

555 4TH STREET

SAN FRANCISCO CA 94107

77 PARKING SPACES + ONE RESIDENTIAL CONDO FOR SALE



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COMPASS
COMMERCIAL

PROPERTY DESCRIPTION

555 4TH STREET

San Francisco, CA 94107

Located in the South of Market (SoMa) District, this property offers a combination of income-generating features. It includes 77 parking stalls, a one-bedroom, one-bath residential condo, and one storage space.

The location is central to major tech companies, restaurants, and public transportation, making it a convenient spot for residents and tenants alike. This property presents a solid opportunity for investors looking for a mixed-use asset in one of San Francisco's most active neighborhoods.

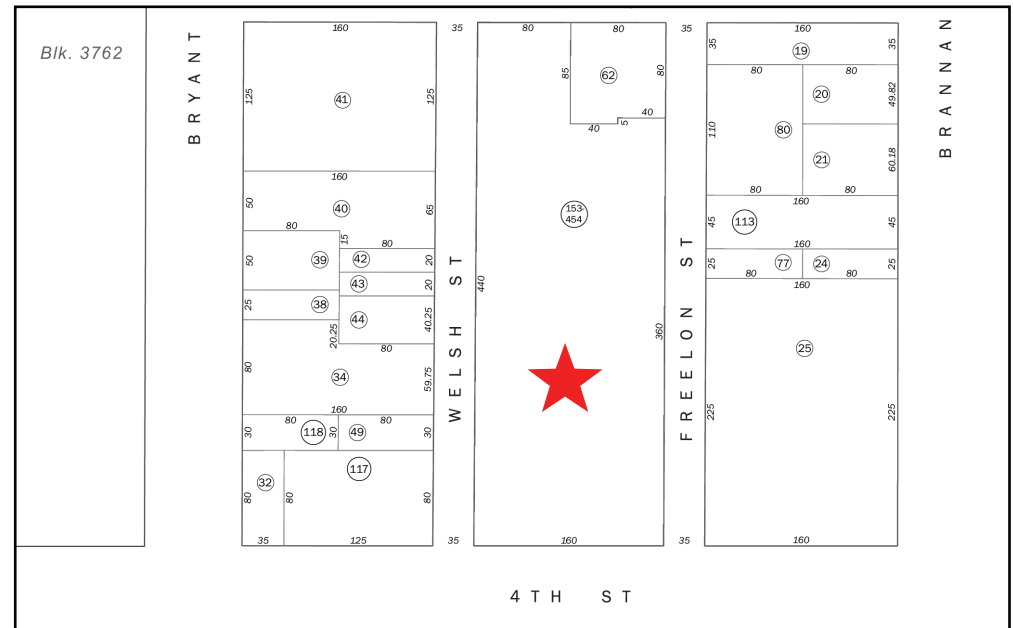


Parking Garage

- 77 Parking Stalls
- 1 Storage Space
- 300 Residential Units Above
- South Beach District
- Close to Oracle Park & Freeways

Residential Condominium, Unit #303

- ± 953 Square Feet
- 1 Bedroom / 1 Bathroom
- Includes One Parking Space



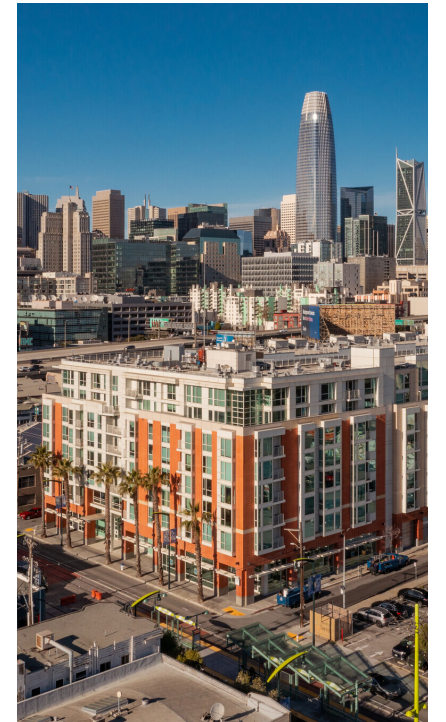
RENT ROLL

	TYPE	CURRENT	PROFORMA
1	Parking	Vacant	\$300
2	Parking	Vacant	\$300
3	Parking	Vacant	\$300
4	Parking	Vacant	\$300
5	Parking	Vacant	\$300
6	Parking	Vacant	\$300
7	Parking	Vacant	\$300
8	Parking	Vacant	\$300
9	Parking	Vacant	\$300
10	Parking	Vacant	\$300
11	Parking	Vacant	\$300
12	Parking	Vacant	\$300
13	Parking	Vacant	\$300
14	Parking	Vacant	\$300
15	Parking	Vacant	\$300
16	Parking	Vacant	\$300
17	Parking	Vacant	\$300
18	Parking	Vacant	\$300
19	Parking	Vacant	\$300
20	Parking	\$300	\$325
21	Parking	\$300	\$325
22	Parking	Included	-
23	Parking	Included	-
24	Parking	\$300	\$325
25	Parking	\$300	\$325

