

1460-1460A-1462 Jefferson Street

3 UNITS IN THE MARINA



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

COMPASS COMMERCIAL | allisonchapleau.com

415.516.0648

allison@allisonchapleau.com

DRE #01369080

1460-1460A-1462 Jefferson Street

3 UNITS IN THE MARINA

\$6,150,000

List Price

PRIME MARINA DISTRICT LOCATION

APPROX. 5,420 SQ. FT. BUILDING

GOLDEN GATE BRIDGE & BAY VIEWS

SPACIOUS THREE-UNIT BUILDING

EXPANSIVE 3-CAR GARAGE

OVERSIZED 5,253 SQ. FT. LOT



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

A rare opportunity to acquire a trophy three-unit building on a prime Marina District block. Built in 1935, this Marina classic offers approximately 5,420 square feet of living space with exceptionally spacious units, generous floor plans, and beautiful period detailing throughout. The property features views of the Golden Gate Bridge and San Francisco Bay, an expansive three-car garage with additional storage space, and an oversized 5,253-square-foot lot. Detached on the west side, the building benefits from excellent natural light.

The spacious two-level top unit features three bedrooms, three bathrooms, a sunroom, view deck, vaulted ceilings, hardwood floors, a living room with fireplace, formal dining room, balconies, and beautiful architectural details. The middle unit offers two bedrooms, two bathrooms, a sunroom, hardwood floors, a living room with fireplace, formal dining room, and eat-in kitchen. The charming one-bedroom, one-bathroom garden unit enjoys direct access to the landscaped rear garden.

Ideally located in one of San Francisco's most desirable neighborhoods, just moments from Marina Green, Crissy Field, the Palace of Fine Arts, and the shops and restaurants along Chestnut Street. With its substantial square footage, spacious residences, iconic views, generous garage parking, and premier Marina location, this is a rare opportunity to own a classic San Francisco property.

Property Highlights:

- Approximately 5,420 sq. ft. with exceptionally spacious units and generous floor plans
- Views of the Golden Gate Bridge and San Francisco Bay
- Expansive garage accommodating at least 3 cars, plus additional storage space
- Desirable unit mix consisting of a two-level 3BD/3BA, a spacious 2BD/2BA, and a garden 1BD/1BA
- Beautiful architectural features including vaulted ceilings, hardwood floors, fireplaces
- Oversized 5,253 sq. ft. lot with the building detached on the west side, providing excellent natural light
- Premier location near Marina Green, Crissy Field, the Palace of Fine Arts, and Chestnut Street
- Potential for future expansion (buyer to independently investigate feasibility).



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.

FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	\$6,150,000
Number of Units:	3
Cost Per Unit:	\$2,050,000
Square Feet - Per tax records:	5,420
Cost Per SqFt:	\$1,135

ESTIMATED EXPENSES

New Property Taxes (1.182%)	\$72,693
Supplemental Tax Bill - Estimate:	\$1,200
Insurance - New Estimate:	\$5,000
PGE - Est:	\$0
Water - Est:	\$3,000
Trash - Est:	\$2,500
Building Maintenance - Est. \$500/unit	\$1,500
Total Expenses:	\$85,893
% of EGI	35.59%

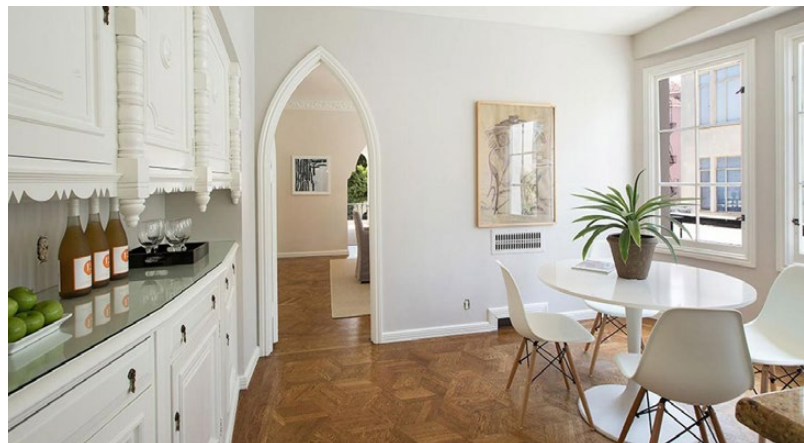
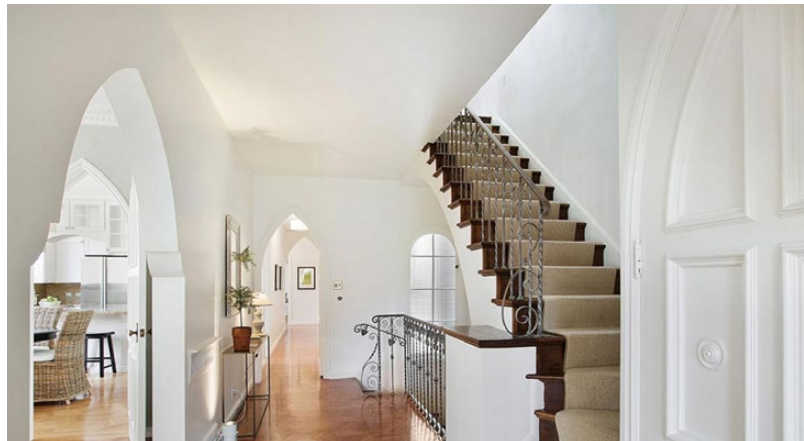
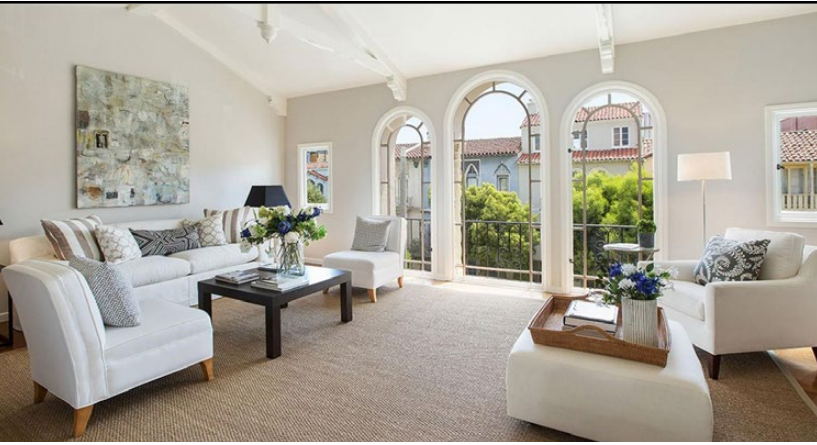
CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	NOTES
1462	3BD/3BA + Sunroom	4/1/20	\$9,552.03	Has 1-Car Garage Parking
1460	2BD/2BA + Sunroom	5/27/24	\$7,057.03	Has 1-Car Garage Parking
1460A	1BD/1BA	12/24/25	\$3,500.00	
Monthly Total:			\$20,109.06	
Annual Total:			\$241,308.72	



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.

INTERIOR PHOTOGRAPHY



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.

CONFIDENTIALITY & DISCLAIMER

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.