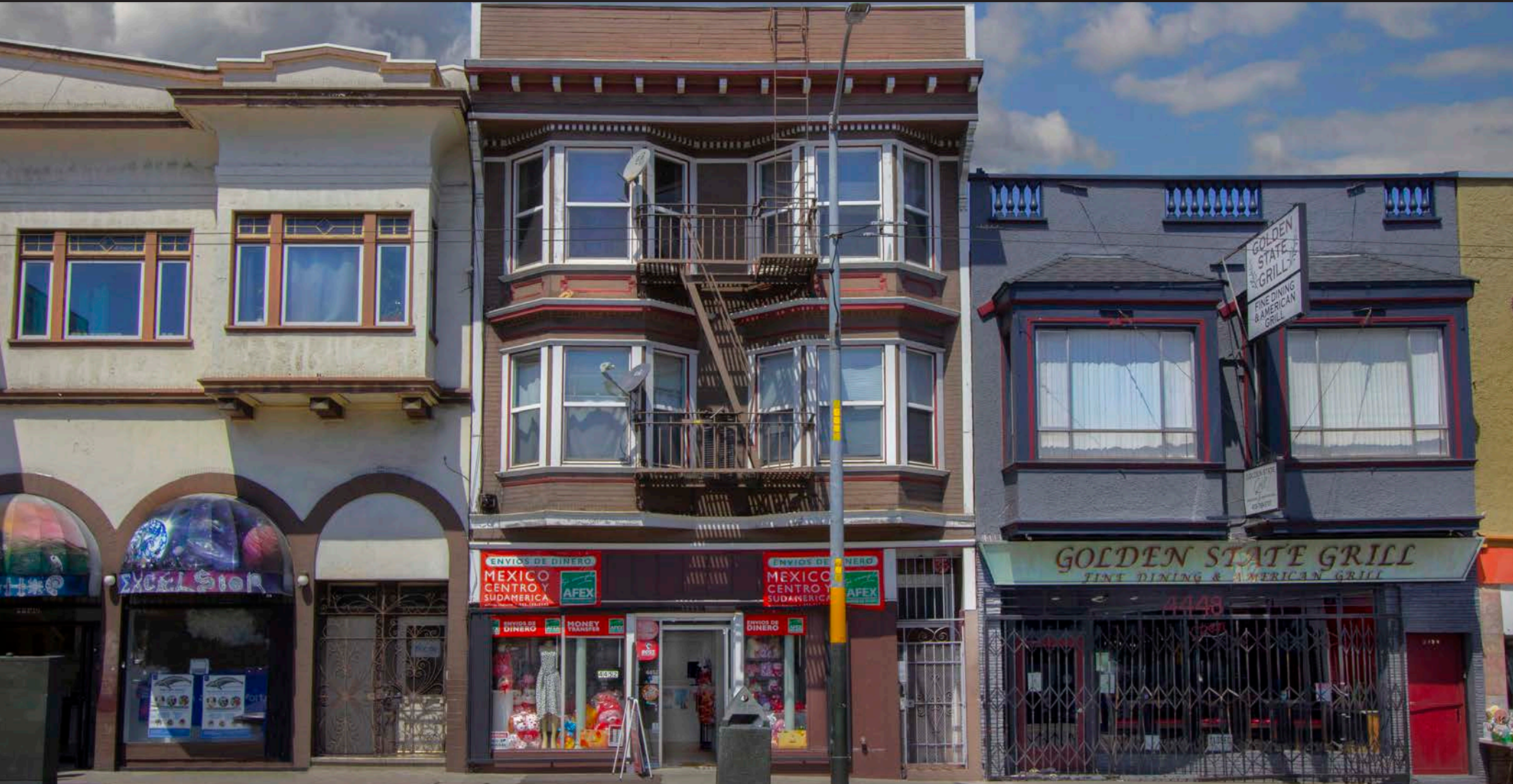


# Offering Memorandum

Exclusive Mixed-Use Listing  
4450-4452 Mission Street | San Francisco, CA 94080

4-units + 1 Commercial Storefront | Offered at: \$2,388,000



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## Confidentiality & Disclaimer

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The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

**Do not disturb tenants.  
Please contact listing agent for showing instructions.**

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# EXECUTIVE SUMMARY

<b>Address</b>	<b>4450-4452 Mission Street San Francisco, California</b>
County	San Francisco County
APN	06796-002
Zoning	NC3
-----	
<b>Price</b>	<b>\$2,388,000</b>
Units	5
Unit Mix	(2) 2-Bedroom/1-Bath (2) 1-Bedroom/1-Bath (1) Commercial Store
Price/Unit	\$477,600
Price/Sqft	\$487
Gross Building Square Feet	4,908
Lot Size	2,500
Year Built	1910
<b>Current Cap Rate</b>	<b>2.48%</b>
<b>Current GRM</b>	<b>21.72</b>
<b>Market Cap Rate</b>	<b>3.23%</b>
<b>Market GIM</b>	<b>18.60</b>



