

3
UNITS



943-945 Haight Street, San Francisco

3-UNITS IN THE UPPER HAIGHT

EXCLUSIVELY LISTED BY:



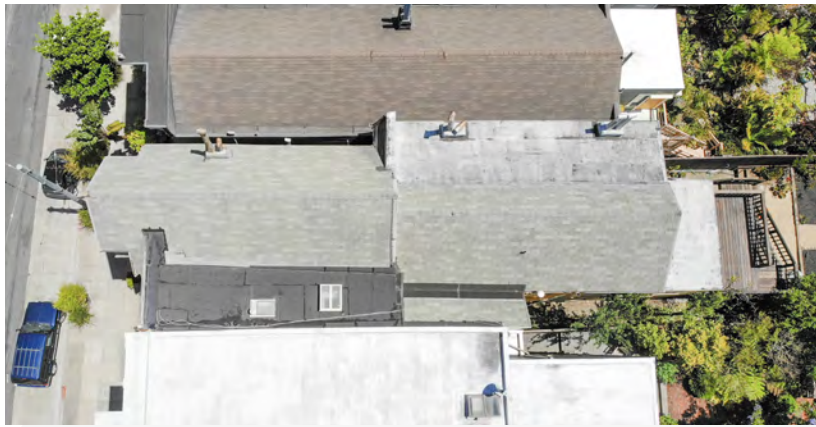
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VANGUARD
PROPERTIES



943-945 Haight Street | Offered For Sale: \$2,150,000

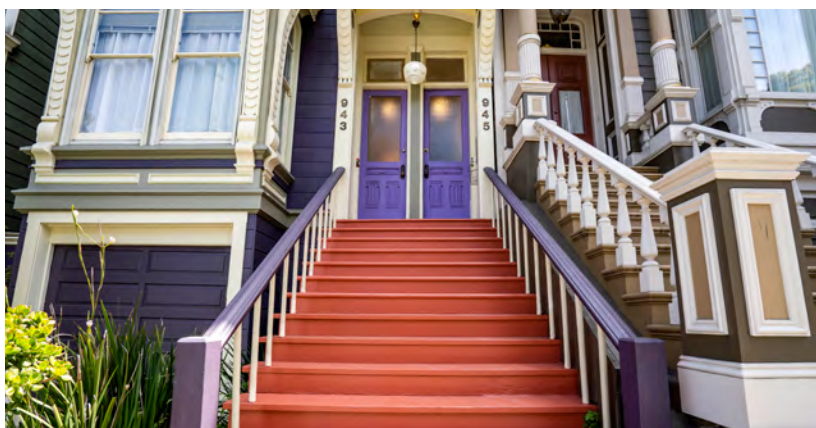
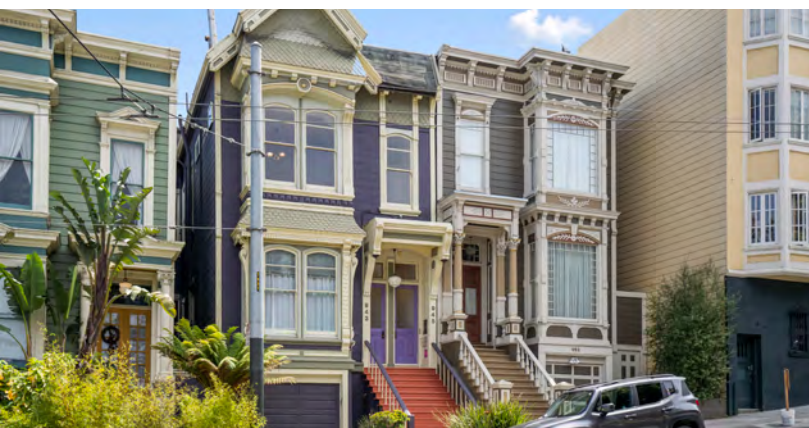
943-945 Haight Street is a Victorian style 3-unit building located in San Francisco's Upper Haight district. The building is comprised of 1-Three Bedroom, 1-One Bedroom and 1-Studio Unit. The top-floor three bedroom unit is delivered vacant and has stunning city views out the front. The top unit has direct access to a large deck in the rear of the building with. There are stairs from the deck that lead to a large backyard that has been beautifully landscaped for residents to enjoy.

The property is located a few blocks from Alamo Square Park, Panhandle, Buena Vista Park, and Duboce Park. Residents can enjoy the convenience of the nearby shops, cafes, restaurants, and bars on Divisadero Street and Haight Street. Popular neighborhood restaurants and bars include NOPA, Souvla, Barvale, Maven, Nopalito, 4505 BBQ and more.

Residents who commute to Silicon Valley benefit from being located a half a block from the tech shuttle stop at the corner of Haight Street & Divisadero Street.

- 3-Units in the Upper Haight
- Unit Mix: 1-Three Bedroom, 1-One Bedroom & 1-Studio Unit
- 2-Car Parking Garage
- Top Floor Three Bedroom Unit is Delivered Vacant
- Excellent Owner-User Opportunity
- Top Unit Has Direct Access to Large Deck in the Rear of the Building
- Scheduled Annual Income: \$124,080
- Building Sq Ft (per tax record): 3,040
- Lot Sq Ft (per tax record): 3,438
- Year Built: 1900
- APN: 1240-030

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Vanguard Properties has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.



