

THE CRYSTAL HOTEL

2766-2770 MISSION ST, SAN FRANCISCO, CA 94110



Investment Highlights:

- *45 Room SRO Hotel located in the Mission District*
- *Property comes equipped with owner/manager unit*
- *2 Retail spaces are currently leased for \$5,500 each*
- *Property can be delivered 100% vacant*
- *Great upside for an owner/operator or absentee owner*

THE EHMER GROUP

HOSPITALITY AND INVESTMENT REAL ESTATE

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INVESTMENT OVERVIEW



Investment Overview:

The Crystal Hotel is located at 2766-2770 Mission Street in San Francisco. The property is a mixed use property consisting of a 45 room SRO hotel (31 permitted) and two retail storefronts on the busy intersection of Mission and 24th Street of the city. This two story building consists of a 10,972 sq. ft. structure, sits on a 4,400 sq. ft. lot, and was built in 1912.

Over the last 36 months, over \$450,000 of Cap Ex was spent on the property, including soft story seismic upgrading. Both retail spaces are currently leased at \$5,500 / month each, featuring a month-to-month arrangement. This setup opens doors for a new investor to secure the storefronts at competitive market rates.

Located in San Francisco's lively Mission district, this property offers a vibrant neighborhood experience, boasting high walkability, an energetic nightlife, and close proximity to public transportation.



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INVESTMENT OVERVIEW



Investment Summary

Price	\$5,500,000
Price Per Room	\$122,222
Number of Rooms	45 SRO
Number of Buildings / Sq. Ft.	1 / 10,972
Number of Floors	2
Year Built	1912
Type of Ownership	Fee Simple
Lot Size	4,386 Sq. Ft.

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 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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CAPITAL EXPENSE

Crystal Hotel - Capital Expenditures - 2018 to 2023

Total	Total Capital Expenditure Investment	\$	458,500.00
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2023	Description	Amount
March	Community Kitchen - Upgrade	\$ 10,000.00
May	Roof upkeep	\$ 7,500.00
Aug - Nov	Soft Story Retrofit Work	\$ 250,000.00
	Total	\$ 267,500.00
2022	Description	Amount
March	Replace Building Water Heater	\$ 6,000.00
	Total	\$ 6,000.00
2021	Description	Amount
November	Remodel 4 guestrooms - replace flooring, patching drywall, sanding, painting, plumbing/sink repairs	\$ 14,000.00
	Total	\$ 14,000.00
2020	Description	Amount
September	Remodel 6 guestrooms - replace flooring, patching drywall, sanding, painting, plumbing/sink repairs	\$ 21,000.00
	Total	\$ 21,000.00
2019	Description	Amount
June	Replace siding on exterior of building including painting and recaulking.	\$ 50,000.00
May	Remodel 2 common area bathrooms and showers	\$ 16,000.00
April	Painting hallway	\$ 8,000.00
	Total	\$ 74,000.00
2018	Description	Amount
November	Remodel 5 guestrooms - replace flooring, patching drywall, sanding, painting, plumbing/sink repairs	\$ 15,000.00
October	Remodel 5 guestrooms - replace flooring, patching drywall, sanding, painting, plumbing/sink repairs	\$ 15,000.00
April	Remodel 5 guestrooms - replace flooring, patching drywall, sanding, painting, plumbing/sink repairs	\$ 15,000.00
March	Remodel 5 guestrooms - replace flooring, patching drywall, sanding, painting, plumbing/sink repairs	\$ 15,000.00
Feb	Remodel 2 common area bathrooms and showers	\$ 16,000.00
	Total	\$ 76,000.00

LOCATION OVERVIEW



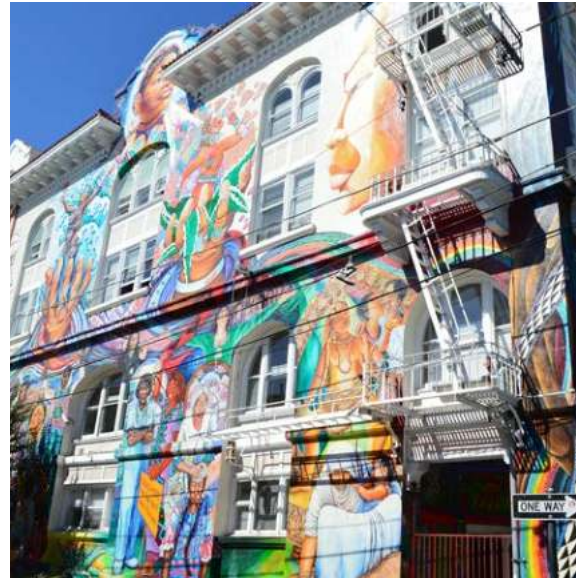
Location Highlights:

- Conveniently located in the rapidly growing Mission District Area
- Walking Distance from Shopping, Restaurants, Bars, Art Galleries, and Performing Arts
- Easily Accessible by Public Transportation, SF Muni, Bart Train System, & Caltrain
- San Francisco is one of the nation's strongest and most desirable lodging markets in the US

Location Overview:

The Crystal Hotel is in the heart of the Mission District area of San Francisco. The Hotel is in walking distance to Shopping, Restaurants, Bars, and Art Galleries. In addition to being in one of the most rapidly changing areas of San Francisco, the Hotel is just steps away from San Francisco's major public transportation hubs, multiple Muni lines, the Bart, and the Caltrain.

San Francisco is California's strongest lodging market. The allure of San Francisco has always made it one of the most coveted international destinations and keeps tourists coming year-round. With its continued growth and current economic boom, hotel rooms in San Francisco remain in high demand.



PROPERTY DETAILS

Property Summary:

The Offering

Property: The Crystal Hotel

Address: 2766-2770 Mission St, San Francisco, CA 94110

Assessor's Parcel Number (APN): 0761 - 016A

Site Description

Year Built: 1912

Number of Rooms: 45 SRO Rooms

Number of Buildings: 1

Number of Floors: 2

Number of Commercial Retail Tenants: 2

Lot Size: 4,386 Sq. Ft.

Building SF: 10,972 Sq. Ft.

Type of Ownership: Fee Simple

Property Tier: Residential Hotel

Location Type: Urban, City, Downtown

Transient Occupancy Tax: 15.5%

Room Breakdown

Number of Rooms: 45 SRO Rooms

Property Summary:

Construction/Mechanical

Foundation: Concrete Slab

Framing: Wood Frame

Exterior: Wood

Roof: Flat tar and gravel

Plumbing: Cast Iron and Copper, Galvanized

Façade: Wood and Stucco

Elevator: No

Fire/Life/Safety: Fire Protection System

Utilities

Water: S.F. Water Dept.