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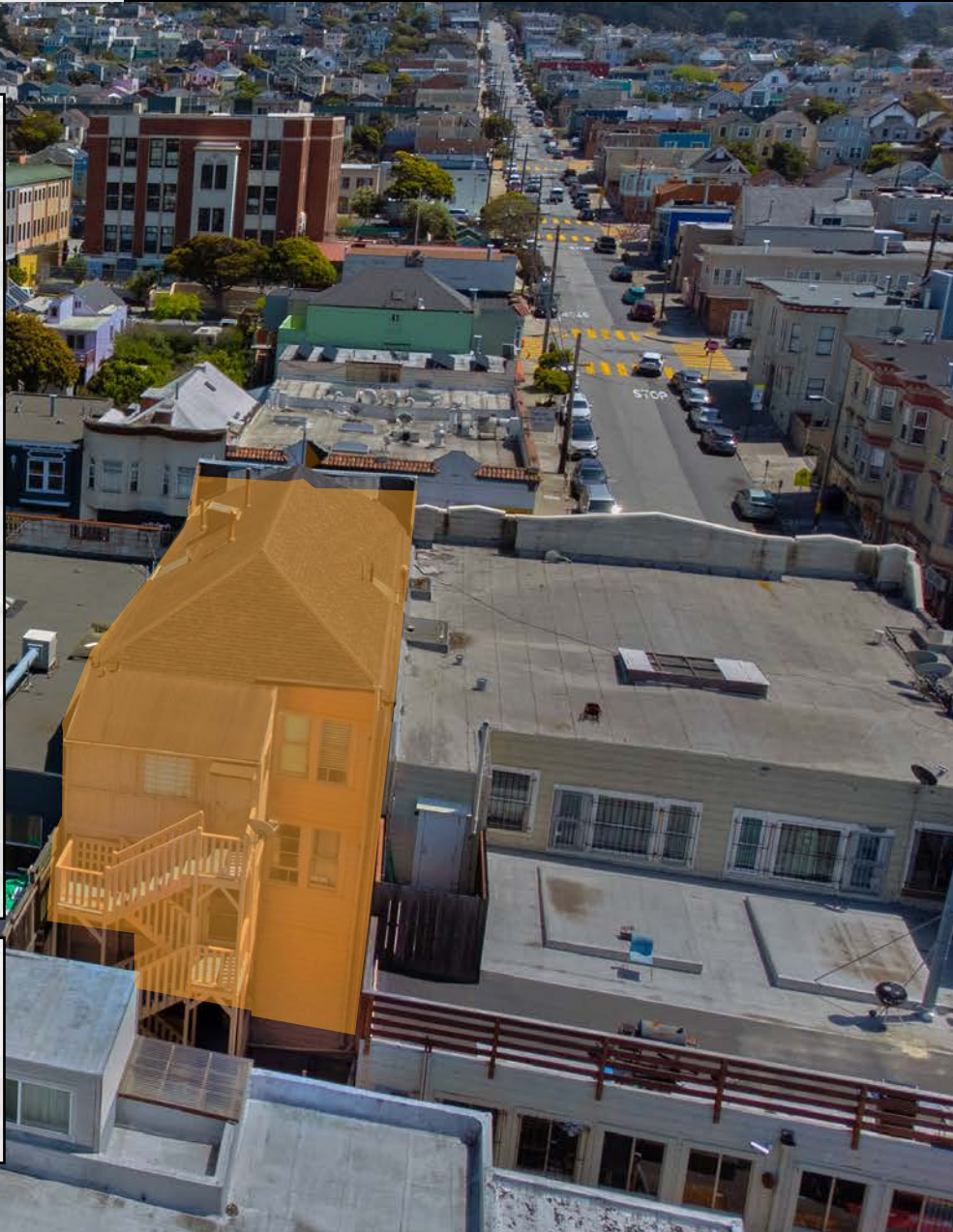


