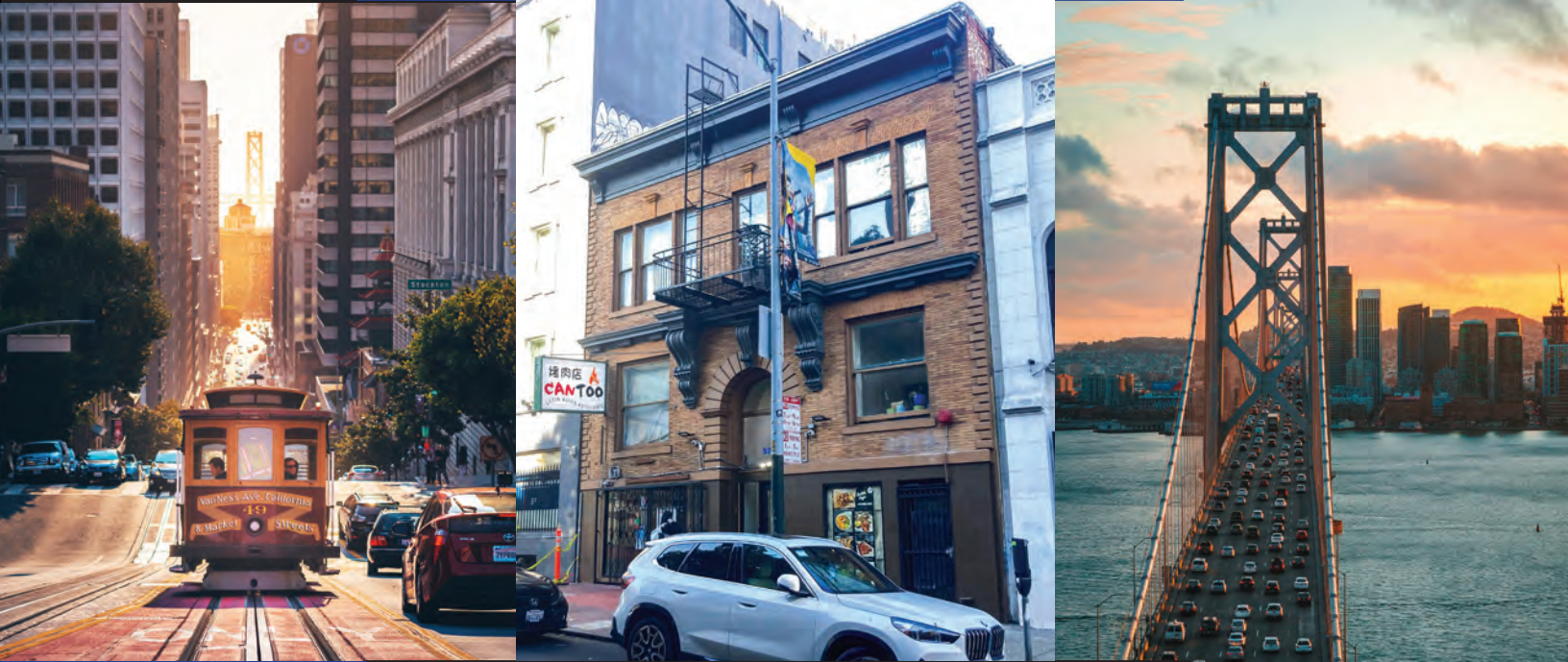


HOTEL 570

570 O'FARRELL ST, SAN FRANCISCO, CA 94102



Investment Highlights:

- *38 Unit Property Including 33 SRO's 5 Tourist Units Plus 1 Commercial Space*
- *Commercial Retail Space is Leased with Long-Term Tenant*
- *Prime Location Close to all Major Transportation Hubs*
- *Timeless Architectural Charm from a Historic 1907 Building*

THE EHMER GROUP

HOSPITALITY AND INVESTMENT REAL ESTATE

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INVESTMENT OVERVIEW



Investment Overview:

Hotel 570, located at 570 O'Farrell Street, San Francisco, CA, is a 38-unit operational property comprising 33 SROs (Single Room Occupancy units,) 5 tourist units plus 1 commercial retail space currently being leased to a long term tenant. The building spans approximately 11,985 gross Sq. Ft. The property occupies 0.11 acres (4,673 Sq. Ft.), offering a compact and efficient layout.

The property boasts two floors, each containing 19 guest rooms. Both floors are equipped with three shared bathrooms and two shared showers, providing ample facilities for guests' convenience.

Built in 1907, Hotel 570 retains its historic charm while providing modern operational functionality. Its prime location on O'Farrell Street positions it as an attractive investment with mixed-use potential, ensuring long-term stability and growth.



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INVESTMENT SUMMARY



Investment Summary

Price	\$4,190,000
Number of Units	38
SROs	33
Tourist Units	5
Commercial Space	1
Cap Rate	9.0%
Price Per Unit	\$110,264
Number of Buildings / Sq. Ft.	1 / 11,985
Price Per Sq. Ft.	\$349
Number of Floors	2
Lot Size	4,792 Sq. Ft.
Year Built	1907
Type of Ownership	Fee Simple

Description:

At close of escrow, the Buyer will be delivered a turnkey operation and will assume all management and operational responsibilities of the hotel. This is an exciting opportunity to reposition and operate a hotel in South San Francisco by developing a new client base and operations in an excellent building in one of the world's most valued hospitality markets in the US.



