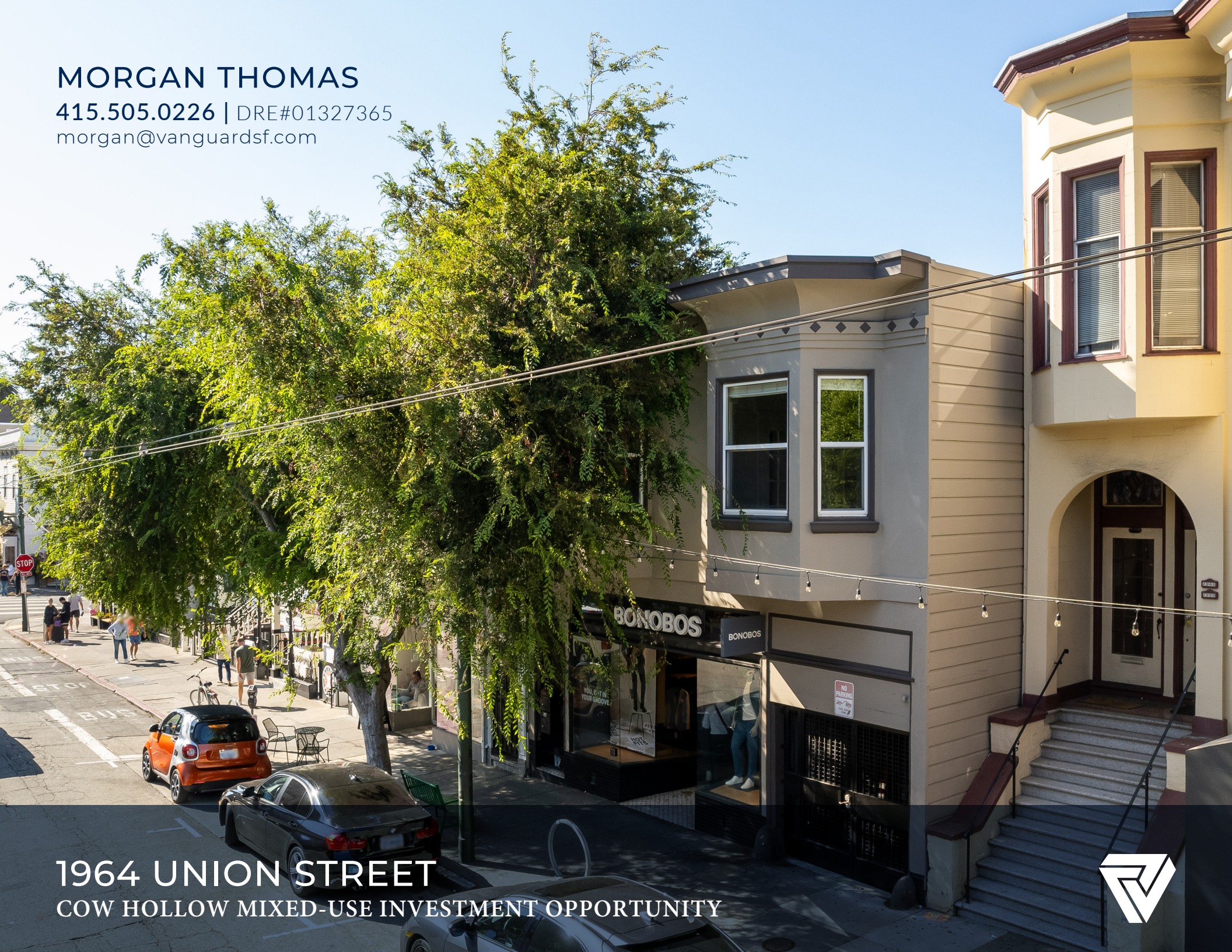


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1964 UNION STREET
COW HOLLOW MIXED-USE INVESTMENT OPPORTUNITY



COW HOLLOW MIXED USE INVESTMENT OPPORTUNITY

Welcome to 1964 Union Street, located in the desirable Cow Hollow neighborhood of San Francisco. This mixed-use building offers one retail store and two beautiful apartments with hardwood floors and in-unit laundry.



