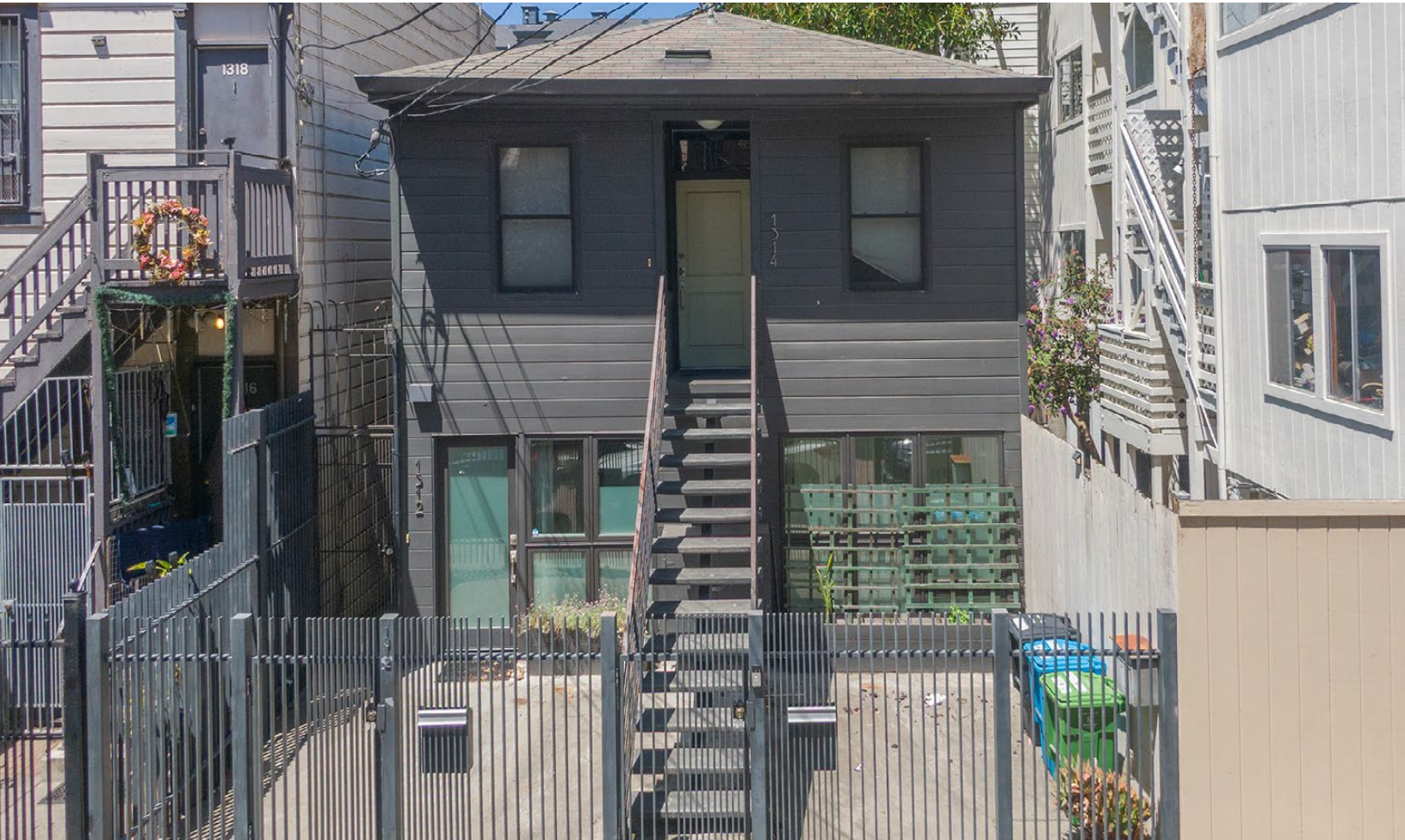


1312-1314 Jessie Street

2-UNITS BETWEEN HAYES VALLEY & VALENCIA CORRIDOR



COMPASS
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1312-1314 Jessie Street

