

1253-1257 Mason Street

3 VACANT UNITS IN NOB HILL



ALLISON
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MULTI-UNIT. MIXED-USE. COMMERCIAL.

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1253-1257 Mason Street

3 UNITS IN NOB HILL

\$1,850,000

List Price

\$499

Price Per SqFt

\$243,000

Projected Annual Income

11.37%

Proforma Cap Rate

ENTIRE BUILDING DELIVERED VACANT

THREE SPACIOUS FULL-FLOOR FLATS

PANORAMIC VIEWS

LARGE 2-3 CAR GARAGE

VALUE-ADD OPPORTUNITY

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

1253-1257 Mason Street presents a rare opportunity to acquire a completely vacant three-unit building in a prime Nob Hill location. The property is comprised of two three-bedroom flats and one two-bedroom flat, each occupying a full floor and offering spacious layouts with generously sized rooms. Delivered 100% vacant, the building offers tremendous flexibility for an owner-occupier, TIC developer, or investor seeking a value-add opportunity.

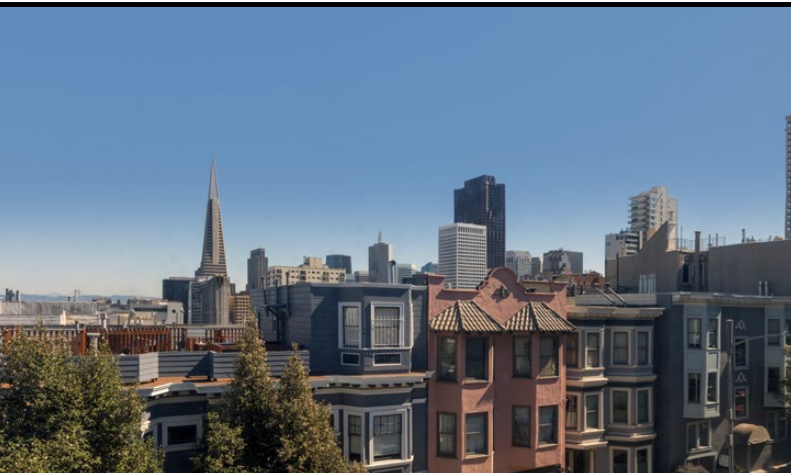
The property enjoys stunning panoramic views spanning Coit Tower, the Transamerica Pyramid, Bay Bridge, Downtown skyline and the Bay. Period architectural details, bay windows and large-scale floor plans provide an attractive foundation for renovation, with the opportunity to create three distinctive residences that take full advantage of the building's size, character and views.

A substantial garage provides parking for approximately two to three cars, along with additional space that may offer potential for expansion or other improvements, subject to City approval. With its complete vacancy, exceptional views, generous unit sizes, large garage and multiple potential exit strategies, the property represents a compelling opportunity to create significant value.

Ideally situated in Nob Hill near the borders of Chinatown and North Beach, the property offers convenient access to some of San Francisco's most vibrant dining, shopping and cultural destinations. Jackson Square, Washington Square, North Beach, Chinatown and the Financial District are all within easy reach, providing a highly walkable and centrally located setting with convenient access to Downtown and the waterfront.

Property Highlights:

- 100% vacant three-unit building
- Unit mix: (2) three-bedroom flats & (1) two-bedroom flat
- Panoramic views of Coit Tower, Transamerica Pyramid, Bay Bridge, Downtown skyline & the Bay
- Large garage with parking for approximately 2-3 cars
- Total SqFt (per tax records): 3,705



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	\$1,850,000
Proforma CAP Rate:	11.37%
Proforma GRM:	7.61
Number of Units:	3
Cost Per Unit:	\$616,667
Square Feet - Per tax records:	3,705
Cost Per SqFt:	\$499

Scheduled Gross Income:	\$243,000
Less Estimated Expenses:	(\$32,567)
Net Operating Income:	\$210,433

ESTIMATED EXPENSES

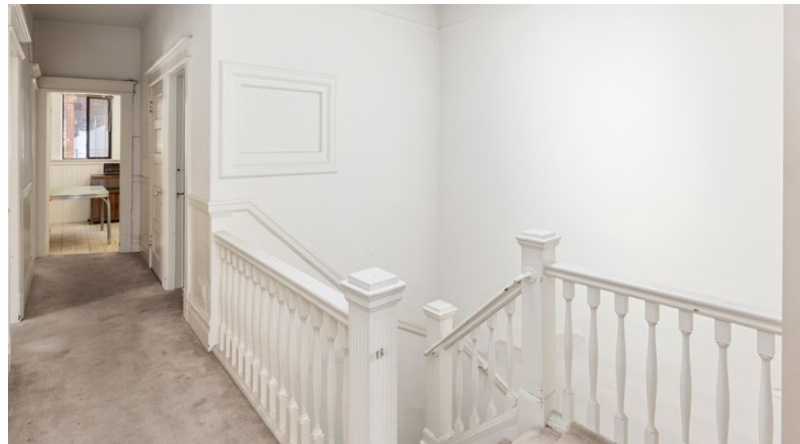
New Property Taxes (1.182%)	\$21,867
Supplemental Tax Bill - Estimate:	\$1,200
Insurance - New Estimate:	\$6,500
PGE - Est:	\$0
Water - Est:	\$0
Trash - Est:	\$0
Building Maintenance - Estimated	\$3,000
Total Expenses:	\$32,567

CURRENT RENT ROLL

UNIT	UNIT TYPE	TENANCY	MARKET RENT
1253 - Lower	2BD/1BA	Vacant	\$5,750.00
1255 - Middle	3BD/1BA	Vacant	\$7,000.00
1257 - Upper	3BD/1BA	Vacant	\$7,500.00
Monthly			\$20,250.00
Annual			\$243,000.00

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INTERIOR PHOTOGRAPHY - UNIT 1257



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