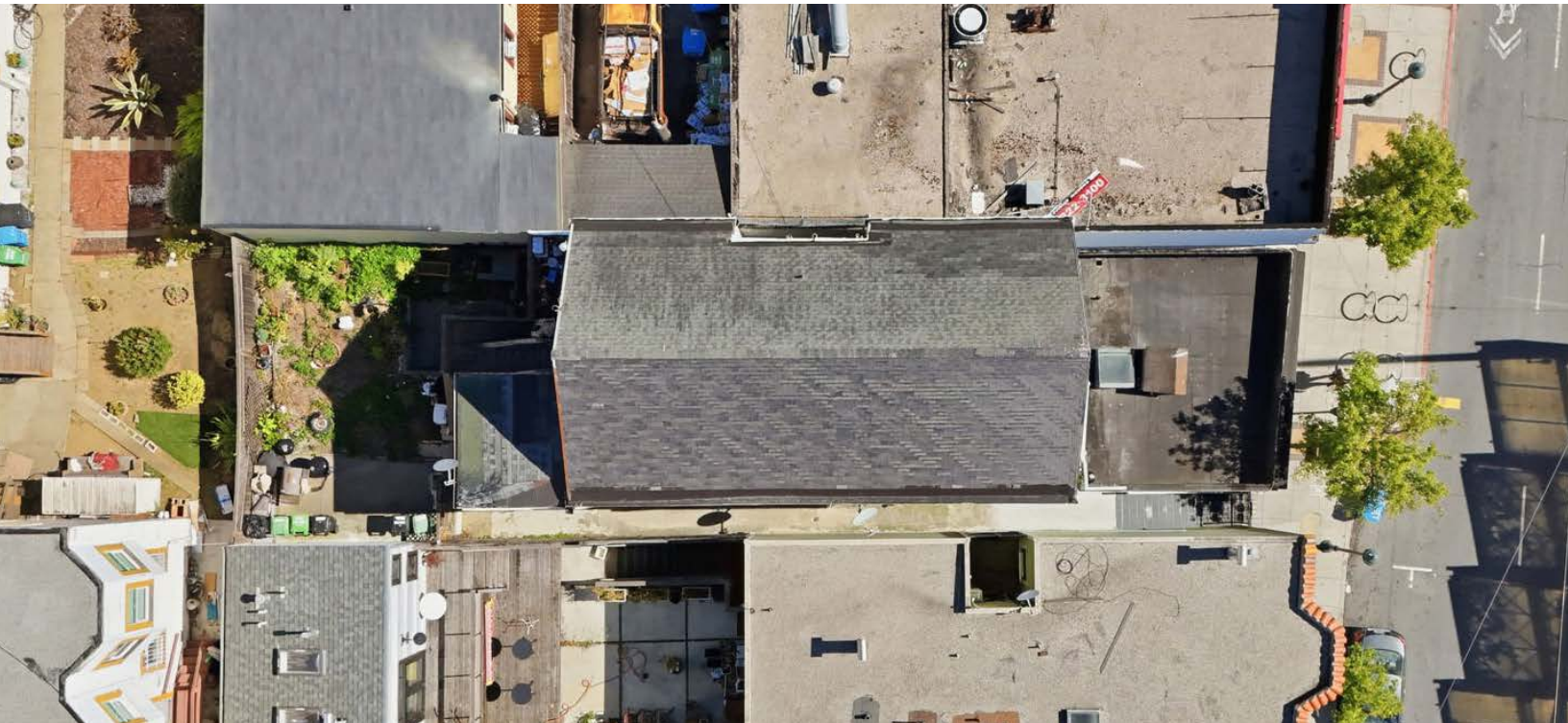
Both residential units are currently occupied at below-market rental rates, presenting potential future upside through natural tenant turnover and rent growth over time.

This offering presents a mixed-use investment opportunity in a well-established San Francisco neighborhood with continued public and private investment. The combination of a vacant commercial component, below-market residential rents, and strong street frontage provides investors with operational flexibility and long-term income growth potential.

The property's mixed-use configuration, spacious unit layouts, and location along a highly visible transit-oriented corridor position the asset well for stable occupancy and long-term ownership in a supply-constrained market.