\$1,395,000

List Price

\$112,184

Annual Rental Income

12.43

GRM

RECENT CAPITAL IMPROVEMENTS

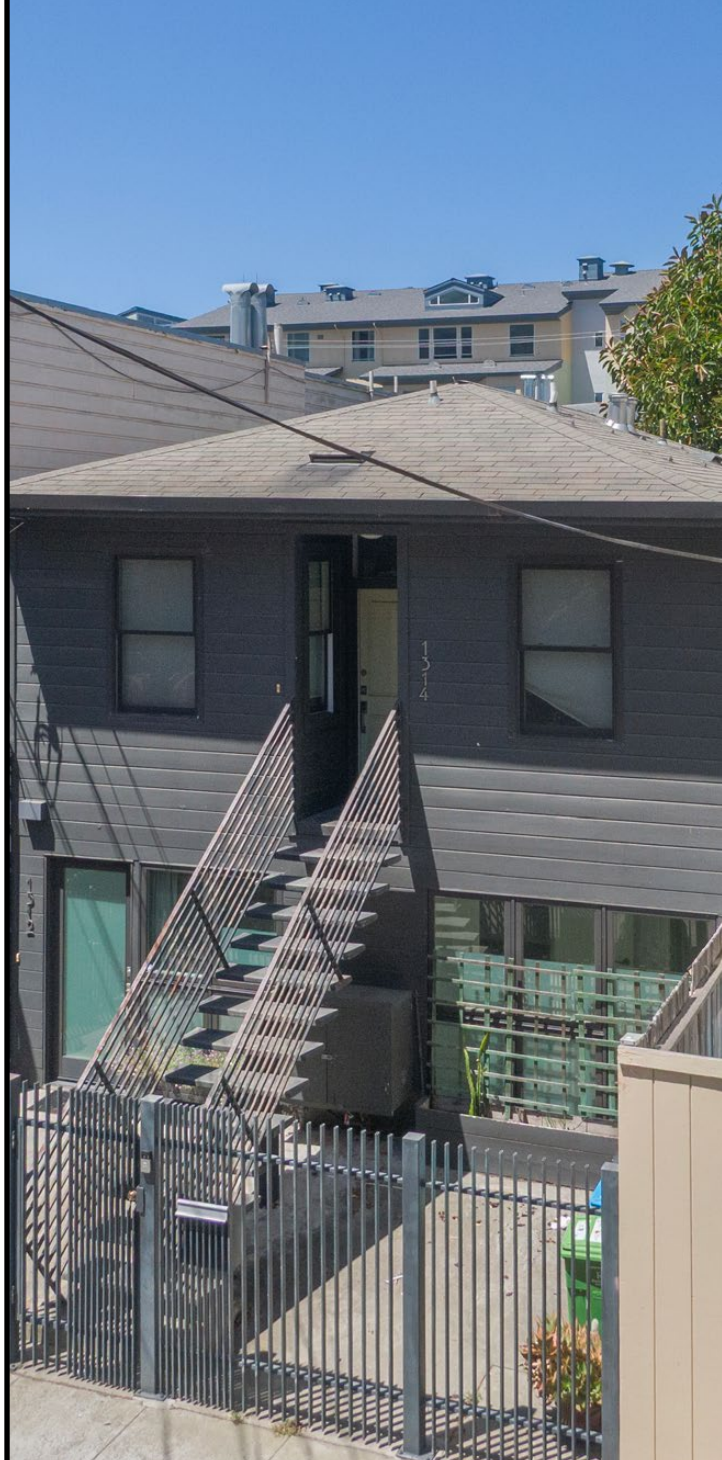
TURNKEY OWNER-USER OPPORTUNITY

VACANT 2BD/2BA UNIT

LARGE PRIVATE YARD

HAYES VALLEY/VALENCIA CORRIDOR

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PROPERTY SUMMARY

1312-1314 Jessie Street presents a rare opportunity to own a beautifully renovated duplex comprised of two spacious 2-bedroom, 2-bathroom residences. The upper unit is tenant occupied, providing immediate rental income, while the **vacant lower unit offers an exceptional opportunity for an owner-occupant or investor**. Both units feature thoughtfully updated interiors with modern kitchens, stainless steel appliances, quartz countertops, recessed lighting, open living spaces, and the convenience of in-unit washer and dryers.

Designed to embrace indoor-outdoor living, **each residence offers its own private outdoor retreat**. The upper unit opens to a sunny private deck, perfect for morning coffee or evening relaxation, while the lower unit enjoys direct access to a beautifully landscaped backyard—an inviting space for entertaining, dining al fresco, gardening, or simply unwinding in the heart of the city.

Ideally situated between Hayes Valley and the Valencia Corridor, this **central location places some of San Francisco's most beloved destinations just moments away**. Enjoy easy access to Patricia's Green, Hayes Valley's acclaimed boutiques and restaurants, Rich Table, Souvla, Tartine Manufactory, and Dolores Park, along with nearby BART, Muni, tech shuttle stops, and convenient freeway access.

- Many Recent Capital Improvements
- Updated/Remodeled Units
- Lower Vacant 2BD/2BA
- Large Backyard & Private Deck
- Unit Mix: 2-Two Bedroom/Two Bathroom
- Building SqFt (per tax record): 1,650
- Lot SqFt (per tax record): 1,934
- APN: 3513-059



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	\$1,395,000
CAP Rate:	6.21%
GRM:	12.43
Number of Units:	2
Price Per Unit:	\$697,500
Gross Bldg SqFt per tax record:	1,650
Price per SqFt:	\$845
Scheduled Gross Income:	\$112,184
Less Expenses:	(\$25,489)
Net Operating Income:	\$86,695

