

20 JOICE STREET SAN FRANCISCO, CA 94108

COMPASS

6 Units | 3,750 sq. ft.** | \$1,495,000



Kevin Wong

DRE# 01331542
M: 415.290.2927
kevin.s.wong@compass.com
www.kevinwong.com



Anna Yu

DRE#: 02117792
M: 415.328.1985
anna.yu@compass.com



KW KEVIN S.
WONG

PROPERTY DESCRIPTION



Built in 1913 this 6-unit building in Nob Hill is a fantastic investment opportunity and four units have been recently updated. Comprised of three studios and three 1-bedroom apartments. Fully occupied, yielding a 9.37% cap rate and 8.17 GRM. The building also has a large storage area in the back and views of downtown from the roof. 100 WalkScore with convenient access to Chinatown, Financial District, Union Square, cable cars, and public transit.



PROPERTY DETAILS

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6
Total number
of units

Property Overview

1914*
Year built

0256-023*
Parcel number

3,750**
Building Sq Ft

1,115*
Sq Ft Lot



Unit mix

3 1 Bed | 1 Bath Apartments

3 Studios

Nob Hill
Neighborhood

* Per tax records
** Per estimate from appraiser

INVESTMENT DETAILS

Financial Overview

\$1,495,000

Price

8.17

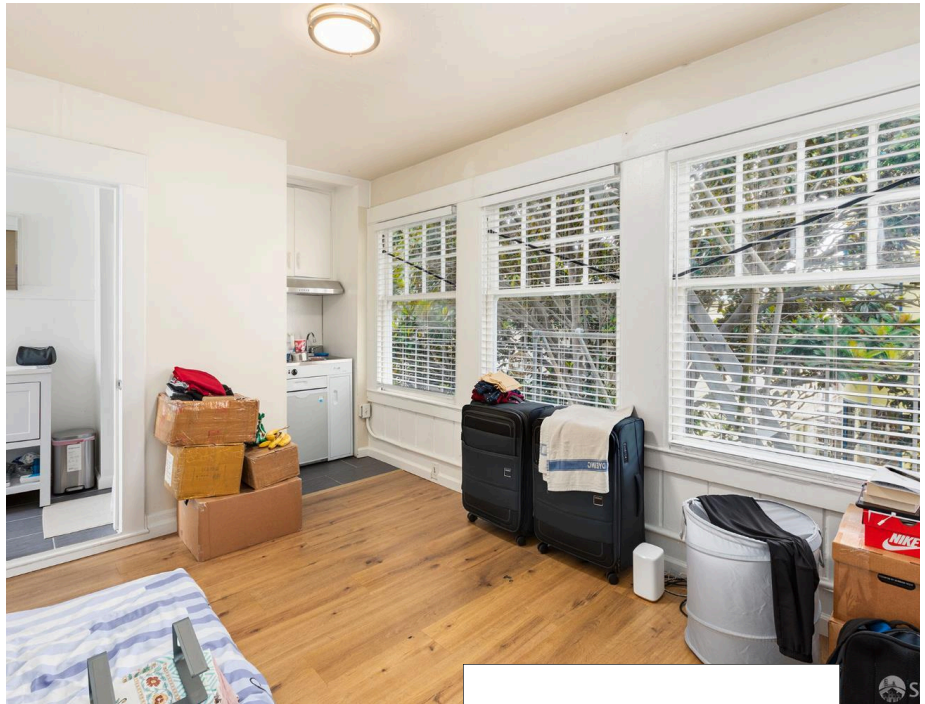
GRM

9.37 %

Cap rate

\$249,167

Price per Unit



\$399

Price per Sq Ft



FINANCIAL OVERVIEW

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Operating Data

Gross Rents	\$165,114
RUBs + Laundry + Storage	\$17,940
Expenses	\$43,003
Net Operating Income	\$140,051

Expenses

Property Taxes	\$16,744*
Insurance	\$2,730
PGE	\$5,012
Water	\$5,918
Garbage	\$2,617
Repairs & Maintenance	\$3,000
Management	\$6,982
Total Expenses	\$43,003

