



3 FLATS
+ SMALL STORAGE/OFFICE

42-46
WAYNE PLACE

NORTH BEACH
CHINATOWN

OFFERING MEMORANDUM

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maven
COMMERCIAL

Listing Price	\$1,850,000
GRM	
Actual	12.89
Proforma	11.55
Cap Rate	
Actual	5.64%
Proforma	6.51%
Price / Sq Ft	\$596
Price / Unit	\$616,667
Building Size	3,104 Sq. Ft.
Parcel Size	1,398 Sq. Ft.
Parcel Number	0159-034
Year Built	1913
Zoning	RH-3

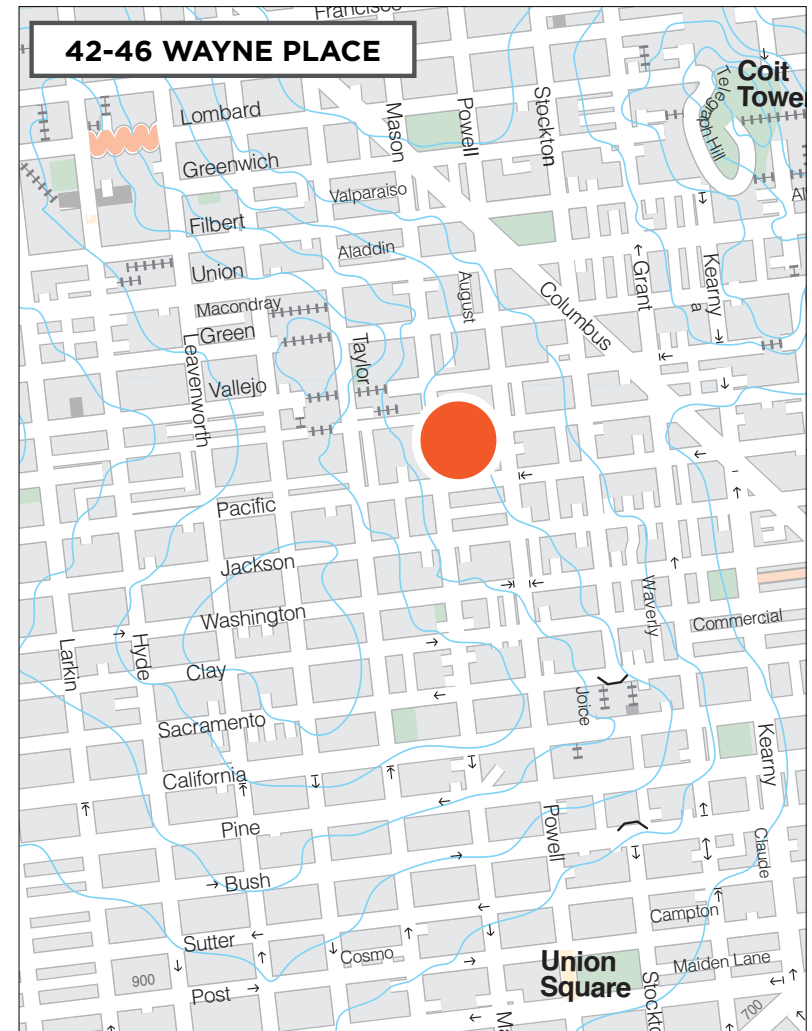
HIGHLIGHTS

- Well Maintained 3-Flat Apartment Building
- Low Expenses
- Solid Rental Income
- ADU Opportunity
- Modern, Renovated Kitchens
- Units Lightly Renovated
- Fully Occupied
- Cable Car Line 1 Block Away



UNITS	3
2 BDRM FLAT	2
3 BDRM FLAT	1
VACANT	0
PARKING	None
FLOORS	3
FOUNDATION	Concrete
STRUCTURE	Wood Frame
FAÇADE	Wood Shiplap
WINDOWS	Aluminum/Wood/Vinyl/Jalousie
ROOF	Torch Down
SPRINKLER SYSTEM	None
GAS	Separately Metered
ELECTRICAL	Separately Metered
SUB PANELS	Tradesman Hallway
PLUMBING	Primarily Copper
HEAT	Gas Wall
HOT WATER	Gas Tank
WASHER / DRYER	Coin Operated/On-Site

FIRE SYSTEM UPGRADE	Not Required
FLOOD	Not Present
LIQUEFACTION	Not Present
SOFT STORY UPGRADE	Not Required