ESTIMATED EXPENSES

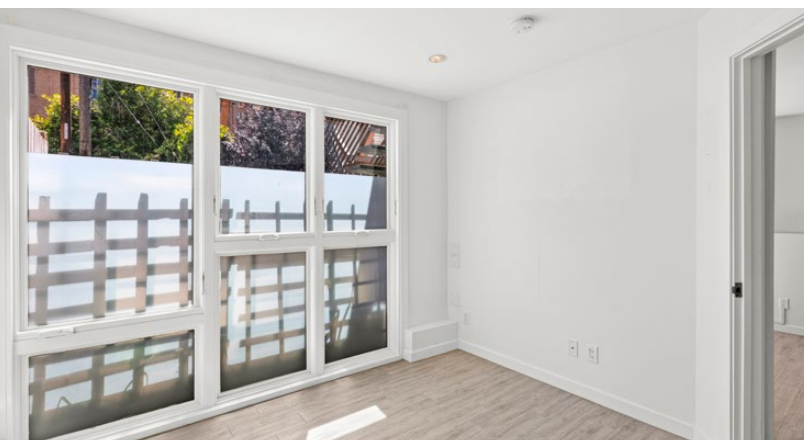
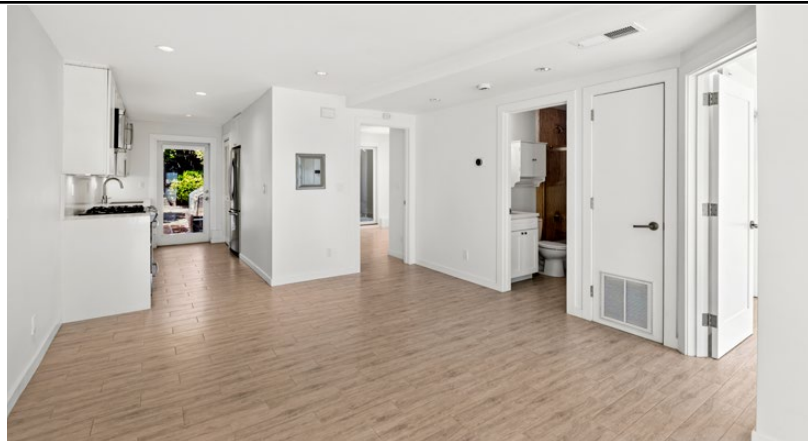
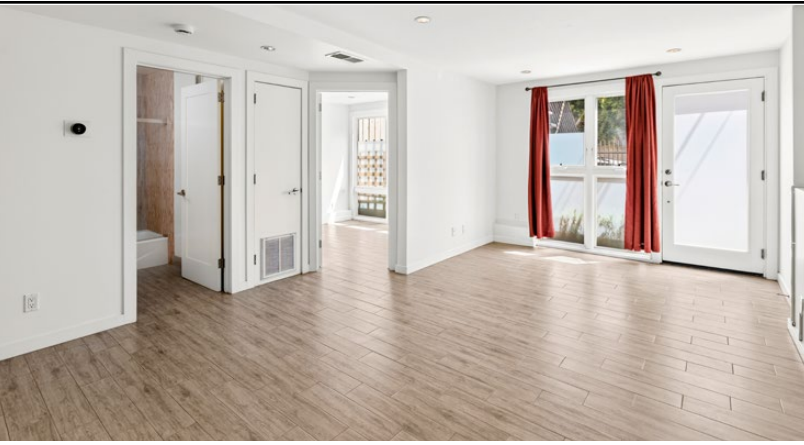
New Property Taxes (1.182%)	\$16,489
Insurance - New Estimate	\$3,500
Water - Estimate	\$2,000
PGE - Estimate	\$0
Garbage - Estimate	\$1,500
Repairs & Maintenance - Est \$1k/Unit:	\$2,000
Total Expenses:	\$25,489
% of EGI	22.72%

CURRENT RENT ROLL

UNIT	UNIT TYPE	TENANCY	CURRENT RENT	MARKET RENT
1312 - Lower	2BD/2BA	Vacant	\$5,750.00	\$5,750.00
1314 - Upper	2BD/2BA	7/1/24	\$3,598.67	\$6,000.00
		Monthly	\$9,348.67	\$11,750.00