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INCOME & EXPENSES

THE EHMER GROUP		Hotel 570	
		Monthly	Annually
RESIDENTIAL REVENUE			
Current Tenants - 9	\$	11,007.00	\$ 132,084.00
Vacant Units / Market Rents - 29	\$	36,250.00	\$ 435,000.00
COMMERCIAL REVENUE			
572 O'Farrell St. Restaurant	\$	5,000.00	\$ 60,000.00
TOTAL REVENUE			\$ 627,084.00
10% VACANCY FACTOR			\$ 62,700.00
EXPENSES			
Maintance & Repairs			\$ 20,000.00
Utilities			\$ 35,000.00
Trash Removal			\$ 12,000.00
Pest			\$ 3,600.00
Management Fees			\$ 24,000.00
Miscellaneous			\$ 17,500.00
Insurance			\$ 25,000.00
Taxes			\$ 51,980.00
			Annual/Expenses
Total Expenses			\$ 189,080.00
Net Operating Income (NOI)			\$ 375,304.00

RENT ROLL

Hotel 570

570 O'Farrell Street San Francisco, CA 94102		
Room	Current Rent	Market Rent
101	Vacant	\$ 1,250.00
102	Vacant	\$ 1,250.00
104	Vacant	\$ 1,250.00
107	Vacant	\$ 1,250.00
108	Vacant	\$ 1,250.00
109	Vacant	\$ 1,250.00
110	\$ 807.79	\$ 807.79
111	Vacant	\$ 1,250.00
112 - Private Bath	\$ 1,571.00	\$ 1,571.00
114	Vacant	\$ 1,250.00
115	Vacant	\$ 1,250.00
116	Vacant	\$ 1,250.00
117	\$ 1,350.00	\$ 1,350.00
118	Vacant	\$ 1,250.00
119	\$ 1,450.00	\$ 1,450.00
120	Vacant	\$ 1,250.00
121	\$ 1,500.00	\$ 1,500.00
200	Vacant	\$ 1,250.00
201	Vacant	\$ 1,250.00
202	Vacant	\$ 1,250.00
203	\$ 708.00	\$ 708.00
204	Vacant	\$ 1,250.00
205	Vacant	\$ 1,250.00
206	Vacant	\$ 1,250.00
207	Vacant	\$ 1,250.00
208	\$ 920.00	\$ 920.00
209	Vacant	\$ 1,250.00
210	Vacant	\$ 1,250.00
211 - Private Bath	\$ 1,600.00	\$ 1,600.00
212	Vacant	\$ 1,250.00
214	Vacant	\$ 1,250.00
215	Vacant	\$ 1,250.00
216	Vacant	\$ 1,250.00
217	\$ 1,100.00	\$ 1,100.00
218	Vacant	\$ 1,250.00
219	Vacant	\$ 1,250.00
220	Vacant	\$ 1,250.00
221	Vacant	\$ 1,250.00
572 O'Farrell St. Restaurant	\$ 5,000.00	\$ 5,000.00
TOTAL REVENUE	\$ 16,006.79	\$ 52,256.79

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LOCATION OVERVIEW



Location Highlights:

- Prime Downtown Location
- Excellent Access to Public Transportation
- Surrounded by Restaurants, Shopping, and Entertainment Options

Location Overview:

Hotel 570 boasts a prime location in the heart of downtown San Francisco, situated on the vibrant O'Farrell Street corridor between Leavenworth and Jones. Residents enjoy unparalleled convenience, with SF Muni stops right outside the property and the Powell Street BART Station just a five-minute walk away.

Downtown San Francisco offers an array of exceptional dining options, unique shopping destinations, and a bustling urban atmosphere. This central location ensures seamless access to all corners of the city, making it an ideal choice for residents and visitors alike.



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PROPERTY DETAILS

Property Summary:

The Offering

Property: Hotel 570

Property Address: 570 O'Farrell St,
San Francisco, CA 94102

Assessor's Parcel Number (APN): 012-316-010

Site Description

Year Built: 1907

Number of Units: 38

Number of Buildings: 1

Number of Floors: 2

Number of Commercial Spaces: 1

Lot Size: 4,792 Sq. Ft.

Building SF: 11,985 Sq. Ft.