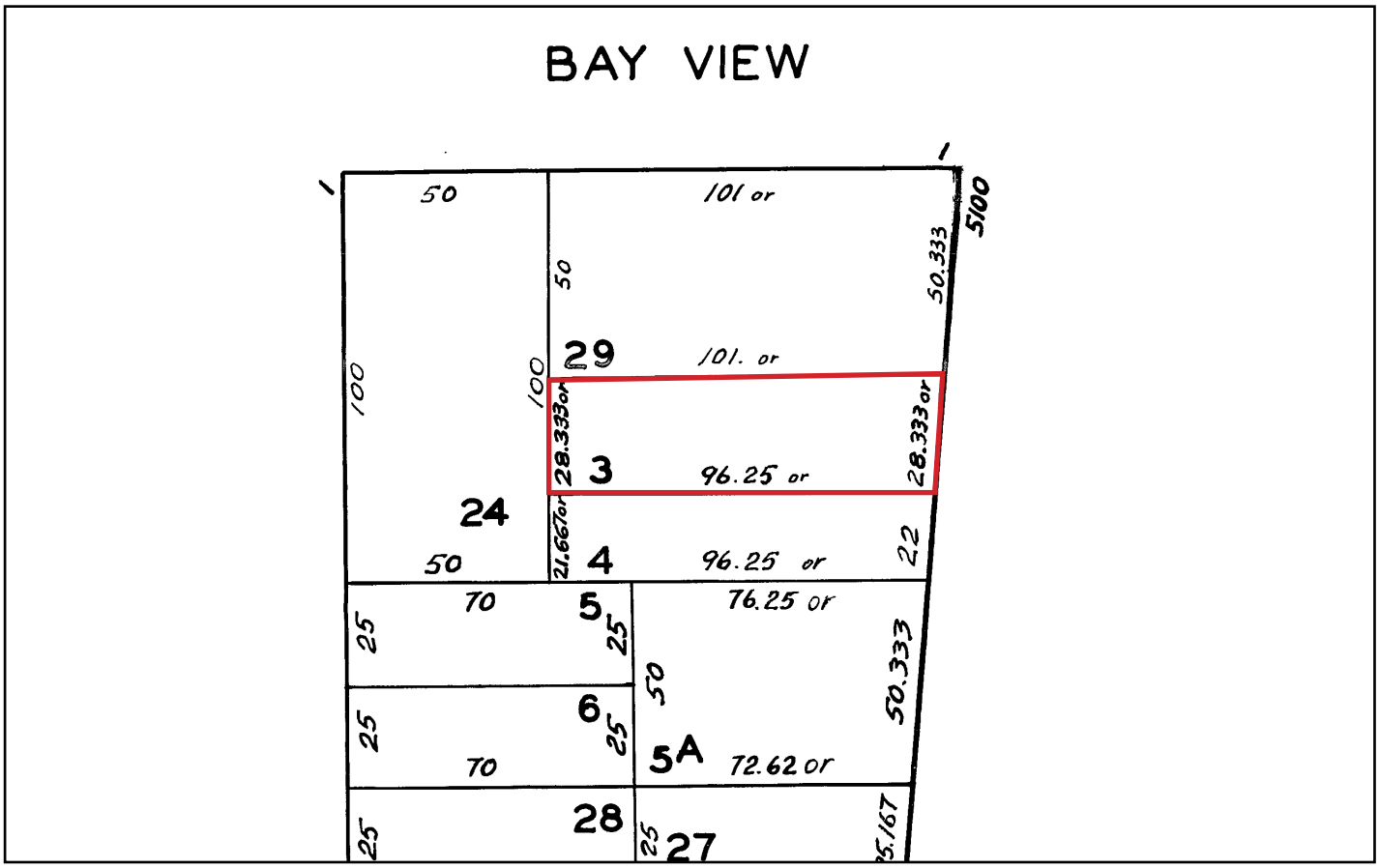
The Perks:

+ Prime Bayview location
+ Prominent Third Street Frontage
+ Major rental upside
+ High traffic commercial corridor
+ Long-term value-add potential



PROPERTY OVERVIEW

Address	**5110-5112 Third Street, San Francisco, CA**
APN	5358-003
Zoning	NCD - Bayview Neighborhood Commercial District
Building Size	3,125 SF (per tax records)
Parcel Size	2,794 SF (per tax records)
# Units	3 Units - 1 Commercial and 2 Residential
Use	Mixed Use
Year Built	1905
Foundation	Masonry + Concrete
Construction	Wood Frame
Roof	Shingle + Flat Modified Bitumen
Water Service	Master Meter
Electric Service	Separately Metered
Gas Service	Separately Metered
Heat Source	Electric base board



FINANCIAL OVERVIEW

URBANGROUP
REAL ESTATE

Financial Overview

Price	$1,149,000
Building Size (SF)	3,125
Parcel Size (SF)	2,794
$/PSF	$368
Cap Rate	4.84%
Zoning	NCD

Annual Gross Income

Estimated Gross Income	$80,952
Vacancy (3%)	$2,429
Annual Gross Income	**$78,523**