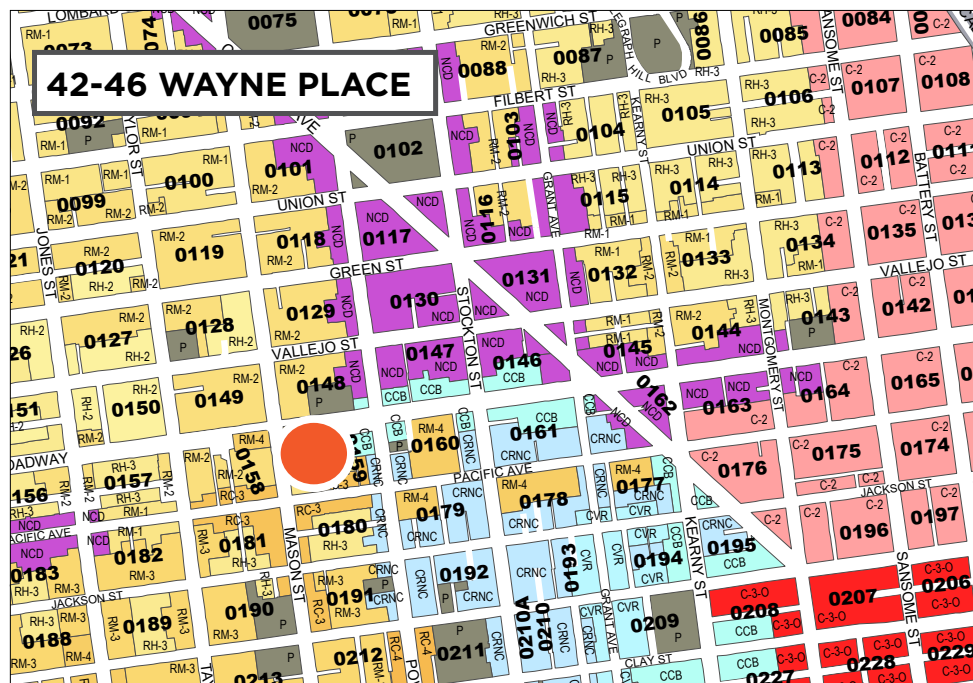


RH-3

Residential Density	3 units per lot
Height Limit	50 - X
Historic Resource	B - Unknown
Parcel	0159-034
Parcel Width & Depth	25 x 95
Building Size	3,104 Sq. Ft.
Parcel Size	1,398 Sq. Ft.

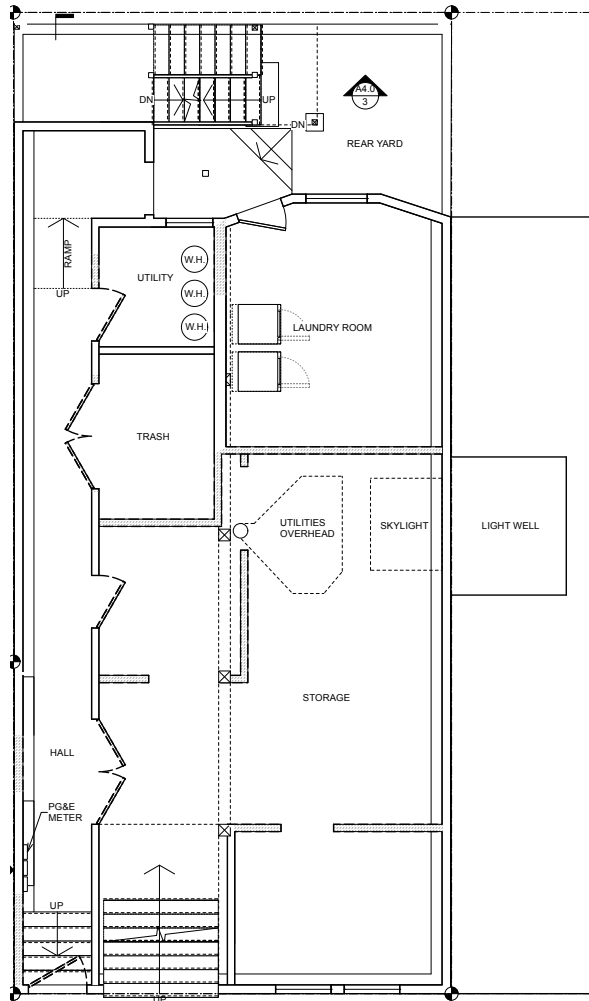
RM-3 Districts: Medium Density.