	TYPE	CURRENT	PROFORMA
26	Parking	\$300	\$325
27	Parking	\$300	\$325
28	Parking	\$300	\$325
29	Parking	\$300	\$325
30	Parking	\$300	\$325
31	Parking	\$300	\$325
32	Parking	\$300	\$325
33	Parking	\$300	\$325
34	Parking	\$300	\$325
35	Parking	\$300	\$325
36	Parking	\$300	\$325
37	Parking	\$300	\$325
38	Parking	\$300	\$325
39	Parking	\$300	\$325
40	Parking	\$300	\$325
41	Parking	\$300	\$325
42	Parking	\$300	\$325
43	Parking	\$300	\$325
44	Parking	\$300	\$325
45	Parking	\$300	\$325
46	Parking	\$300	\$325
47	Parking	\$300	\$325
48	Parking	\$300	\$325
49	Parking	\$300	\$325
50	Parking	\$300	\$325

	TYPE	CURRENT	PROFORMA
51	Parking	\$275	\$300
52	Parking	\$300	\$325
53	Parking	\$300	\$325
54	Parking	\$300	\$325
55	Parking	\$300	\$325
56	Parking	\$300	\$325
57	Parking	\$300	\$325
58	Parking	\$300	\$325
59	Parking	\$300	\$325
60	Parking	\$300	\$325
61	Parking	\$250	\$300
62	Parking	\$300	\$325
63	Parking	\$300	\$325
64	Parking	\$475	\$475
65	Parking	\$300	\$325
66	Parking	\$300	\$325
67	Parking	\$300	\$325
68	Parking	\$300	\$325
69	Parking	\$300	\$325
70	Parking	\$300	\$325
71	Parking	\$300	\$325
72	Parking	\$300	\$325
73	Parking	\$300	\$325
74	Parking	\$300	\$325
75	Parking	\$300	\$325

	TYPE	CURRENT	PROFORMA
76	Parking	\$300	\$325
77	Parking	\$300	\$325
-	Storage	\$850	\$850
303	Residential	\$3,700	\$3,500
MONTHLY INCOME		\$21,450	\$28,350
ANNUAL INCOME		\$257,400	\$340,200