Phone: NA

Electric: Pacific Gas & Electric

Gas: Pacific Gas & Electric

Cable: Internet Access

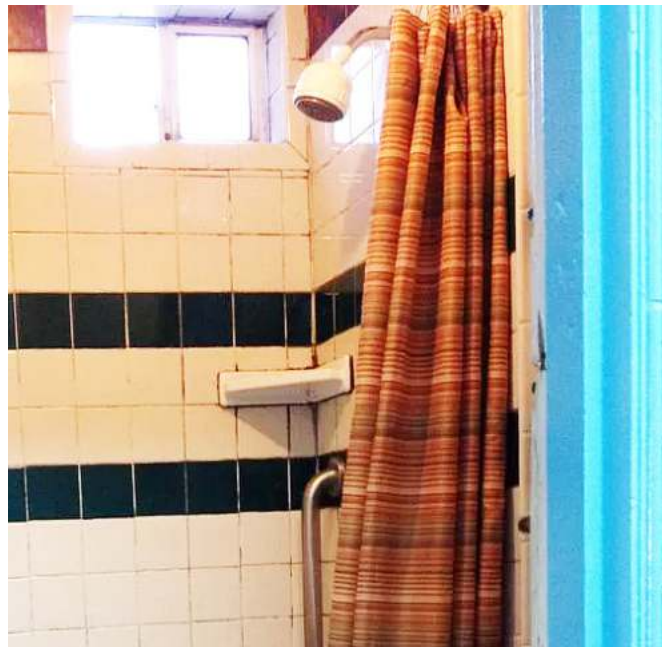
Transportation

Highway: US Highway 1, Highway 101, Interstate 280

Public: MUNI, BART, CALTRAIN



