

1056-1058 Treat Avenue

2 UNITS IN THE MISSION



COMPASS
COMMERCIAL

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1056-1058 Treat Avenue

\$1,125,000

List Price

\$562,500

Price Per Unit

\$490

Price Per SqFt

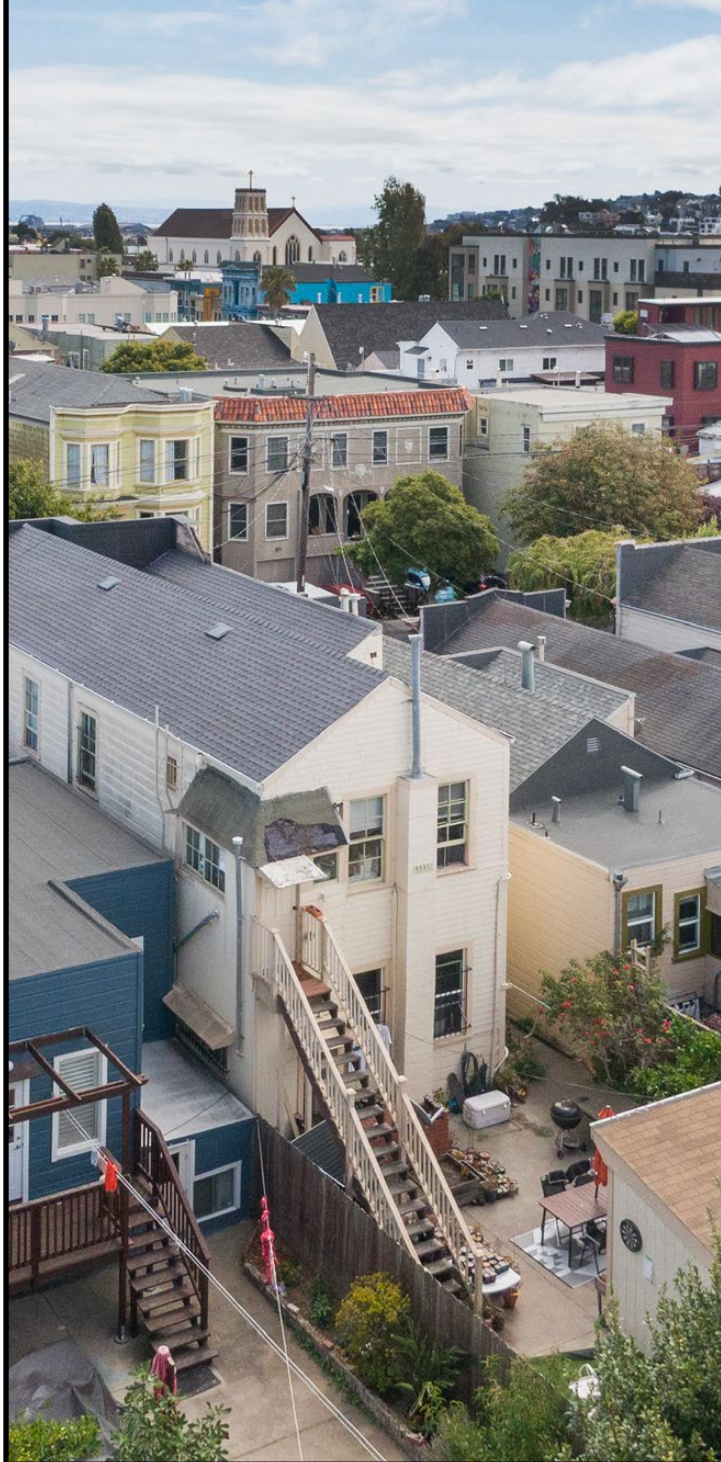
LARGE BACKYARD

1-CAR PARKING GARAGE

TWO FULL-FLOOR FLATS

EXCELLENT NATURAL LIGHT

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial 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

1056-1058 Treat Avenue is a charming two-unit Victorian offering two spacious full-floor flats in San Francisco's vibrant Mission District. Built in 1900, the property features approximately 2,296 square feet of living space with a desirable unit mix consisting of a two-bedroom lower flat and three-bedroom upper flat.

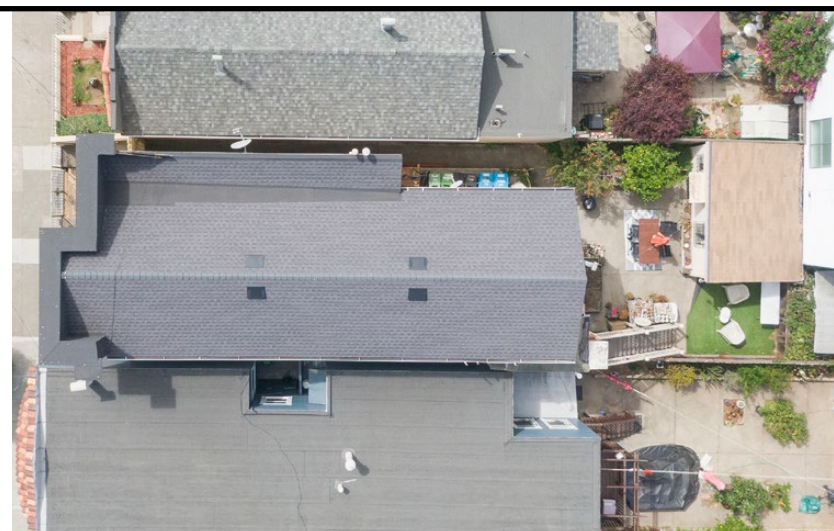
Both residences feature generous room proportions, abundant natural light, hardwood floors and period details that reflect the building's classic San Francisco character. The upper flat is highlighted by an impressive front living room with ornate bay windows and excellent natural light.

A standout feature of the property is the large rear yard, providing a rare amount of outdoor space for a two-unit building in this location. The property also includes a one-car garage and a detached rear structure offering additional utility and potential.

Located in the heart of the Mission, 1056-1058 Treat Avenue offers convenient access to neighborhood restaurants, shops and amenities, with nearby BART and freeway access providing easy connectivity to Downtown San Francisco and the Peninsula.

Both units are tenant occupied, presenting an opportunity to acquire a classic San Francisco income property in a highly walkable and well-connected location.

- Unit Mix: 1-2BD & 1-3BD
- Full-Floor Flats
- 1-Car Garage
- Large Backyard & Storage Shed
- Building SqFt (per tax record): 2,296
- Lot SqFt (per tax record): 2,596
- APN: 3640-044
- Year Built: 1900



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$1,125,000
Number of Units:	2
Price Per Unit:	\$562,500
Square Feet - per tax records:	2,296
Price per SqFt:	\$490

ESTIMATED EXPENSES

New Property Taxes (1.182%)	\$13,298
Insurance - Estimate	\$4,000
Water - Tenant Paid	\$0
PGE - Tenant Paid	\$0
Garbage - Tenant Paid	\$0
Repairs & Maintenance - Estimate:	\$2,000
Total Expenses:	\$19,298

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN	CURRENT RENT	MARKET RENT	DATE OF LAST INCREASE
1058 - Lower	2BD/1BA	6/1/12	\$2,210.00	\$5,500.00	Jun-17
1056 - Upper	3BD/1BA	6/1/12	\$2,130.00	\$6,000.00	Jun-17
Monthly:			\$4,340.00	\$11,500.00	
Annual:			\$52,080.00	\$138,000.00	
Upside: 165%					



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PHOTOS



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