# PRO FORMA OPERATING SUMMARY

PRO FORMA INCOME	CURRENT	PROJECTED
Scheduled Gross Income [1]	\$109,944	\$128,400
Less Vacancy (3.00%)	(\$3,298)	(\$3,852)
<b>GROSS OPERATING INCOME</b>	<b>\$106,646</b>	<b>\$124,548</b>
PRO FORMA EXPENSES		
New Property Taxes [2]	\$28,238	
Special Assessments [3]	\$1,079	
Insurance	\$4,548	
PG&E	\$639	
Water	\$7,142	
Garbage	\$2,231	
Repairs & Maintenance	\$2,575	
Cleaning	\$750	
Fire Inspection Reports	\$207	
License and Permits	\$112	
<b>TOTAL EXPENSES</b>	<b>\$47,521</b>	<b>\$47,521</b>
<b>NET OPERATING INCOME</b>	<b>\$59,125</b>	<b>\$77,027</b>

**NOTES TO OPERATING SUMMARY**

[1] Scheduled Gross Income - Based on Owner's rent roll  
 [2] Price (x) Composite Tax Rate (1.1825%)  
 [3] Special Assessments derived from 2021-2022 Tax Bill



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RENT ROLL

UNIT	TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT
1	1-Bedroom/1-Bath	12/1/2014	\$1,633	\$1,800
2	2-Bedroom/1-Bath	8/1/2013	\$2,312	\$2,400
3	1-Bedroom/1-Bath	7/15/2006	\$1,264	\$1,800
4	2-Bedroom/1-Bath	10/1/2006	\$1,653	\$2,400
5	Store	9/1/2020	\$2,300	\$2,300
<b>MONTHLY RENT TOTALS</b>			<b>\$9,162</b>	<b>\$10,700</b>
<b>ANNUAL TOTALS</b>			<b>\$109,944</b>	<b>\$128,400</b>



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EXTERIOR PHOTOS



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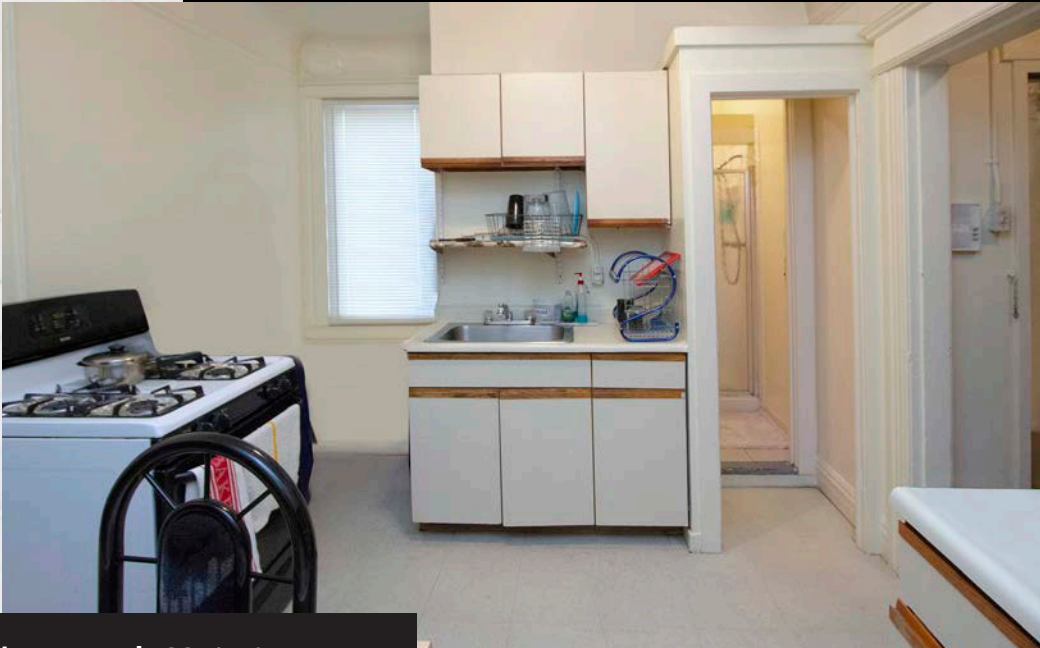
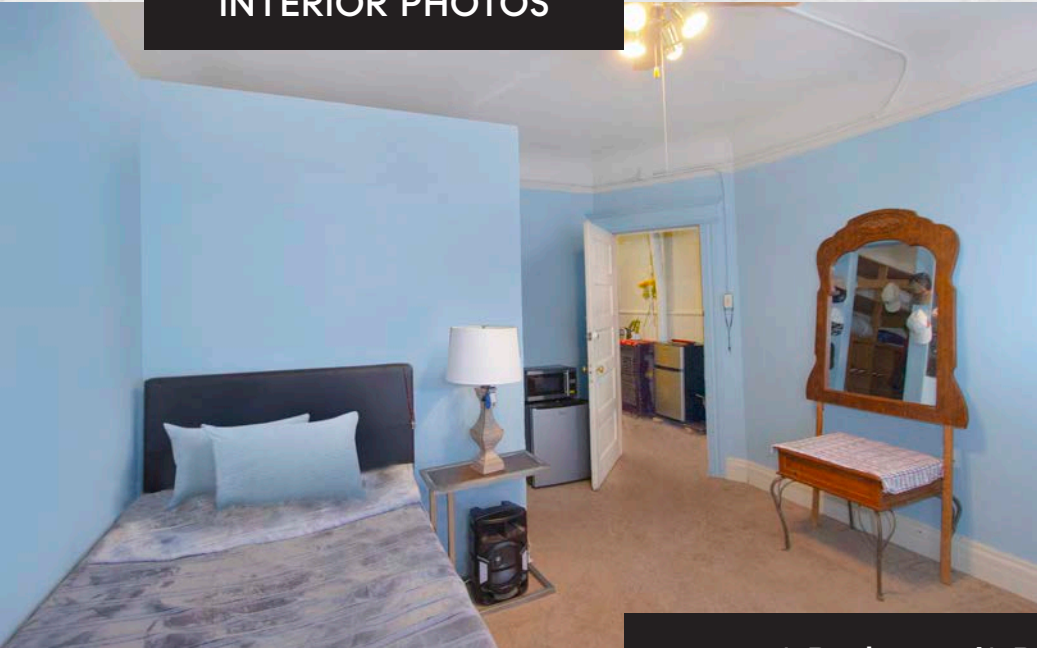
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INTERIOR PHOTOS