These Districts have some smaller structures, but are predominantly devoted to apartment buildings of six, eight, 10 or more units. Most of these districts are close to downtown and have been developed in this manner for some time. The units vary in size, but tend to be smaller than in RM-1 and RM-2 Districts. Many buildings exceed 40 feet in height, and in some cases additional buildings over that height may be accommodated without disruption of the district character. Although lots and buildings wider than 25 or 35 feet are common, the scale often remains moderate through sensitive façade design and segmentation. Open spaces are smaller, but decks and balconies are used to advantage for many units. Supporting nonresidential uses are often found in these areas.

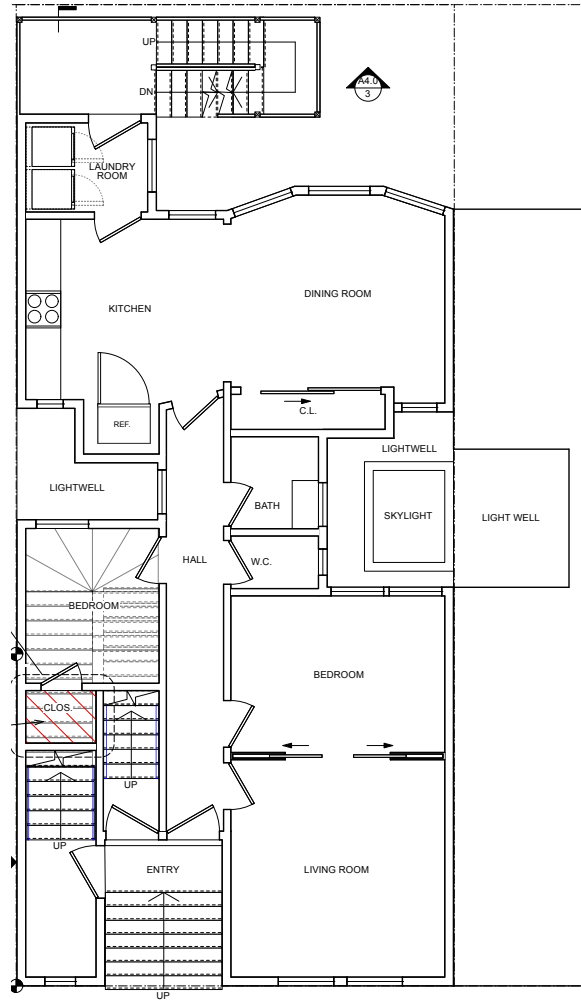




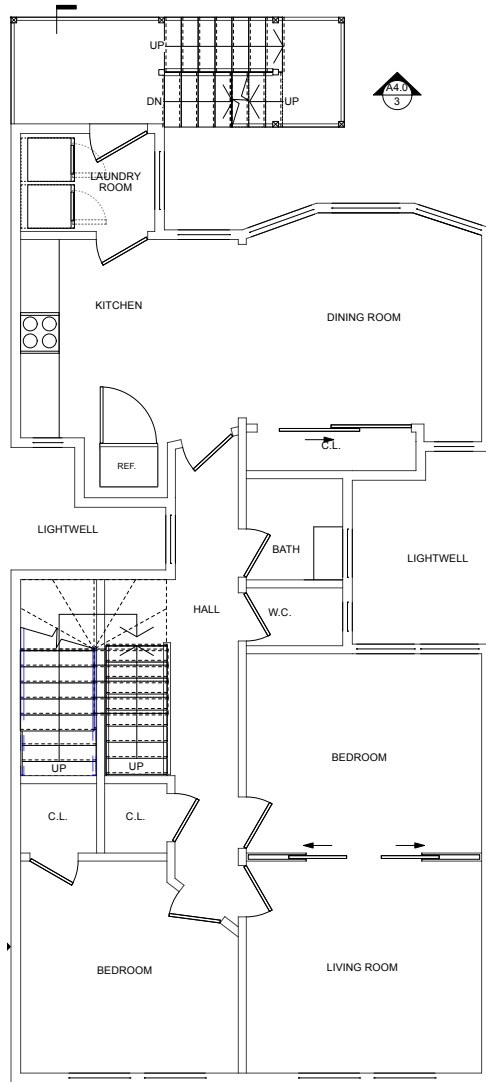
BASEMENT FLOOR PLAN



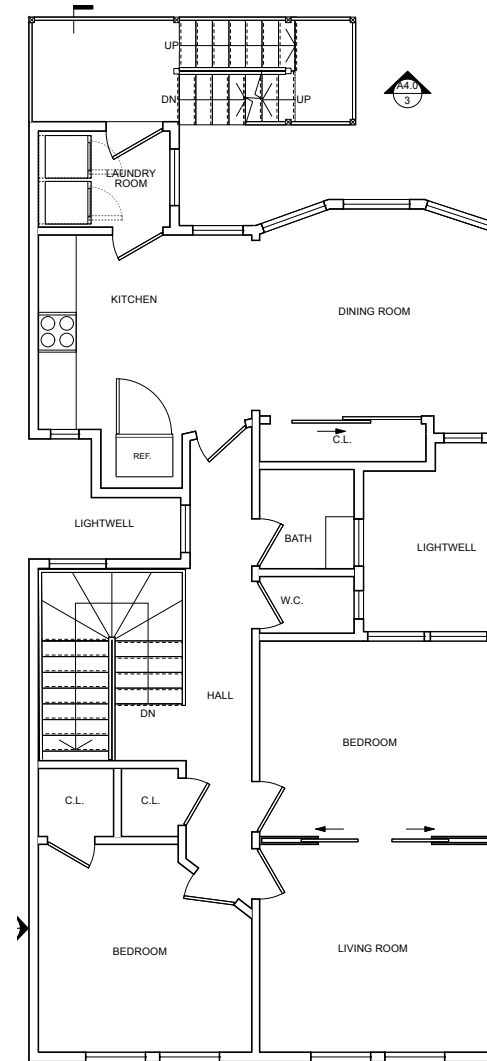
FIRST FLOOR PLAN

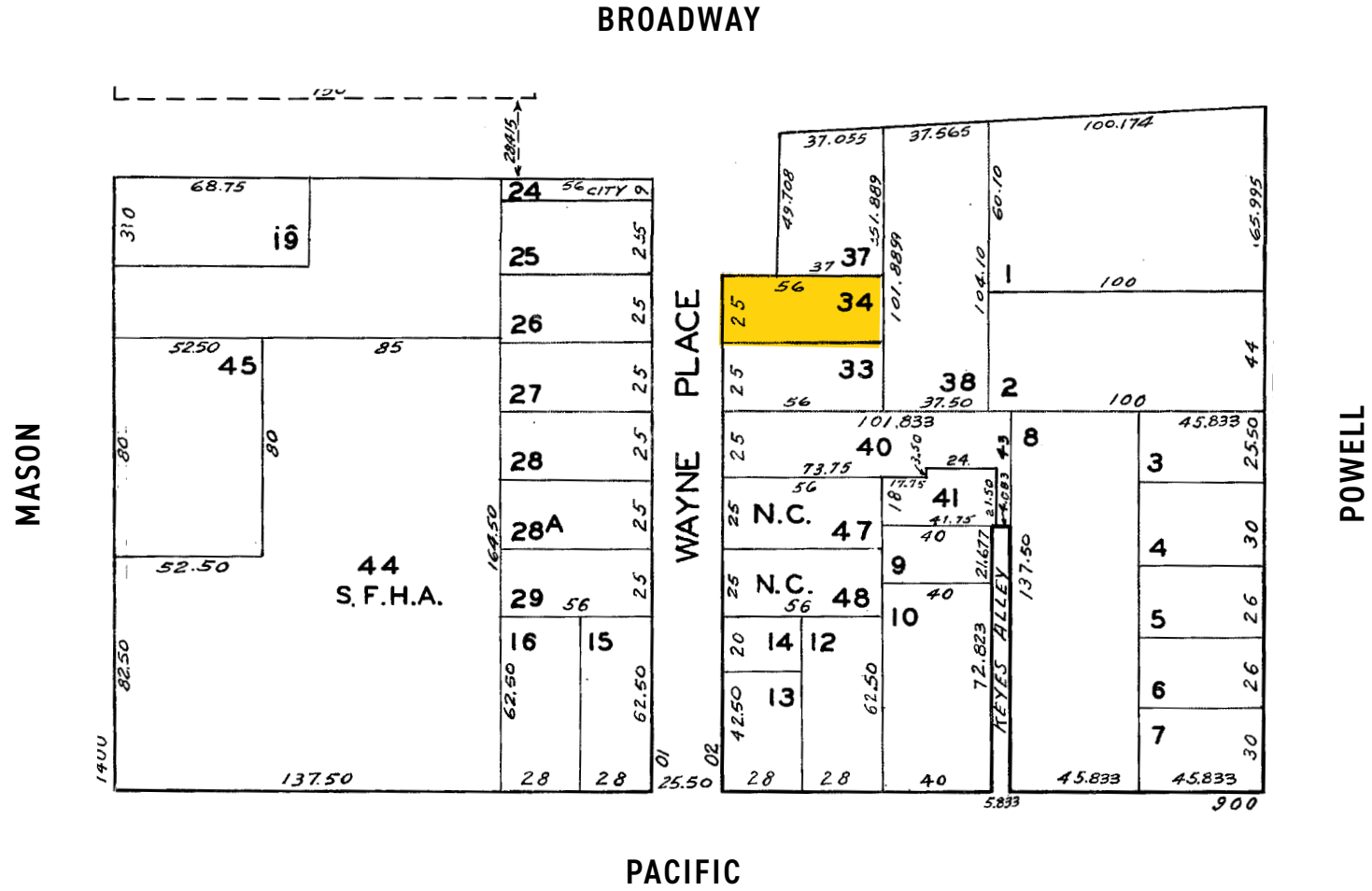


SECOND FLOOR PLAN



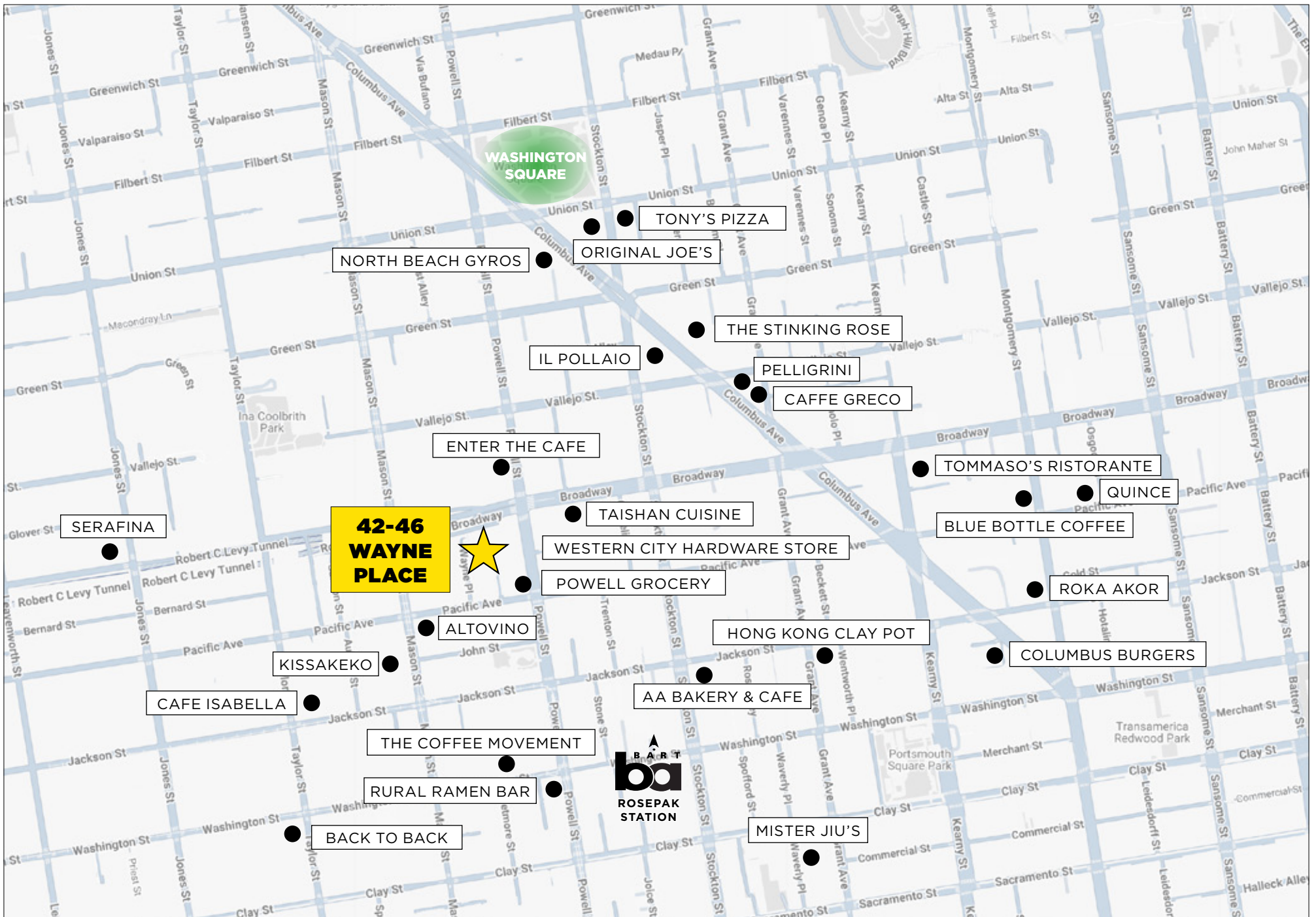
THIRD FLOOR PLAN





UNIT	TYPE	MOVE-IN	CURRENT	BANKED	MARKET	UPSIDE