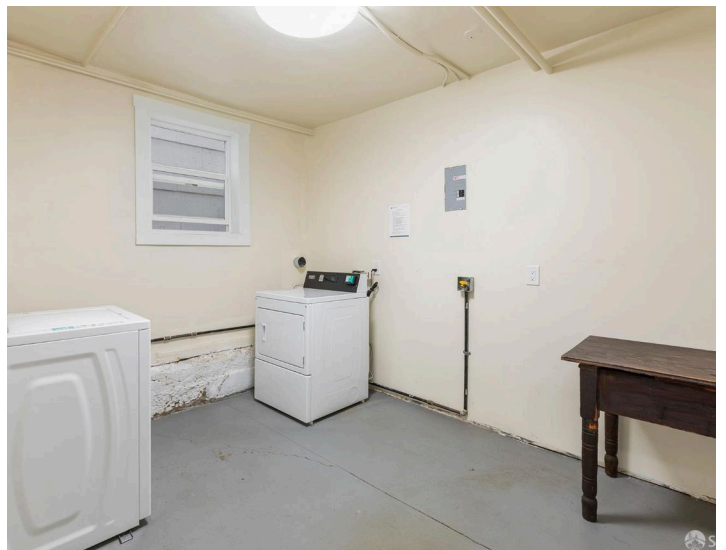
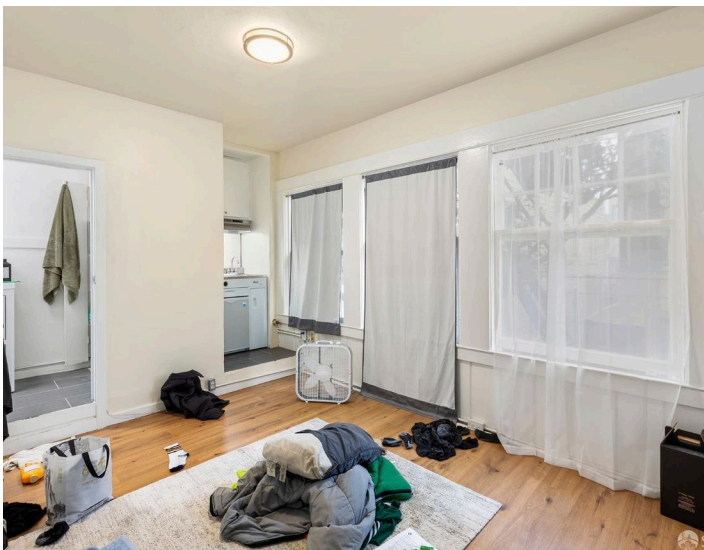
**based on the asking price*

