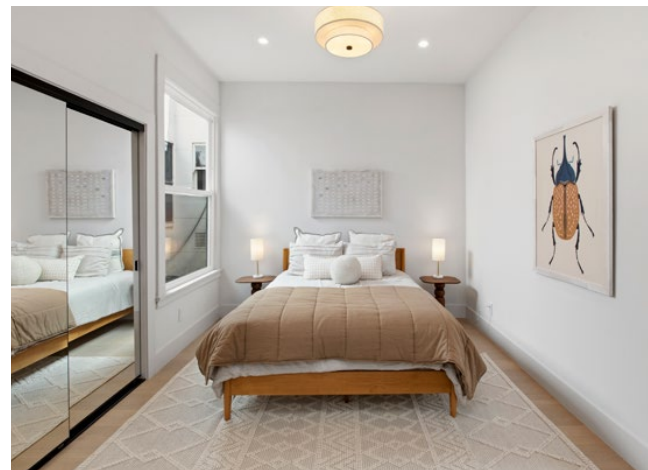


489-491 Guerrero Street

THREE UNITS IN MISSION DOLORES



ALLISON
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DRE #01369080

489-491 Guerrero Street

3 UNITS IN MISSION DOLORES

\$1,495,000

List Price

11.94

GRM

6.49%

CAP RATE

REMODELED VACANT 3BD OWNER'S UNIT

EXCELLENT NATURAL LIGHT

IN-UNIT LAUNDRY

TWO COMMERCIAL UNITS

WALKING DISTANCE TO DOLORES PARK



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PROPERTY SUMMARY

Exceptional mixed-use opportunity in the heart of Mission Dolores, featuring three units and a beautifully renovated vacant owner's residence. The property consists of a spacious top-floor 3-bedroom, 1-bathroom residential flat above two ground-floor commercial spaces, offering an ideal opportunity for owner-users, investors, or those seeking a live/work configuration.

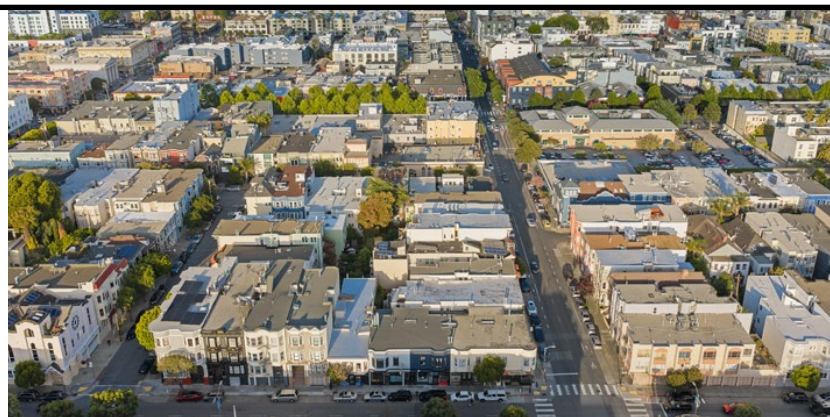
The recently remodeled residence showcases bright, modern interiors with wide-plank flooring, soaring ceilings, abundant natural light, and a thoughtfully redesigned open-concept kitchen featuring custom cabinetry, stone countertops, stainless steel appliances, and a large center island. The home also includes three well-proportioned bedrooms, a stylishly renovated bathroom, in-unit laundry, and contemporary finishes throughout. The building's exterior has been recently painted, further enhancing its curb appeal and long-term value.

On the ground floor, one commercial unit is occupied by a long-standing acupuncture practice, providing stable income, while the second commercial space is vacant and offers the opportunity to lease at current market rates for additional income and future upside.

Ideally situated on vibrant Guerrero Street, the property enjoys close proximity to the Valencia Corridor, Mission Dolores Park, public transportation, and some of San Francisco's most sought-after restaurants, cafés, and neighborhood amenities. This is a rare opportunity to acquire a turnkey mixed-use asset with immediate income potential and significant owner-user appeal in one of the city's most desirable locations.

Property Highlights:

- Three-unit mixed-use building
- Vacant recently remodeled top-floor 3BD/1BA residence
- In-unit laundry in residential unit
- Two ground-floor commercial spaces (one leased & one vacant)
- Recently painted exterior
- Prime Mission Dolores / Valencia Corridor location



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	\$1,495,000
CAP Rate:	6.49%
GRM:	11.94
Number of Units:	3
Price Per Unit:	\$498,333
Gross Bldg SqFt per 2013 appraisal:	2,220
Price per SqFt:	\$673
Scheduled Gross Income:	\$125,160
Less Expenses:	\$28,171
Net Operating Income:	\$96,989

ESTIMATED EXPENSES

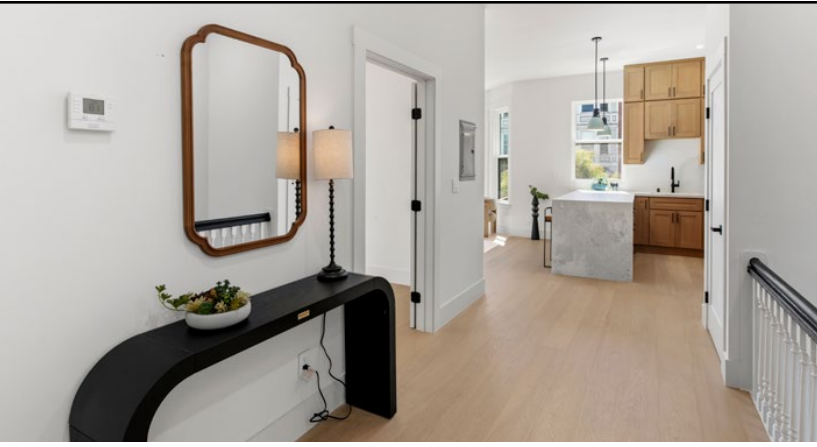
New Property Taxes (1.182%)	\$17,671
Insurance - Estimate	\$7,500
Water - Estimate:	\$0
PGE - Estimate:	\$0
Garbage - Estimate:	\$0
Repairs & Maintenance - Est:	\$3,000
Total Expenses:	\$28,171
% of EGI	22.51%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN	CURRENT RENT
Acupuncture	Commercial	2021	\$2,180.00
Nail - Vacant	Commercial	Vacant	\$2,250.00
Resi	2BD+	Vacant	\$6,000.00
		Monthly	\$10,430.00
		Annual	\$125,160.00

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PHOTOGRAPHY - MIDDLE FLOOR UNIT



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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.

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