EXCLUSIVE LISTING AGENT:

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PROPERTY DESCRIPTION

Address

1964-1966 Union Street

APN

0531-011

Lot Size (per assessor's records)

3,846 sq. ft.

Property Type

Retail & Apartments

Zoning

NCD

Building Area (per owner's measurement)

3,981 sq. ft.

Year Built

1924

Tenancy

Fully Occupied

Price

\$3,800,000

Price/sq. ft.

\$954



EXCELLENT OWNER/USER OPPORTUNITY

The building was fully remodeled in 2017 and is surrounded by popular retailers such as Soul Cycle, Lululemon, and Equinox, making it an ideal location for businesses. The retail space is currently occupied by Bonobos, an e-commerce-driven apparel company with 60 locations worldwide. With strong retailer demand in the area, this is an excellent opportunity for investors.

SOLID BUILDING STRUCTURAL INTEGRITY

The property is a reinforced concrete structure with wood floors and roof. A renovation to the property in 2017 included upgraded mechanical systems.

SUPERB TRANSPORTATION

Access to downtown San Francisco, SFO, and the Bay Area via Muni, BART, and Highways 101 and 280.

DEVELOPMENT POTENTIAL

The zoning allows for the potential redevelopment of the rear structure into 2 Accessory dwelling units.

PROPERTY SUMMARY

3 Units | 3,981 Sq. Ft.

List Price: \$3,800,000

Street Address	1964 Union Street
City, State Zip	San Francisco, CA 94123
Cross Street	Buchanan
APN	0531-011
Number of Units	3
Square Feet	3,981
No. Floors	3
Neighborhood	Cow Hollow

ESTIMATED EXPENSES

		CURRENT
New Property Tax	1.1723%	\$44,547
Insurance		\$4,569
Management Fee	5.0%	\$12,141
Expenses paid by Bonobos	31.0%	-\$18,989
Total Expenses		\$42,267
% of EGI		17.41%

PROPERTY VALUATION

FINANCIAL SUMMARY

Price	\$3,800,000
Number of Units	3
Sq Feet	3,981
Price Per Sq Ft	\$954
Price Per Unit	\$1,266,666
CAP Rate	5.32%

*Based on Current Rent Revenue
and Expenses Provided by the Seller

ANNUAL OPERATING DATA

	CURRENT
Scheduled Gross Income:	\$244,776
Less Expenses:	\$42,267
Net Operating Income:	\$202,509

ANNUAL RENTAL INCOME

Unit	Type	Lease Expiration	Sq. Ft.	Rent
1964 Union Street	Bonobos	8/31/27	1,044	11,941
Apartment 1	Apt	7/31/21	685	3,795
Unit B	Apt	10/28/22	735	4,662
			Monthly	20,398
			Annual	244,776