1-Bedroom/1-Bathroom | Unit 1



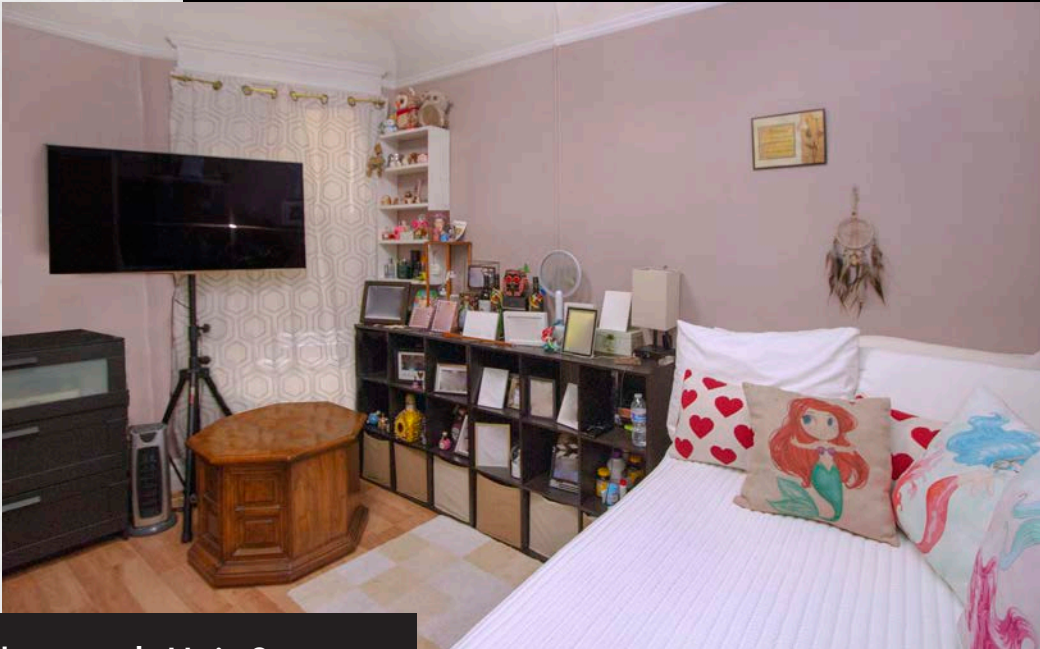
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INTERIOR PHOTOS



