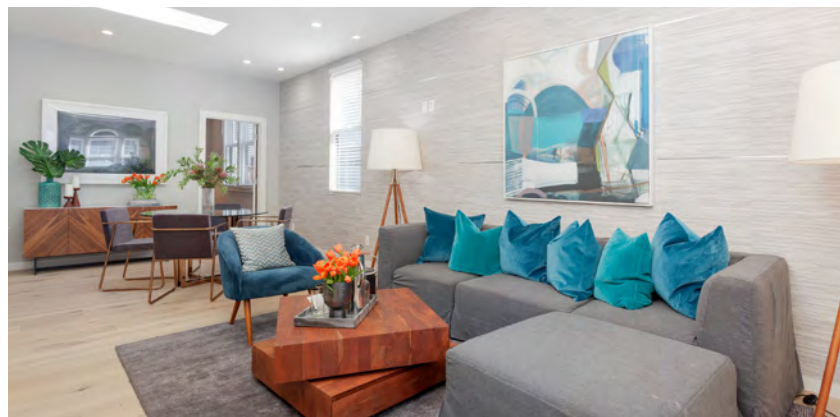


2
UNITS



422 Green Street & 1 Sonoma Street, San Francisco

2-VACANT UNITS IN TELEGRAPH HILL - \$1,695,000

EXCLUSIVELY LISTED BY:



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**VANGUARD
PROPERTIES**

PROPERTY SUMMARY | 422 GREEN ST & 1 SONOMA ST



422 Green St & 1 Sonoma St | Offered For Sale: \$1,695,000

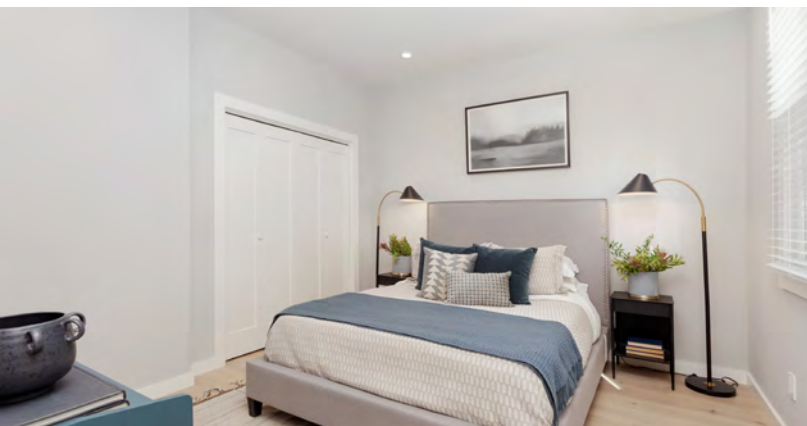
Rare opportunity to own an updated, vacant two-unit building in the heart of San Francisco! Thoughtfully updated, the main unit features a light-filled modern open floor plan that is perfect for entertaining. The second unit, tucked away on Sonoma Street, is a charming junior one-bedroom that has everything you'd want in a city apartment! Recently renovated, this unit has it all, including an efficient floor plan, a lovely updated kitchen, and a full bath. Both units share a common enclosed deck, the perfect spot for a workout area or washer/dryer.

Perched on the top of Green Street in charming Telegraph Hill, this building is just steps away from the North Beach corridor which offers charming, bistros, cafes, & boutiques. This unique offering is also within walking distance to several of San Francisco's most historic & beautiful landmarks, including Coit Tower & the waterfront.