42	2 Bedroom	Jul-25	\$3,556	-	\$3,600	1%
44	3 Bedroom	Apr-21	\$3,439	\$310	\$4,600	25%
46	3 Bedroom	May-25	\$4,420	-	\$4,600	4%
Laundry	Onsite	-	\$150	-	\$150	
Storage	Basement		\$400	-	\$400	
INCOME [RESIDENTIAL]			\$11,415	\$310	\$12,800	
INCOME [OTHER]			\$550	-	\$550	
INCOME [MONTHLY]			\$11,965	\$310	\$13,350	
INCOME [ANNUAL]			\$143,574	\$3,714	\$160,200	

INCOME - GROSS	RENT [CURRENT]		RENT [MARKET]	NOTES
RESIDENTIAL	\$136,974		\$153,600	
VACANCY LOSS	(\$4,109)	3.0%	(\$4,608)	3.0%
INCOME [OTHER]	\$6,600		\$6,600	
TOTAL INCOME	\$139,465		\$155,592	
PROJECTED EXPENSES				
INSURANCE	\$3,418		\$3,418	2025
TAXES [PROPERTY]	\$21,880		\$21,880	New Value
UTILITIES				
ELECTRICITY	\$129		\$129	2025
GARBAGE & RECYCLING	-		-	2025
WATER & SEWER	\$6,713		\$6,713	2025
MISCELLANEOUS				
FIRE PROTECTION	\$250		\$250	Est
PEST CONTROL	\$97		\$97	2025
REPAIRS & MAINTENANCE	\$2,250		\$2,250	[\$750 Unit]
FEES / TAXES				
BUSINESS LICENSE	\$99		\$99	Est
RENT BOARD FEE	\$177		\$177	[\$59 Unit]
VECTOR CONTROL	\$110		\$110	Est
TOTAL EXPENSES	\$35,123	25%	\$35,123	23%
NET OPERATING INCOME	\$104,342		\$120,469	