► PROPERTY SUMMARY

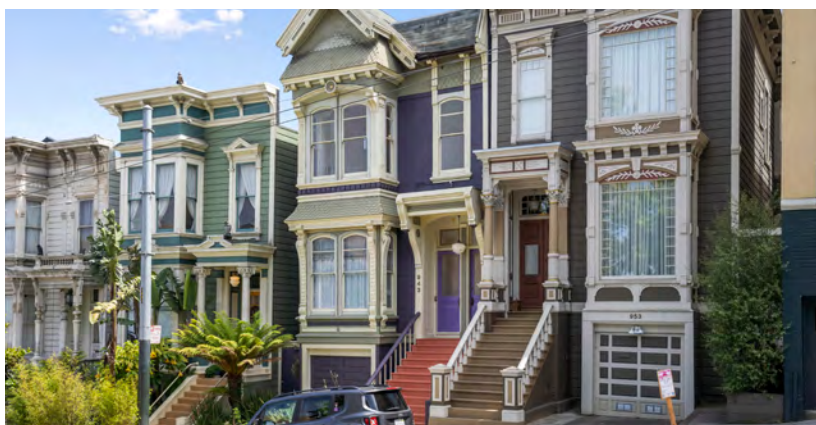
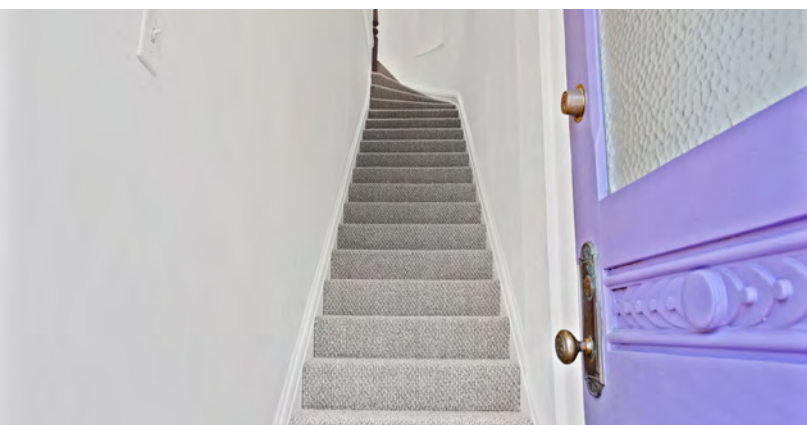
Price:	\$2,150,000
Price per Square Foot:	\$707
Price per Unit:	\$716,667
GRM:	17.33
Number of Units:	3
Parking:	2
Building Square Feet (per tax records):	3,040

► ANNUALIZED OPERATING DATA

	Current
Scheduled Gross Income:	\$124,080
Less Expenses:	(\$31,505)
Net Operating Income:	\$92,576
CAP:	4.31%

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INCOME & EXPENSE | 943-945 HAIGHT ST



► RENT ROLL

Unit	Tenancy	Unit Type	Current Rent	Market Rent
943-A	Tenant	Studio	\$2,300.00	\$2,300.00
943-B	Tenant	1 BR	\$1,970.00	\$3,000.00
945	Vacant	3 BR/2 BA	\$5,800.00	\$5,800.00
Garage	943-B		\$270.00	\$270.00
Monthly:			\$10,340.00	\$11,370.00
Annual:			\$124,080.00	\$136,440.00

► ESTIMATED ANNUAL EXPENSES

Property Tax (Estimated rate 1.163%):	\$25,005
Property Insurance (Estimated):	\$5,000
Utilities - Water (Estimated):	\$0
Utilities - Trash (Estimated):	\$0
Utilities - PGE (Estimated):	\$0
Estimated Annual Maintenance:	\$1,500
Estimated Annual Expenses:	\$31,505

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INTERIOR PHOTOS | 943-945 HAIGHT ST



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NEIGHBORHOOD MAP | 943-945 HAIGHT ST



BARS AND NIGHTLIFE

1. Emporium SF - Arcade Bar Venue
2. Bar 821
3. Mini Bar
4. Madrone Art Bar
5. The Page
6. Danny Coyle's
7. Molotov's
8. Peacock Lounge
9. Toronado
10. Noc Noc

CAFÉS

11. The Mill
12. Bean Bag Cafe
13. Sightglass Coffee
14. The Grind
15. Native Twins Coffee
16. Cafe Réveille

TRANSPORTATION

1. Silicon Valley Tech Shuttle Bus Stop

RESTAURANTS

17. The Little Chihuahua
18. Indian Paradox
19. Mangrove Thai Kitchen
20. Ragazza
21. Horsefeather
22. Wine Kitchen
23. Souvla
24. Nopa
25. Barvale
26. Bar Crudo
27. 4505 Burgers & BBQ

28. Maven
29. Nara
30. Uva Enoteca
31. Hot Zushi
32. Iza Ramen Lower Haight
33. Nopalito
34. Sushiraw

GROCERIES

35. Bi-Rite Market
36. Falletti Foods
37. Whole Foods

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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 Vanguard Properties 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.

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