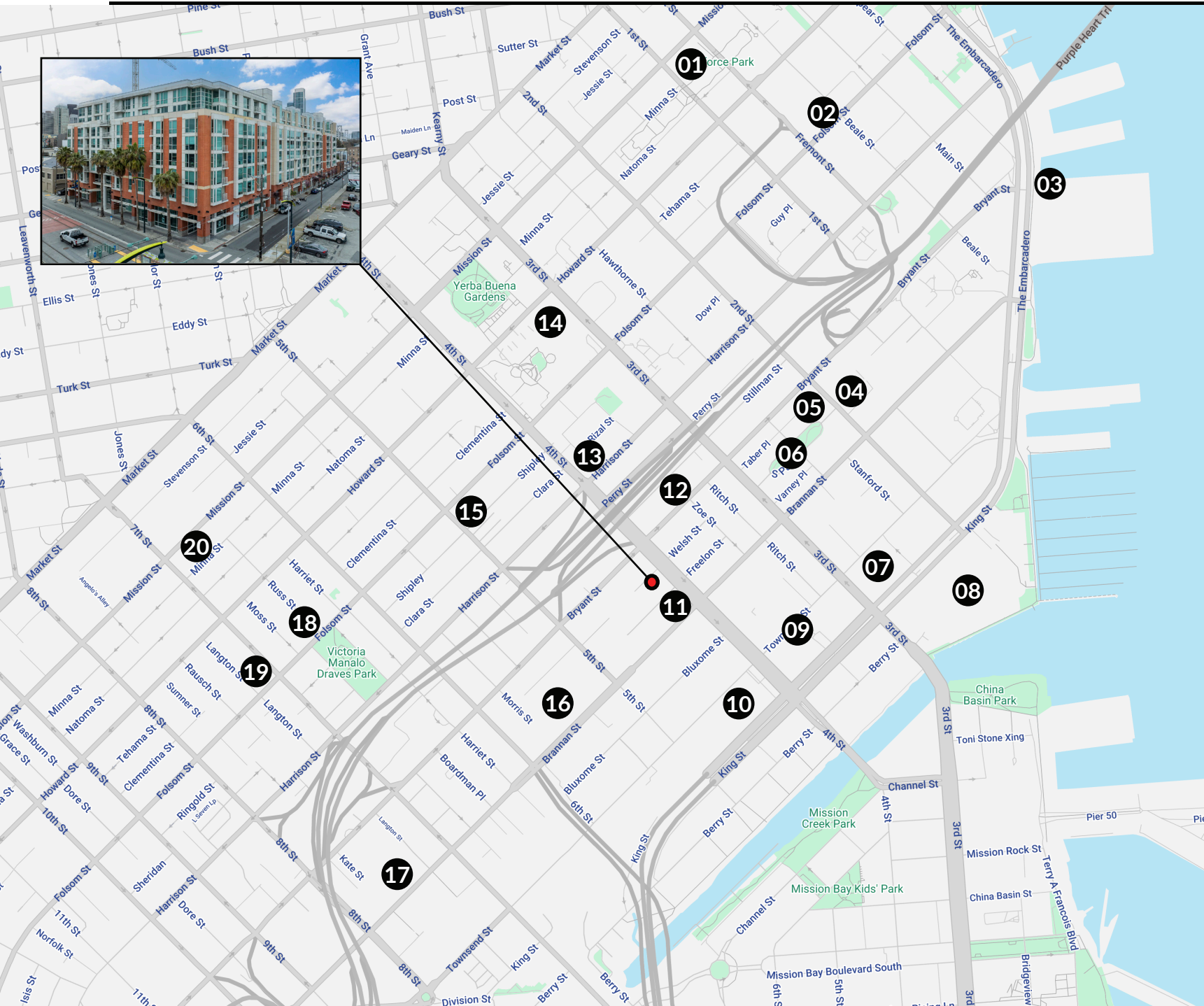
FINANCIAL OVERVIEW

ESTIMATED EXPENSES		
	CURRENT	MARKET
Property Taxes (est. @ 1.1801%)	-	\$37,763
Parking HOA Fees	\$18,480	\$18,480
Residence HOA Fees	\$9,840	\$9,840
Residence Insurance	\$800	\$1,000
Property Tax on Parking Spaces	\$48,400	-
Property Tax on Condo	\$9,250	-
Total	\$86,770	\$67,083

ANNUALIZED OPERATING DATA		
	CURRENT	MARKET
Scheduled Gross Income	\$257,400	\$340,200
Less Vacancy Rate (10.0%)	(\$0)	(34,020)
Gross Operating Income	\$257,400	\$306,180
Less Expenses	(\$86,770)	(\$67,083)
Net Operating Income	\$170,630	\$239,097
Cap Rate	5.33%	7.47%
GRM	12.4	9.4
Sales Price		\$3,200,000



LOCATION MAP



LOCATION MAP

- 1) Salesforce Tower
- 2) Philz Coffee
- 3) Red's Java House
- 4) 21st Amendment Brewery
- 5) Blue Bottle Coffee
- 6) South Park
- 7) Hyatt Place San Francisco
- 8) Oracle Park
- 9) Omni Hotel
- 10) Caltrain Station
- 11) Marlowe
- 12) Black Hammer Brewing
- 13) Whole Foods
- 14) Moscone Center
- 15) Mathilde French Bistro
- 16) San Francisco Flower Market
- 17) REI
- 18) Deli Board
- 19) Sightglass Coffee
- 20) Square Pie Guys

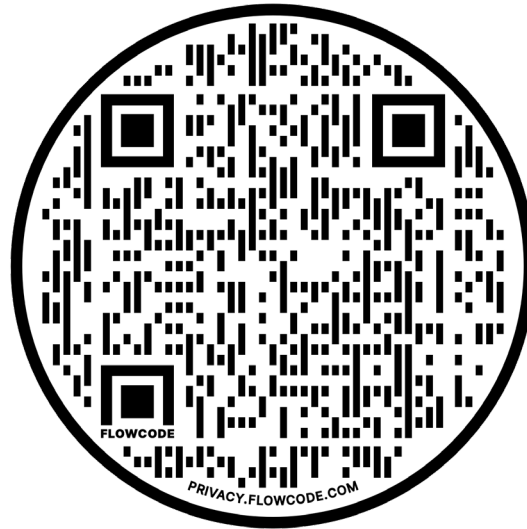
PHOTOS



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COMPASS COMMERCIAL



Scan the QR code for more information about
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