		Annual	\$112,184.04	\$141,000.00

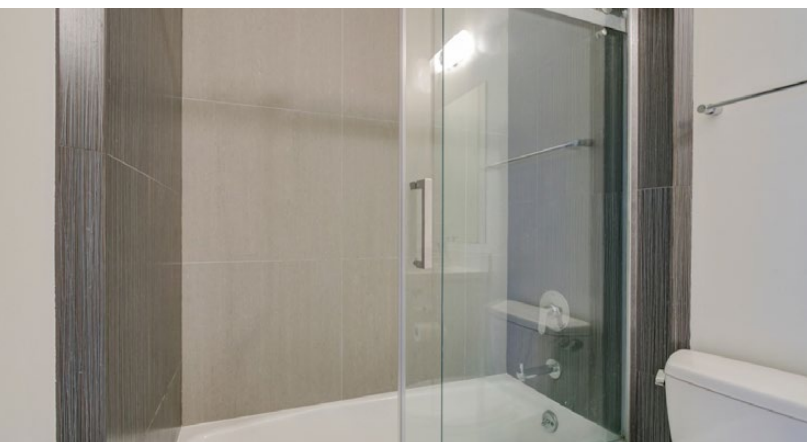
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INTERIOR PHOTOS - 1312 JESSIE (LOWER 2BD/2BA)



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INTERIOR PHOTOS - 1314 JESSIE (UPPER 2BD/2BA)



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

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 Compass Commercial 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 Compass Commercial 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. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.