

OFFERING MEMORANDUM

BERRI
REAL ESTATE
DRE 01906450

6582-6586 MISSION ST, DALY CA 94014

OFFERED AT \$988,000

PHOTOS

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FEATURES

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- Mixed-use building with 2 residential units + 1 commercial restaurant space
- Unit 6584 – Studio w/ kitchen & bath – \$1,470/mo (tenant occupied). Estimated market rent is \$1,700/mo.
- Unit 6586 – Studio w/ kitchen & bath – \$1,300/mo (Being vacated by end of December). Projected income could be \$1,700/month.
- Unit 6582 – Restaurant (vacant) projected at \$3,600/mo with basement (storage + refrigeration)
- Potential for owner-user or stabilized income stream with restaurant lease-up
- Approx. building size TBD (buyer to verify)
- Lot size: 1,262 (buyer to verify – per county records)
- Strong Daly City Mission corridor location with retail visibility and dense housing base
- Upside in rental income upon restaurant lease

RENT ROLL

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Unit #	Type	Rent	Lease Expiration	Notes
6584	Studio / 1 Bath	\$1,470 / month currently \$1,700/mo projected market rent	Month-to-Month	Kitchen Included
6586	Studio / 1 Bath	\$1,700 / month Projected	Vacated by end of December	Kitchen Included
6582	Restaurant (vacant)	\$3,600 / monthly projected	N/A	Available for Lease or owner-user

TOTAL PROJECTED RESIDENTIAL INCOME: \$3,400/MO (\$40,800 ANNUALIZED)
PRO FORMA INCOME (WITH RESTAURANT): \$7,000/MO (\$84,000 ANNUALIZED)

(Buyer to verify all figures and conduct own due diligence. These data are estimated only. Neither seller nor listing agent guarantee the accuracy.)

FINANCIAL SUMMARY

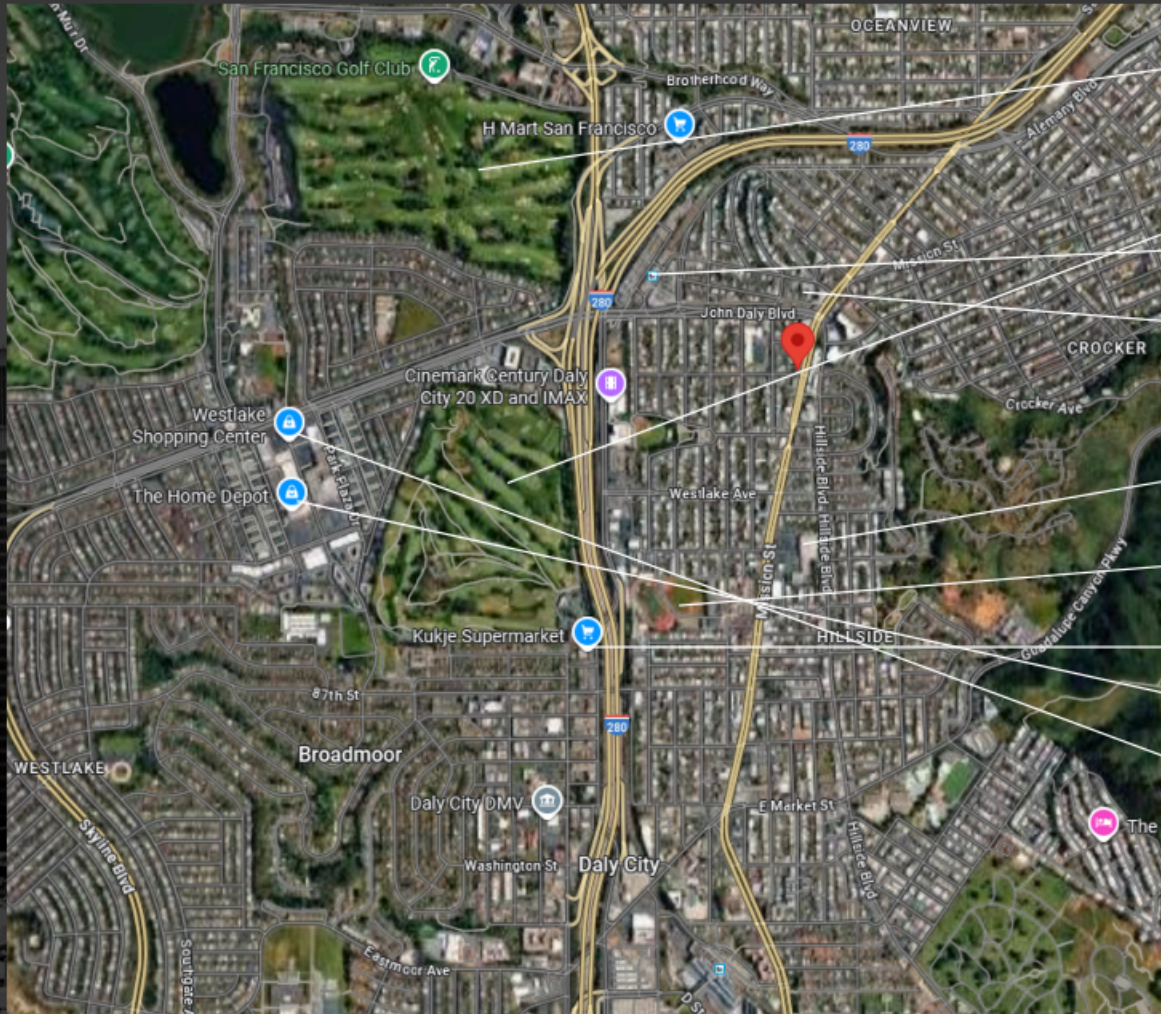
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Offering Price	\$988,000
Current / Stabilized Residential Gross Income:	\$40,800/year (studio at \$1,700 market rent)
Pro Forma Gross Income	\$84,000/year
Estimated Vacancy & Credit Loss (5%)	\$4,200
Net Rental Income (Pro Forma)	\$79,800/year
Expenses (Estimated)	
Property Taxes (1.18%)	\$11,678
Insurance	\$4,000
Maintenance	\$2,500
Management Fee (5% of GPI)	\$4,242
Total Expenses:	\$22,378
Net Operating Income (Pro Forma): \$57,422	
Cap Rate (Residential Only - Stabilized):	~ 4.1%
Cap Rate (Pro Forma - With Restaurant):	~5.8%

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NEIBORHOOD HIGHLIGHTS

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-  San Francisco Golf Club
-  Lake Merced Golf Club
-  Daly City Station
-  Halal International Market
-  Lucky
-  Jefferson High School
-  Kukje Super Market
-  Home Depot
-  West Lake Shopping Center

NEIBORHOOD HIGHLIGHTS

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**High visibility along Mission St
commercial corridor**



**Dense residential surroundings for
strong customer base**



**Close proximity to Daly City
BART, bus lines, and I-280**



**Nearby retail, restaurants,
and service businesses**



**Strong rental demand in
Daly City**

CONTACTS

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