2-Bedroom/1-Bathroom | Unit 2



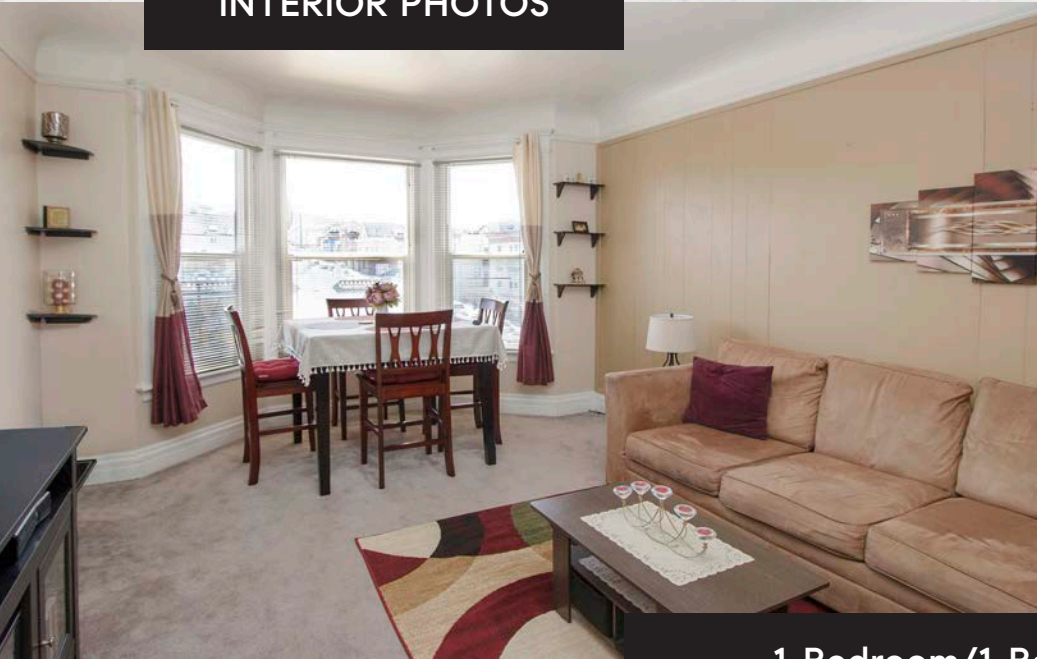
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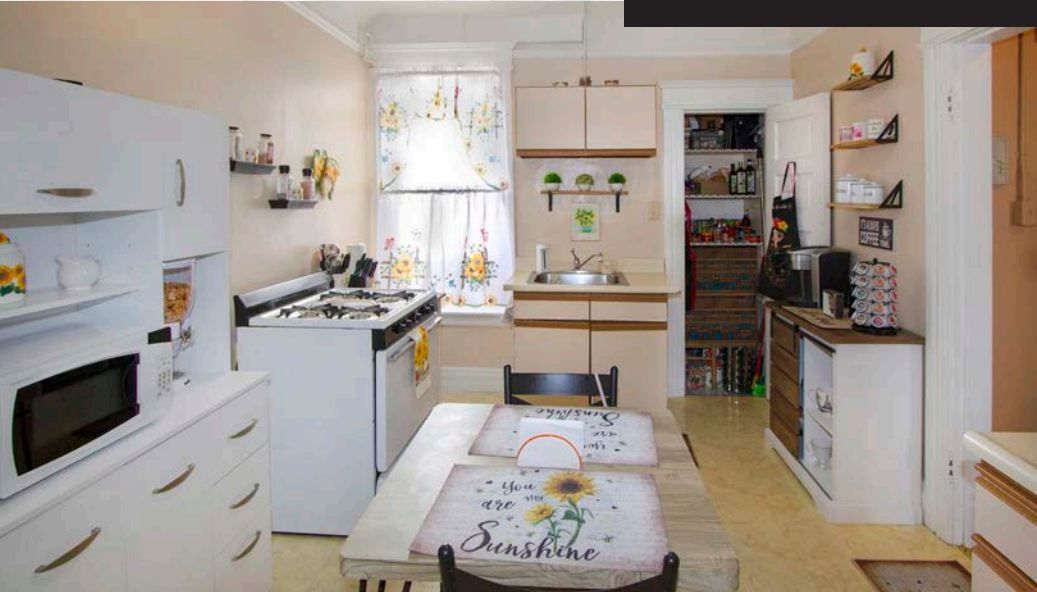
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INTERIOR PHOTOS