- 2 Vacant Units in Telegraph Hill
- Unit Mix: 1-Two Bedroom Unit & 1-Junior One Bedroom Unit
- Remodeled Building with Upgraded Systems Including New Plumbing & Electrical
- New Double Pane Windows
- New Roof
- Gourmet Kitchen With Custom Cabinets and Luxurious Appliances
- Wide Plank Engineered Oak Flooring
- Decorative Wall Features in Both Units
- Price Per Unit: \$847,500
- APN: 0115-013
- Year Built: 1911

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 | 422 GREEN ST & 1 SONOMA ST



► PROPERTY SUMMARY

Price:	\$1,695,000
Price/Unit:	\$847,500
Projected Annual Income:	\$96,000
Projected GRM:	17.65
Number of Units:	2
Year Built:	1911
Neighborhood:	Telegraph Hill
Zip Code:	94133

► PROJECTED RENTS

Unit	Occupancy	Unit Type	Projected Rent
422 Green	Vacant	2BR/1BA	\$5,000.00
1 Sonoma	Vacant	Jr. 1BR/1BA	\$3,000.00
		Monthly:	\$8,000.00
		Annual:	\$96,000.00

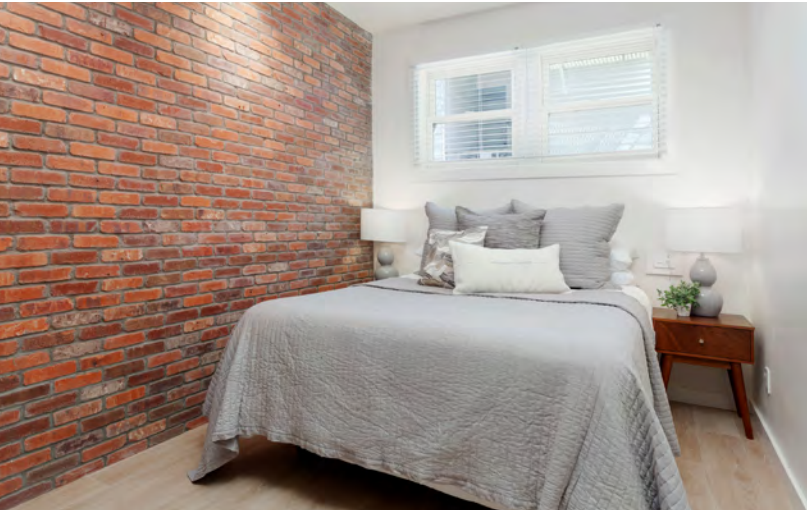
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INTERIOR PHOTOS | 422 GREEN ST



