

**Offered for Sale
Prime Polk Street
2 Commercial & 11 Residential Units
1729-1739 Polk Street (@ Clay)
San Francisco, CA**



Lawrence Garvin
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Levi Plaza - Van Ness Avenue



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www.paragon-re.com

The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective purchasers are advised to independently verify accuracy and to review any disclosure information on file with this office.

1729-1739 Polk Street San Francisco, CA

Offered at \$2,450,000

- 13 Units
- 2 Commercial Spaces
- 11 Residential Units
- Year Built: 1907
- Zoning: C-2
- Building Size: Approx. 14,000 sq.ft.*
- Block: 0619 Lot: 002

* per Metroscan



Located in the prime Polk Street shopping corridor, this large mixed-use property is a great opportunity for either an owner-user or an investor seeking income growth. The property features 2 commercial spaces, one of which is approximately 3,600 square feet with 2,800 square feet of basement and is currently gutted and ready for renovation completion. In addition are 4 five-room flats above the retail and a separate rear building with 7 residential hotel rooms providing additional income. The property is in need of extensive work but presents the opportunity for significant income once restored.

Shown By Appointment Only:

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Income & Expenses

Scheduled Gross Annual Income (See attached rent roll)	\$241,788.00
Scheduled Gross Annual Income with basement @ \$1.00/sq.ft.	\$275,388.00

Estimated Expenses

Property Taxes (1.159% of \$2,450,000)	\$28,395.50
Insurance	6,571.00
Water ¹	12,959.46
Scavenger	2,035.68
PG&E	3,438.40
S. F. Health Fee	<u>151.00</u>

Total Estimated Annual Expenses	<u>(\$53,551.04)</u>
Estimated Net Operating Income	\$188,236.96
Estimated Net Operating Income with basement @ \$1.00/sq.ft.	\$221,836.96

¹Seller pays water including commercial spaces.

Note: The above expenses and vacancy factor are estimates only, based partly on Seller's past expenses and partly on industry standards. All prospective Buyers should determine their own numbers for all expenses and the vacancy factor.



1729-1739 Polk Street San Francisco, CA Rent Roll

Apt. #	Sq. Ft. ³	Type	Scheduled Rent	\$/Sq.Ft.
1729		5 Rooms	\$699.00	
1731		5 Rooms	\$930.00	
1733	850	Commercial	\$2,274.00	\$2.69
1735	3,600	Commercial ¹	\$9,000.00	\$2.50
B	2,800	Basement ²	\$2,800.00	\$1.00
1737		5 Rooms	\$942.00	
1739		5 Rooms	\$2,405.00	
1733 #4		2 Rooms	\$495.00	
1733 #5		2 Rooms	\$383.00	
1733 #6		2 Rooms	\$431.00	
1733 #8		2 Rooms	\$435.00	
1733 #11		2 Rooms	\$471.00	
1733 #12		2 Rooms	\$431.00	
1733 #4		2 Rooms/Bath	\$1,100.00	
		Laundry	\$150.00	

Total Monthly Scheduled Rent \$20,149.00
\$22,949.00 w/basement

Total Annual Scheduled Income \$241,788.00
\$275,388.00 w/basement

¹ Commercial Space is gutted and needs renovation.

² Permit pulled for foundation work/raise ceiling height.

³ Square footage are estimates only.