Type of Ownership: Fee Simple

Property Tier: Hotel / Apartments

Location Type: Urban

Room Breakdown

Number of SROs: 33

Tourist Units: 5

Property Summary:

Construction/Mechanical

Foundation: Concrete Slab

Construction Type: Masonry

Exterior: Brick

Roof: Flat

Plumbing: Cast Iron and Copper, Galvanized

Façade: Brick

Elevator: Yes

Fire/Life/Safety: Fire Protection System

Utilities

Water: Cal Water

Phone: NA

Electric: Pacific Gas & Electric

Gas: Pacific Gas & Electric

Cable: Internet Access

Transportation

Highway: US Highway 1, Highway 101, Interstate 280

Public: MUNI, BART, CALTRAIN



PROPERTY PHOTOS

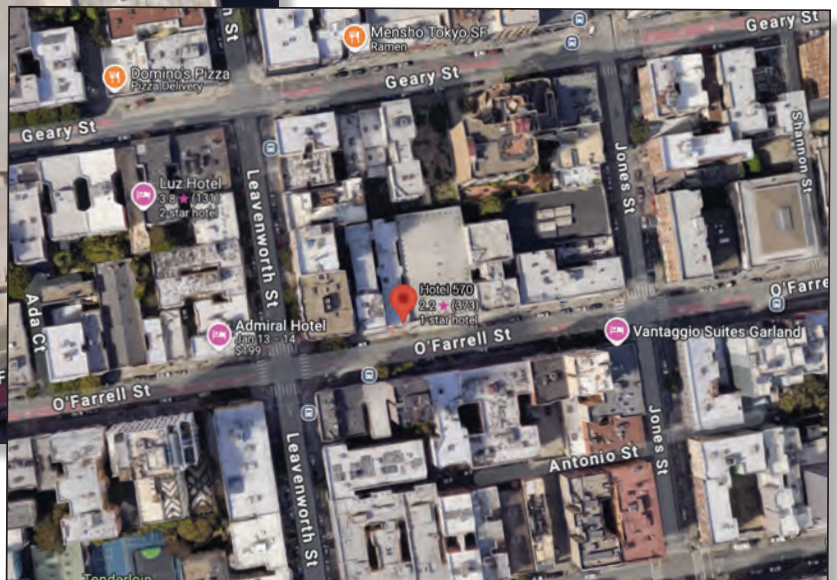
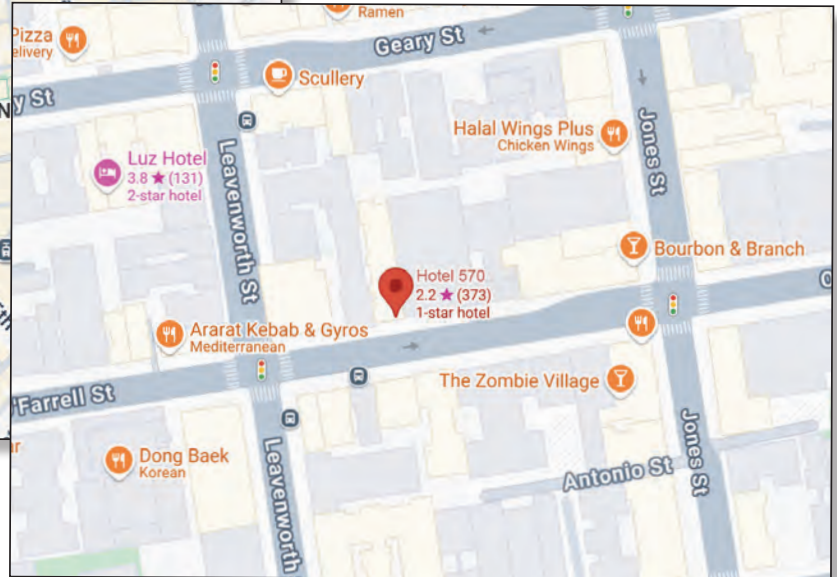
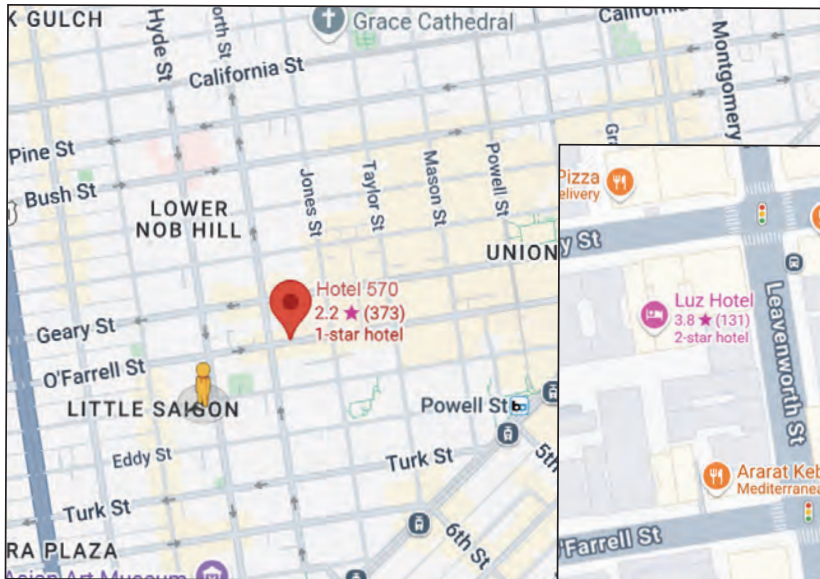


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AERIAL & MAPS



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