MISTER JIU'S



TAQUERIA EL FAROLITO



TONGA ROOM & HURRICANE BAR



HONG KONG CLAY POT



CAFFE GRECO



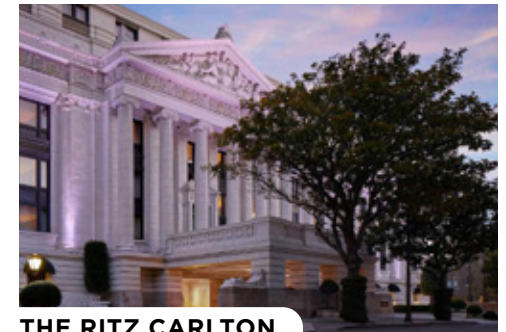
WASHINGTON SQUARE



ALTOVINO



CABLE CAR MUSEUM

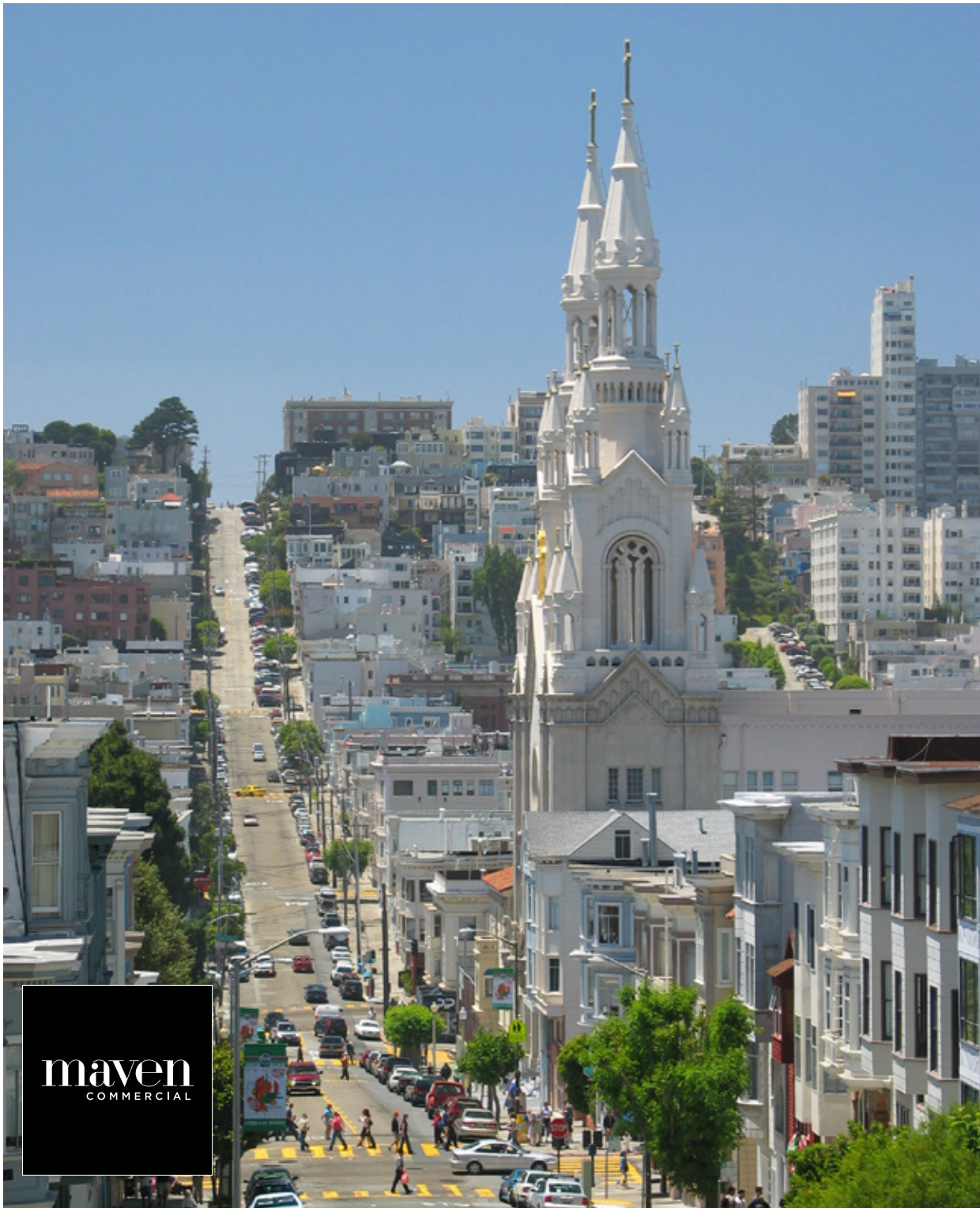


THE RITZ CARLTON

**NORTH BEACH/
CHINATOWN**

42-46 Wayne Place is situated in the epicenter of San Francisco's North Beach.

Often referred to as San Francisco's Little Italy, North Beach features some of the City's best architecture and is situated alongside San Francisco's Russian Hill, Waterfront, Chinatown, and Jackson Square neighborhoods. Both locals and visitors appreciate the crackling mix of restaurants, bars, coffee shops, bakeries, nightclubs, and book shops that line the neighborhood. North Beach is anchored by Washington Square Park, which serves as the main gathering place and enjoys views of Coit Tower. Grant Avenue and Columbus Avenue are the two main commercial corridors, both rich with one-of-a-kind shops, restaurants and bars such as Original Joes, City Lights Bookstore, Tony's Pizza Napoletana, Victoria Pastry, and more.



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