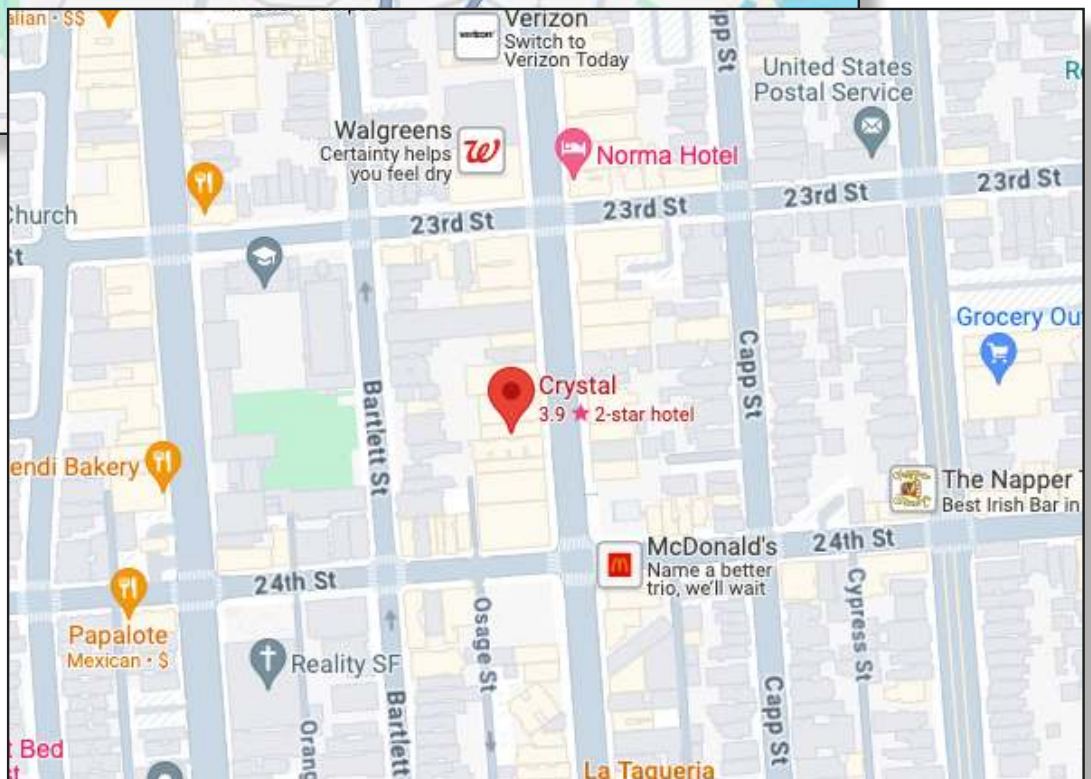
PROPERTY PHOTOS



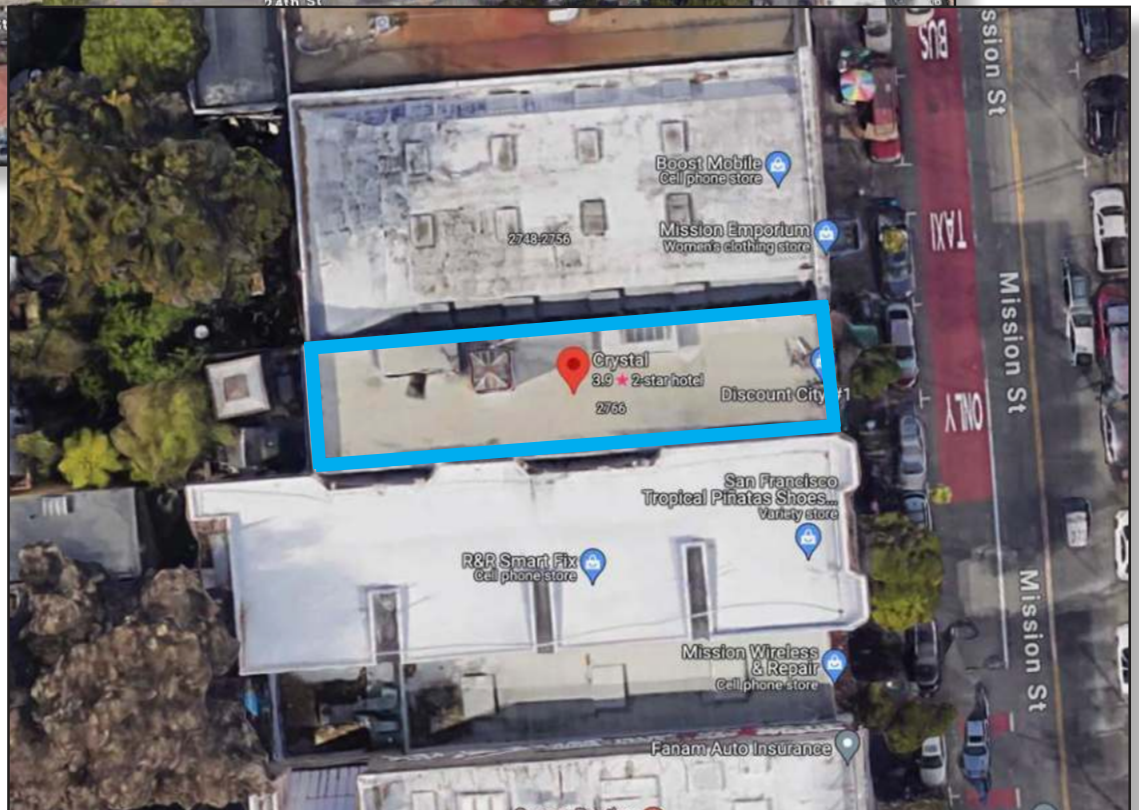
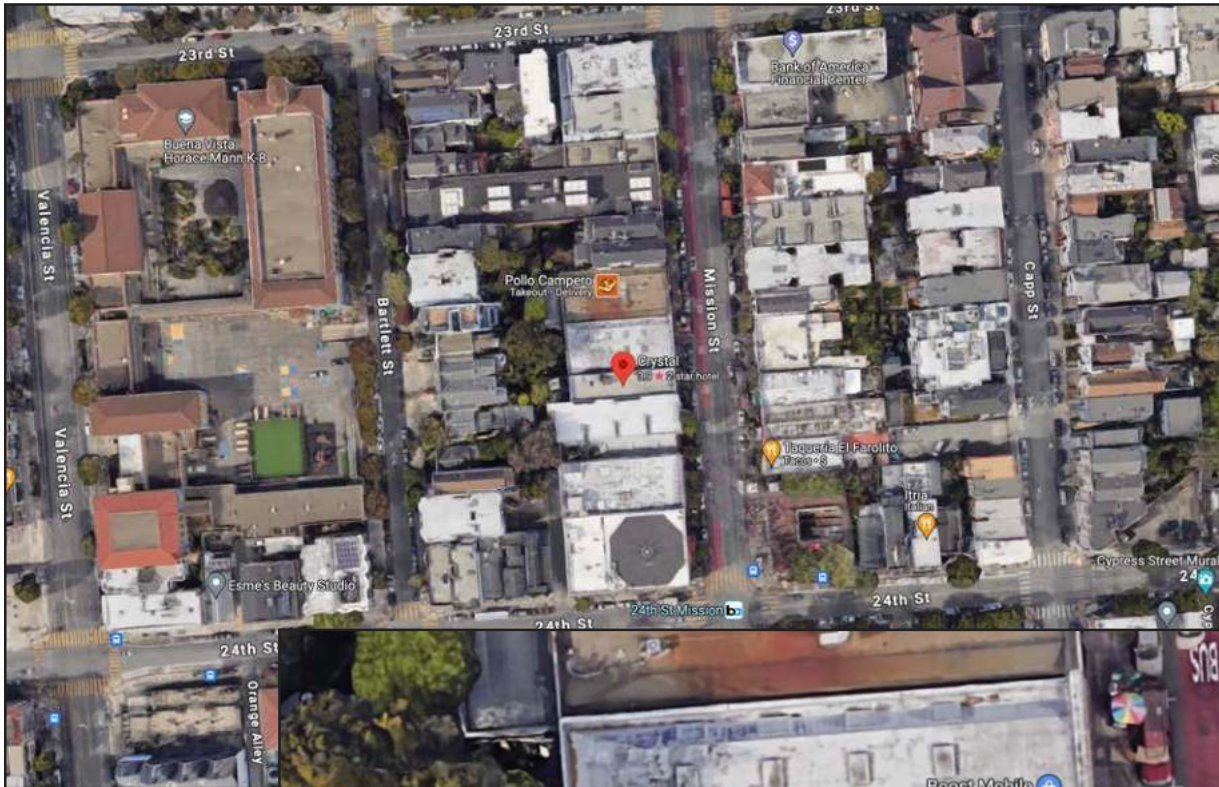
PROPERTY PHOTOS



LOCATION MAPS



SATELLITE IMAGES



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