

**PRICE REDUCED**

# BOSTON HOTEL

**140 TURK ST | SAN FRANCISCO, CA**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# PROPERTY DETAILS



PARCEL NUMBER	0339 -007
PRICE	\$2,500,000 <b>\$1,950,000</b>
PRICE/UNIT	<b>\$59,091</b>
BUILDING SIZE	10,740 SF (Public Records)
PARCEL SIZE	3,781 SF
ZONING	RC-4
YEAR BUILT	1907
NO. OF UNITS	25 Residential Units 7 Tourist Units 1 Commercial Unit

REVENUE (2022-2025)				
Year	2022	2023	2024	2025
Actual Revenue	\$267,957	\$230,898	\$264,954	\$228,222
Net Operating Income	\$196,491	\$150,586	\$180,250	\$142,231
Cap Rate	10.07%	7.7%	9.24%	7.3%

## HIGHLIGHTS

- Little to No Deferred Maintenance
- Property in well-kept Condition
- Great upside potential for new savvy operator
- Huge Commercial space included in Sale
- Roof in Good Condition
- 10 Permanent Tenants
- Motivated Seller

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