Annual Expenses

Property Taxes (1.1811% of Purchase Price)	$13,571	*New*
Insurance	$3,104	
Water	$3,033	
Garbage	$806	
Gas	$0	
Electricity	$0	
Repairs & Maintenance	$2,400	*Projected*
Total Expenses	**$22,914**	

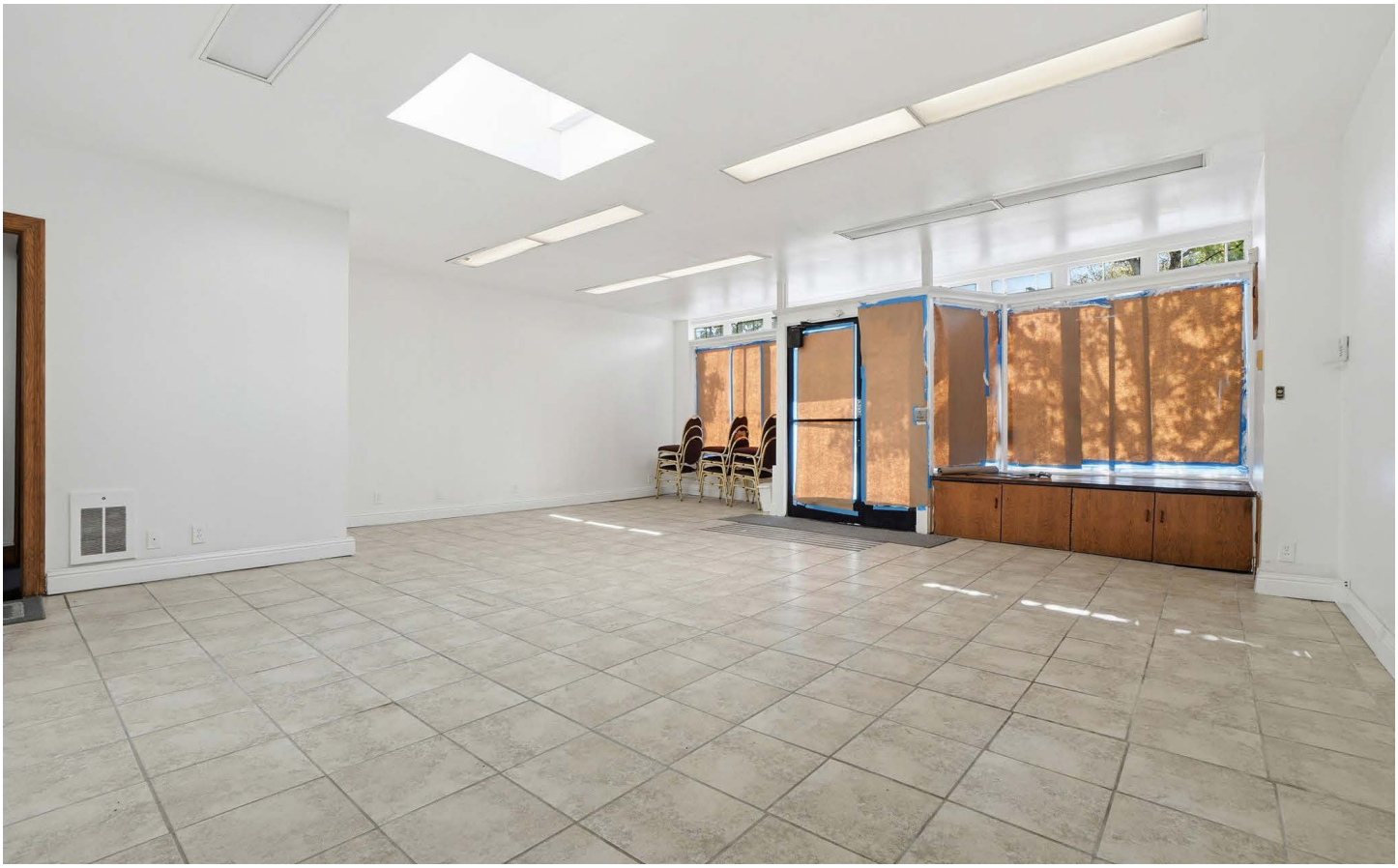
Net Operating Income	**$55,610**

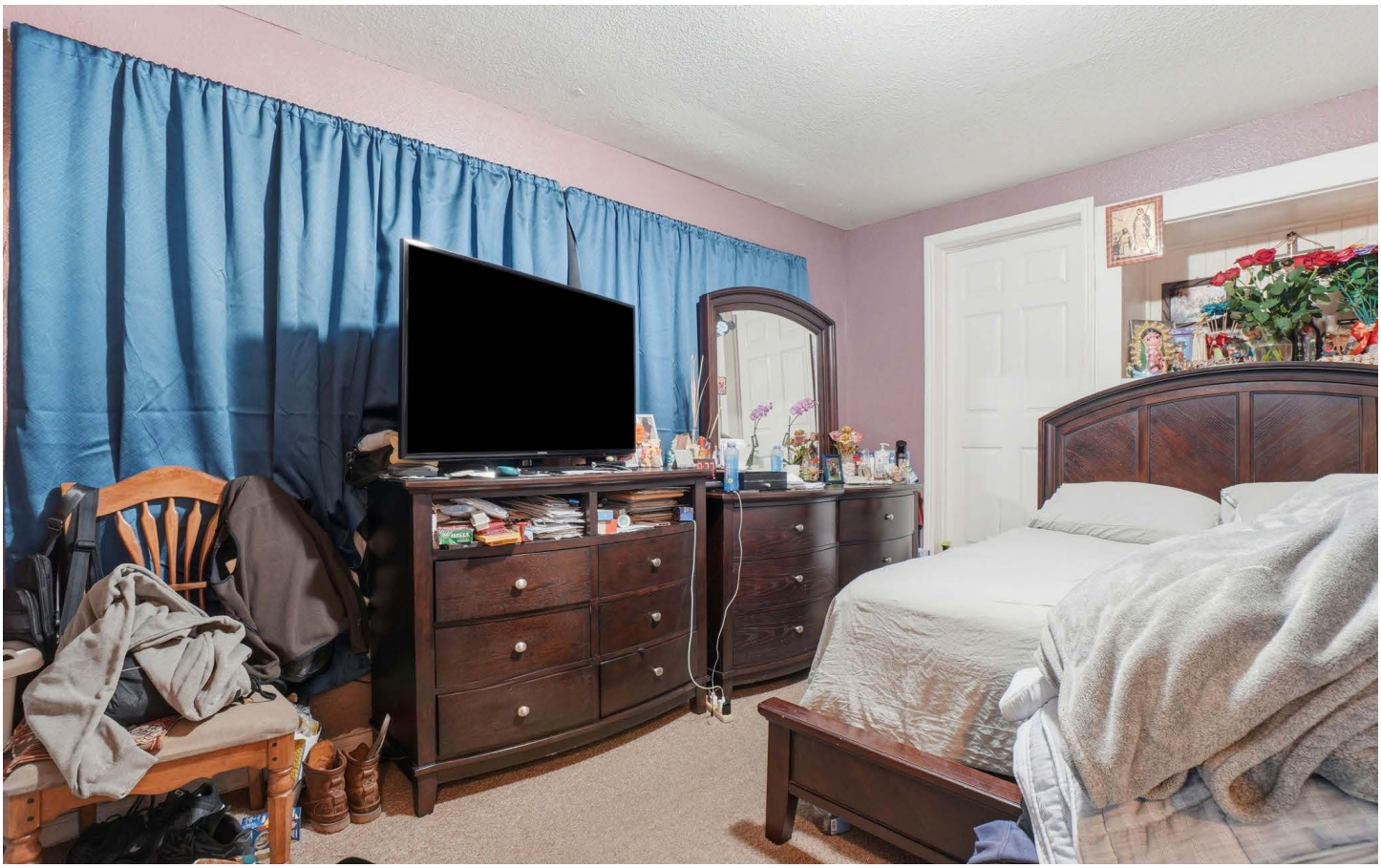
Projected Rent Roll

Use	Type	Monthly Rent	Market Rents	Move In Dates
Retail	Commercial	$2,000	$2,000	Vacant
2nd Floor	2 Bed 1 Ba	$2,150	$2,952	Jan 2013
3rd Floor	3 Bed 1 Ba	$2,596	$4,313	Dec 2012
TOTALS		$6,746	$9,265	
			37.34%	

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





Filtrete
WATER

FISH
SHRIMP
OYSTER
CHICKEN

Neighborhood Overview: Bayview

Located along San Francisco's southeastern waterfront, Bayview is a growing neighborhood known for its strong community character, expanding commercial corridors, and convenient access to the city's major transit and employment centers. Anchored by Third Street, the area features a mix of longstanding local businesses, neighborhood dining, and everyday conveniences that serve the surrounding Bayview, Bayshore, and Silver Terrace communities. With close proximity to Muni light rail service, Highway 101, and downtown San Francisco, Bayview offers both accessibility and continued long-term growth potential. The neighborhood's blend of residential charm, industrial roots, and ongoing investment has positioned it as one of San Francisco's evolving mixed-use 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:

URBAN GROUP REAL ESTATE INC.

1328 Valencia Street
San Francisco, CA 94110
Phone: 415.863.1775
Fax: 415.863.4713
DRE 01885834

URBANGROUP
REAL ESTATE