1-Bedroom/1-Bathroom | Unit 3



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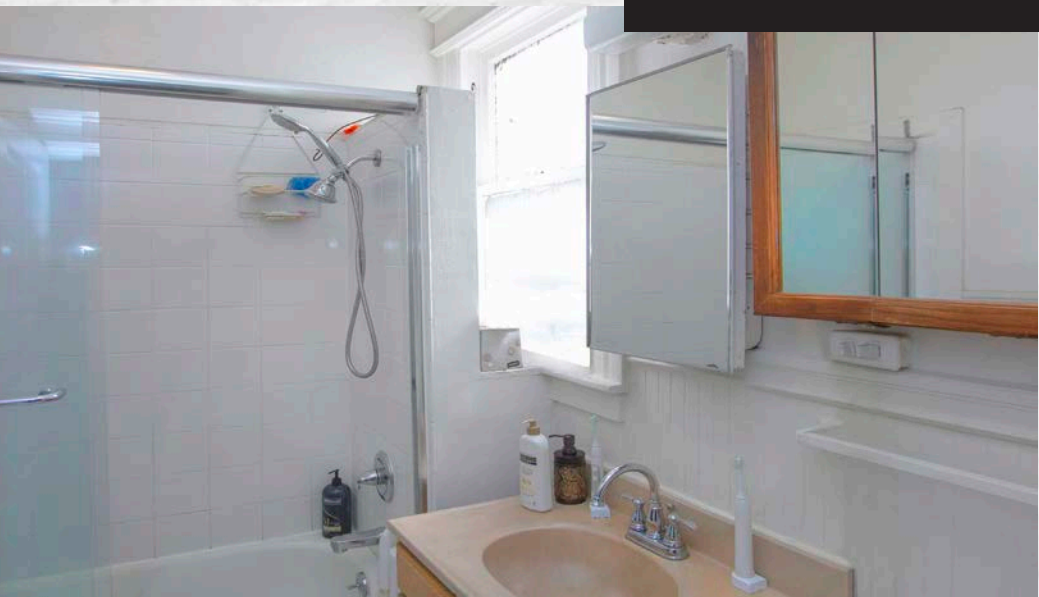
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INTERIOR PHOTOS



2-Bedroom/1-Bathroom | Unit 4



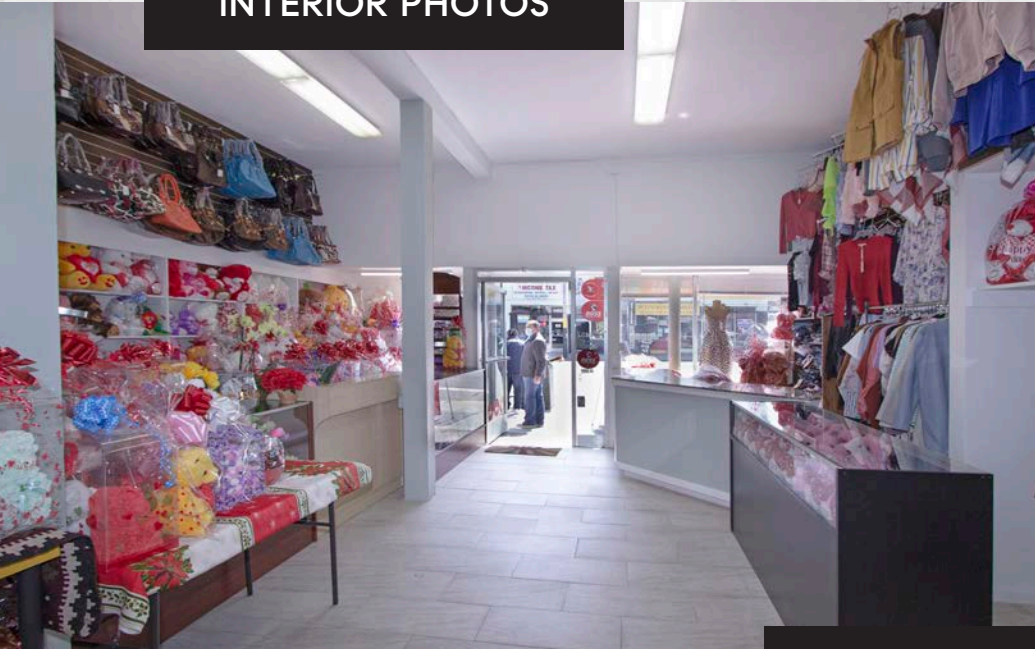
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INTERIOR PHOTOS