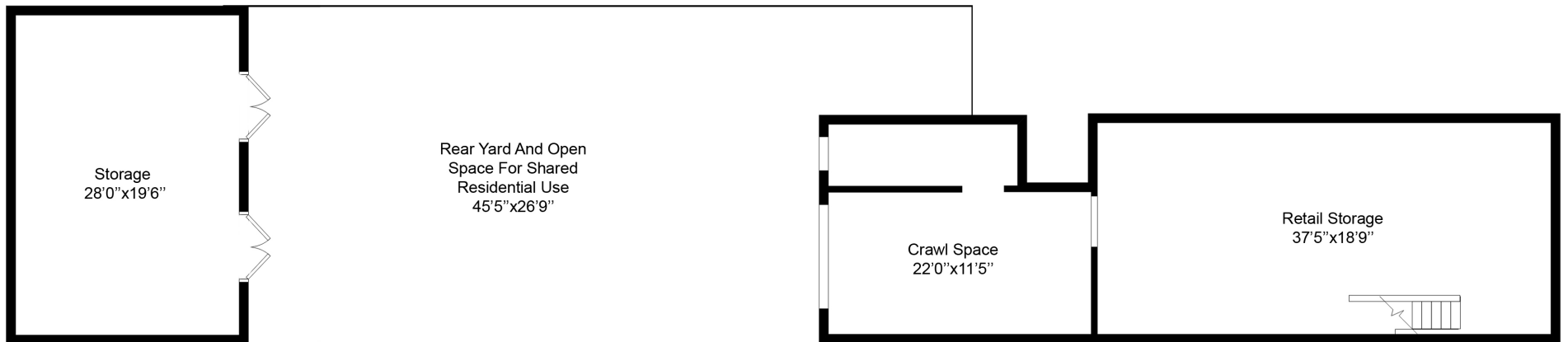




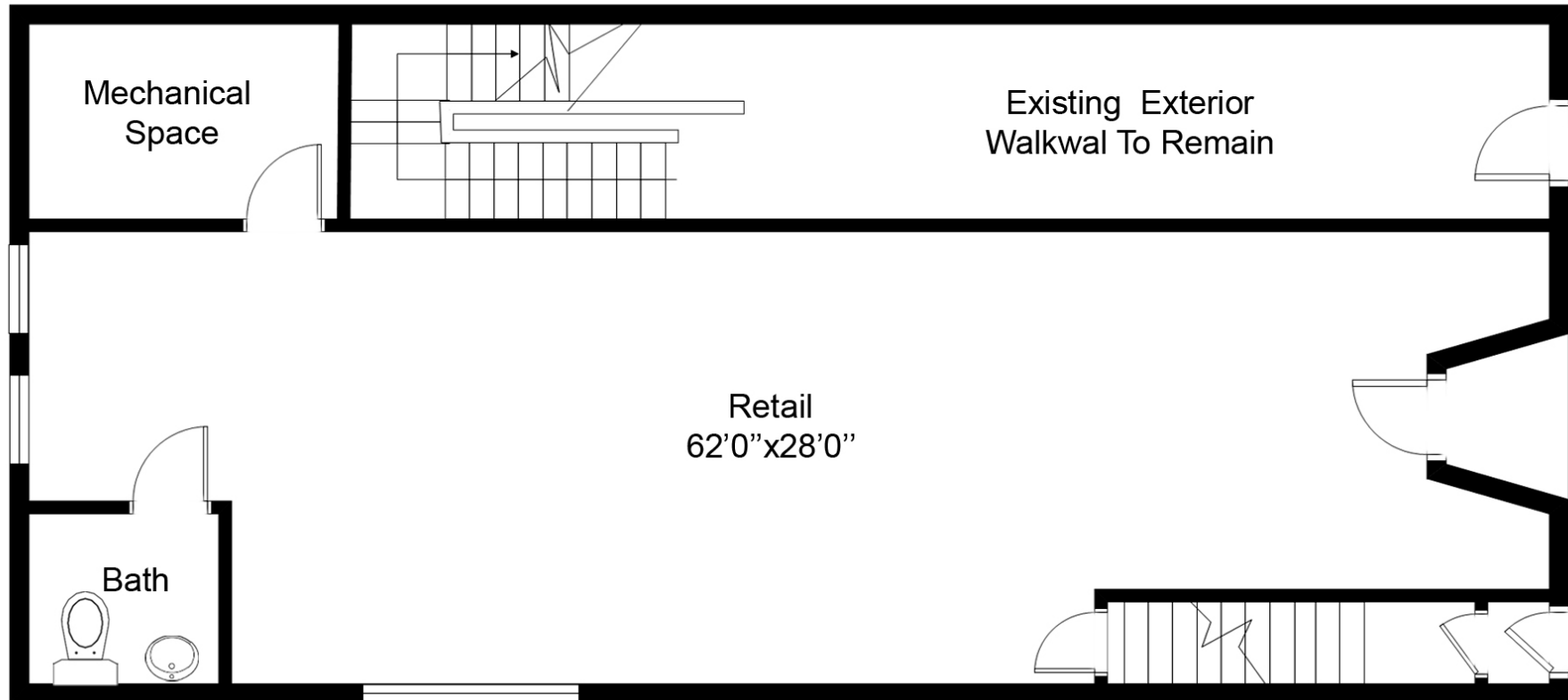




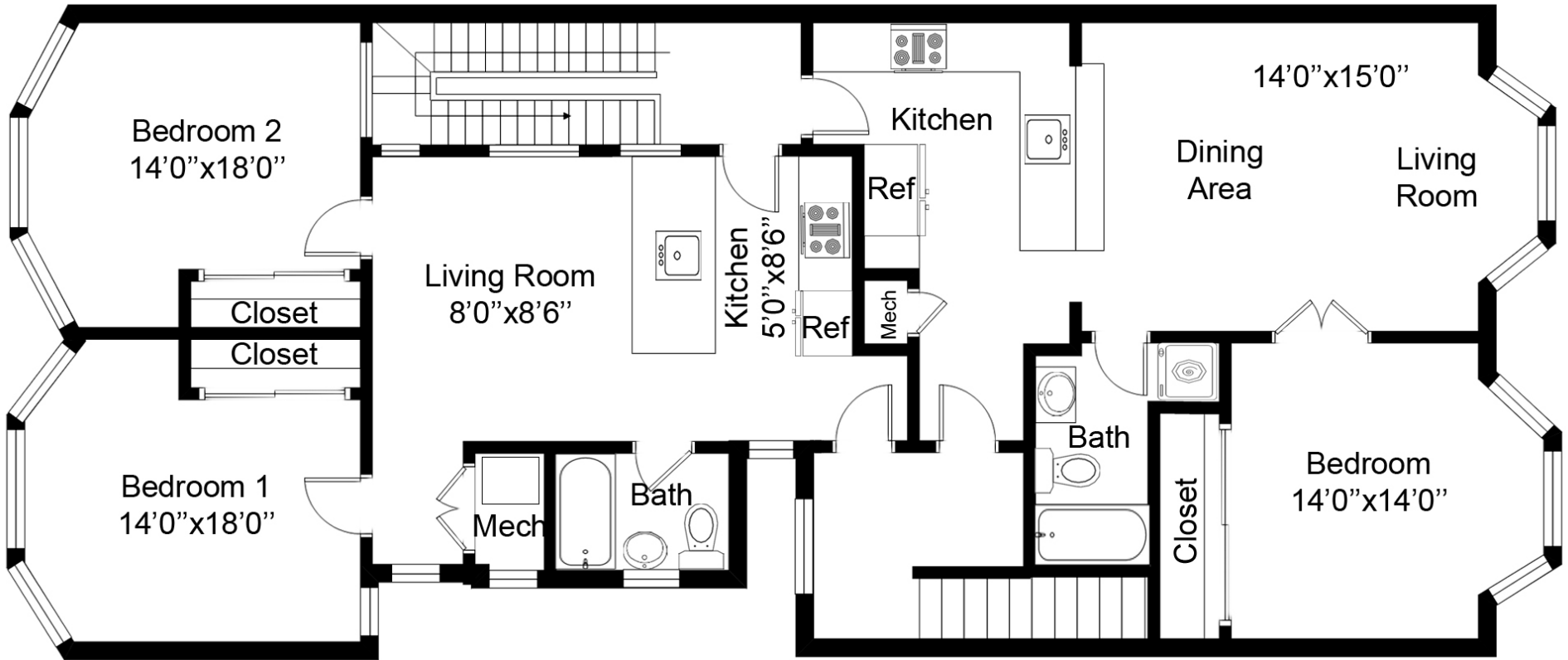
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN



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The Seller expressly reserves the right, in the Seller's sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any prospective buyer unless and until a written agreement for the purchase and sale of the Property has been ratified by both the Buyer and Seller and delivered to the Seller. A prospective buyer's sole and exclusive rights with respect to the Property shall be limited to those expressly provided for in a ratified Purchase Agreement and shall be subject to the terms thereof.

By accepting receipt of this Offering Memorandum, you release the Seller, Vanguard and its real estate licensees, together with their respective affiliates, officers, directors, shareholders, owners, brokers, managing brokers, employees, agents and all others acting on their behalf, from any and all liability, claims and/or damages of every kind and nature (including but not limited to attorney's fees, costs and expenses), whether currently known or unknown, which arise out of, relate to, or concern, either directly or indirectly, the information contained in this Offering Memorandum.

All recipients of this This Offering Memorandum acknowledged that the information contained herein may be or become outdated over time and is subject to change. Nothing contained herein should be construed as a legal opinion and should not be relied upon as such.

All Property showings are by appointment only and must be coordinated through Vanguard.



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