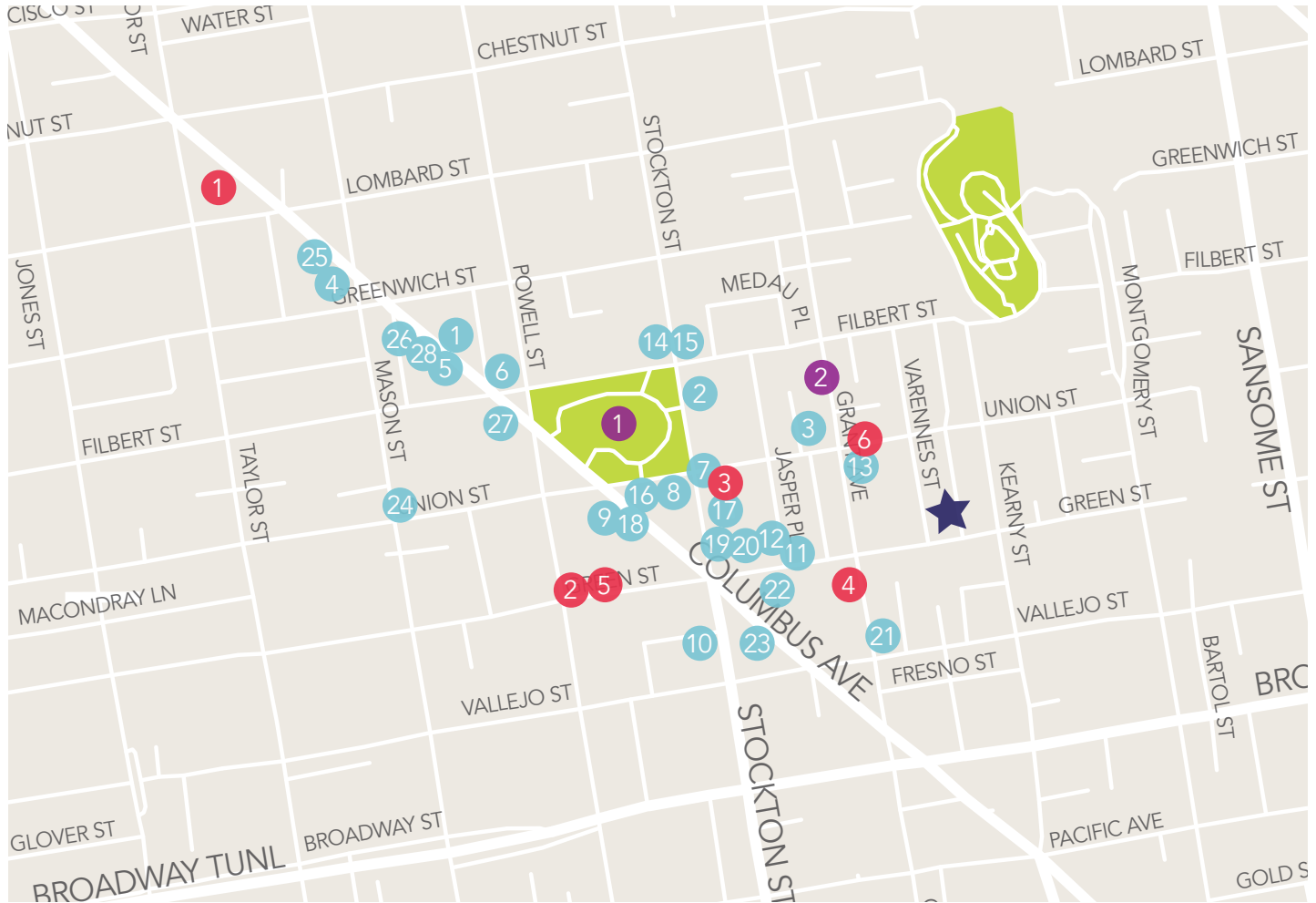
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INTERIOR PHOTOS | 1 SONOMA ST



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NEIGHBORHOOD MAP | 422 GREEN ST & 1 SONOMA ST



RESTAURANTS/CAFES

- | | |
|---------------------------------|---------------------------------------|
| 1. The Italian Homemade Company | 16. Mario's Bohemian Cigar Store Cafe |
| 2. Park Tavern | 17. Tacolicious |
| 3. Don Pistos | 18. Il Pollaio |
| 4. La Trappe | 19. North Beach Restaurant |
| 5. Piccolo Forno | 20. Pete's |
| 6. Victoria Pastry | 21. Chubby Noodle North Beach |
| 7. Tony's Pizza Napoletana | 22. Belle Cora |
| 8. Original Joe's | 23. Caffè Greco |
| 9. BarNua | 24. Trattoria Contadina |
| 10. Firenze By Night | 25. Beacon Coffee & Pantry |
| 11. Golden Boy Pizza | 26. Sushi On North Beach |
| 12. Sotto Mare | 27. Piazza Pellegrini |
| 13. Cafe Jacqueline | 28. Graffeo Coffee Roasting Co. |
| 14. Mama's On Washington Square | |
| 15. Liguria Bakery | |

NIGHTLIFE/BARS

1. Cobb's Comedy Club
2. The Boardroom
3. Tony Nik's
4. Maggie McGarry's
5. Club Fugazi
6. Grant & Green Saloon

OTHER

1. Washington Square
2. Little Vine



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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 Vanguard Properties from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Vanguard Properties, 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 Vanguard Properties. 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 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.

The owner and Vanguard Properties 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 thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Vanguard Properties is not authorized to make any representations or agreements on behalf of the owner.

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