Commercial Storefront



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EXTERIOR PHOTOS



Below Grade Storage/Cellar



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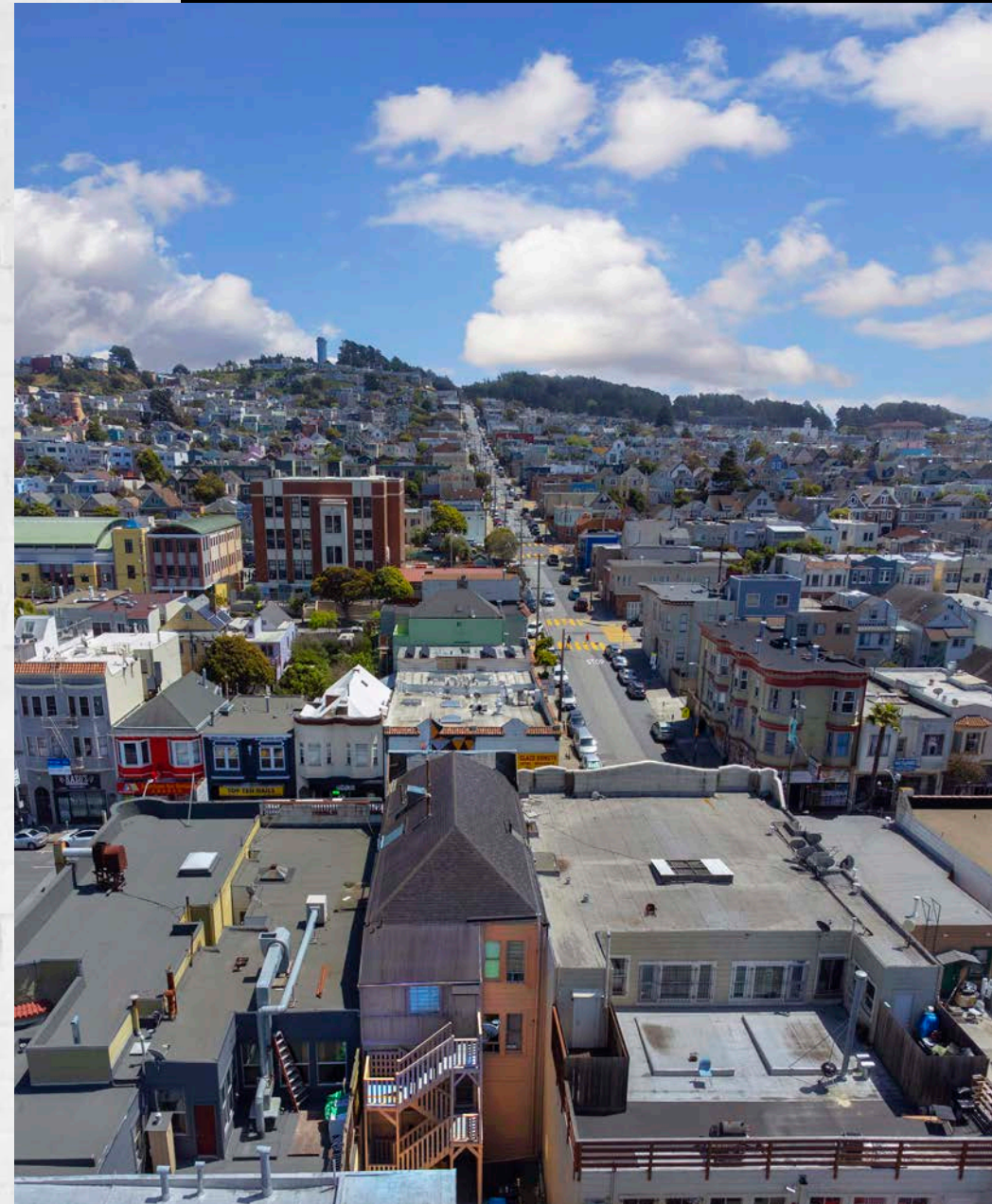
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AERIAL PHOTOS



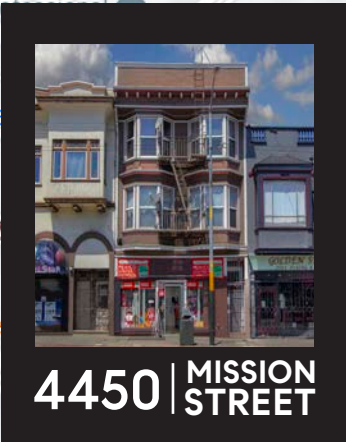
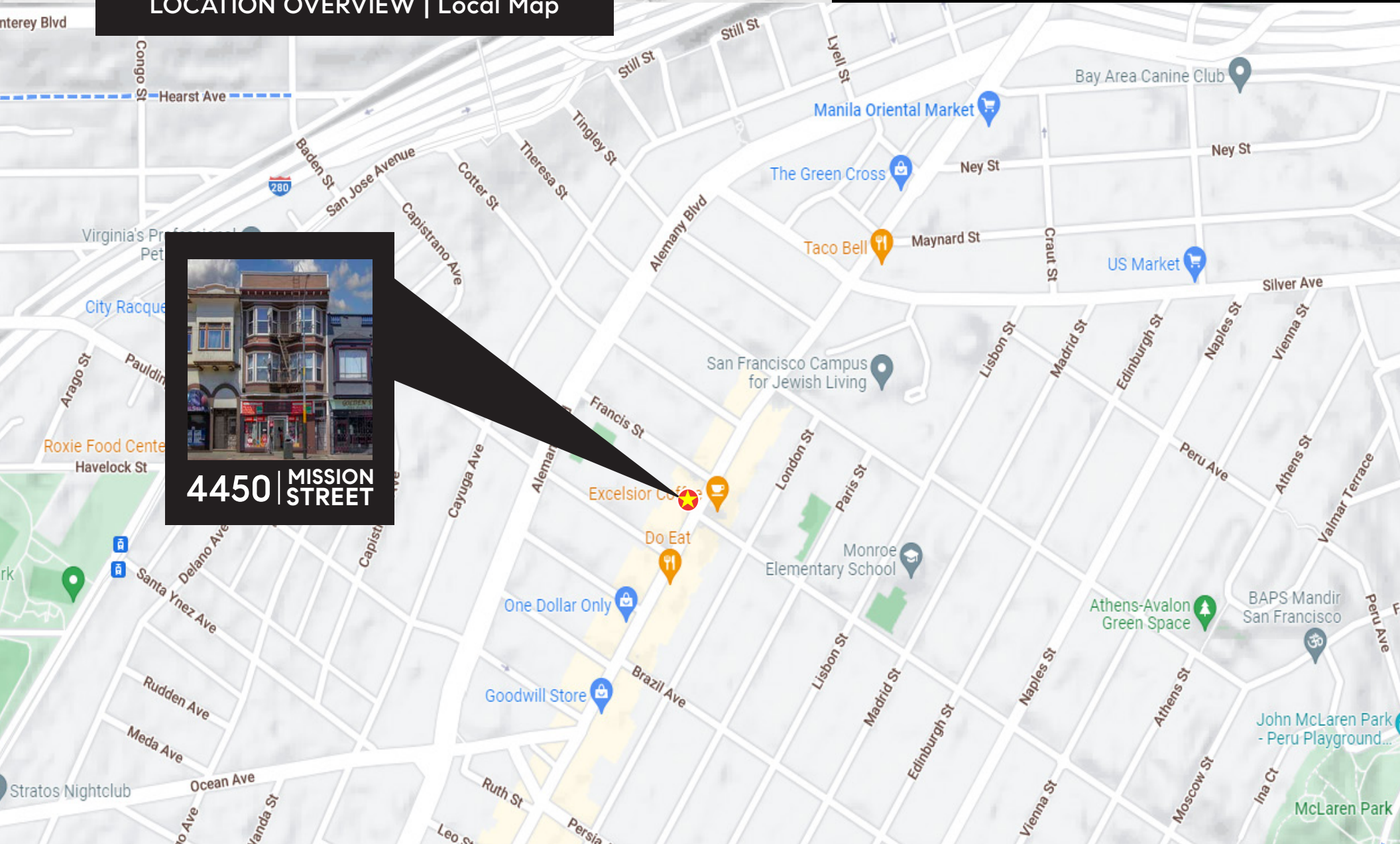
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LOCATION OVERVIEW | Local Map



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4450-4452 MISSION STREET | SAN FRANCISCO, CALIFORNIA

### Aerial View | North-Facing



# MISSION

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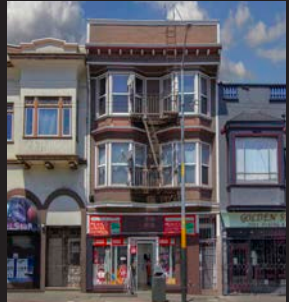
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Aerial View | South-Facing



4450 | MISSION STREET



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## SAN FRANCISCO | EXCELSIOR DISTRICT



The Excelsior District has a warm, welcoming feel with the balmy backyard BBQ weather to back it up. Even when the rest of the city is blanketed in fog, this off-the-beaten-path - yet freeway surrounded - area lets the sunshine in. Removed from the downtown bustle, this freeway and public transportation connected area is a bit of a hidden gem. The Excelsior District is located along Mission Street, east of San Jose Ave, south of Interstate 280 Southern Freeways, west of John McLaren Park, and somewhat north of Geneva Avenue.

Neighborhoods within the Excelsior District include the Excelsior Neighborhood itself, Mission Terrace, Outer Mission neighborhood & Crocker Amazon. Mission Street is vibrant with shops, bars, cafes and restaurants. and has easy access to public transportation. With its central location and proximity to the freeways, mission district and downtown, it could be argued that this is one of the most up and coming places to live in San Francisco. Proximity to Balboa Park Bay Area Rapid (BART) station and the Glen Park station makes it extremely easy and convenient to reach downtown, Dolores Park and other neighborhoods of San Francisco. Easy access to MUNI, Tech Shuttles, boutiques and nightlife add to the convenience and desirability of living here.

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