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RENT ROLL

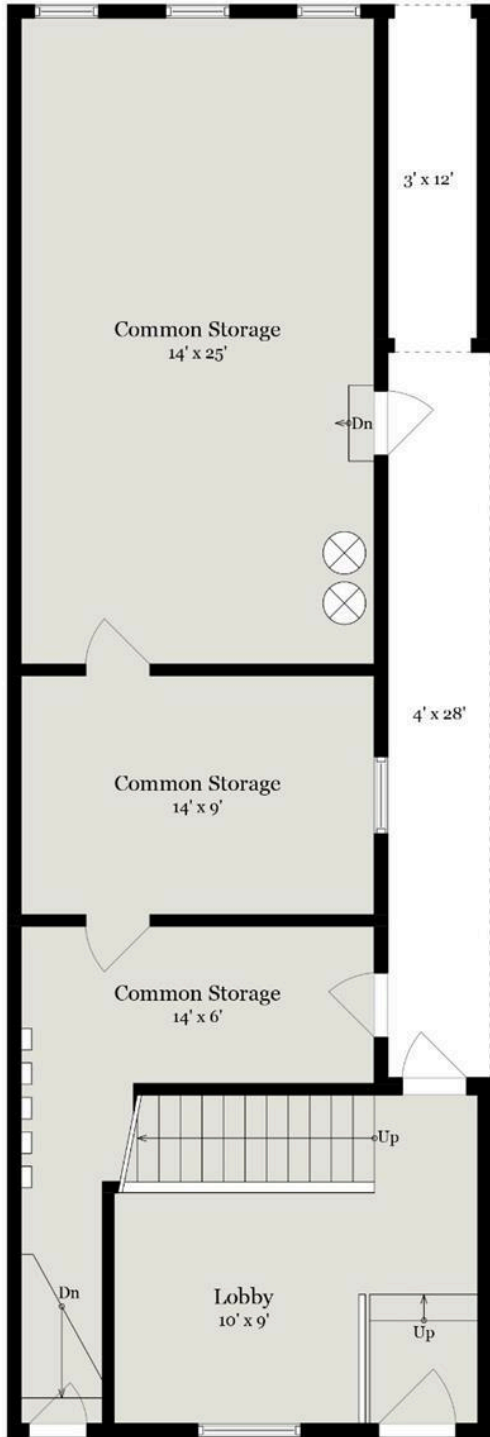
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Unit	Unit Type	Current Rent	Move-in Date	Last Rent Increase
1	studio	\$1,571.70	10/11/2024	01/01/2026
2	1 bed/1 bath	\$1,159.04	08/05/1997	04/01/2026
3	studio	\$2,595.00	06/05/2026	
4	1 bed/1 bath	\$4,500.00	11/01/2025	
5	studio	\$2,595.00	05/31/2026	
6	1 bed/1 bath	\$1,338.79	07/15/1994	10/01/2025
	storage with #4	\$550.00	11/01/2025	04/02/2026



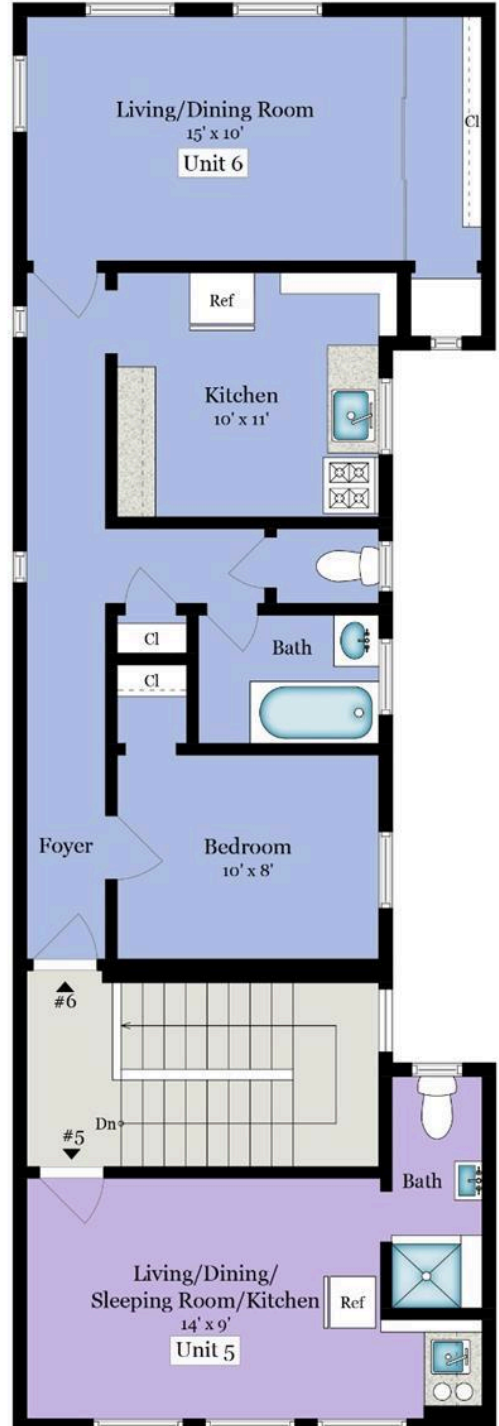
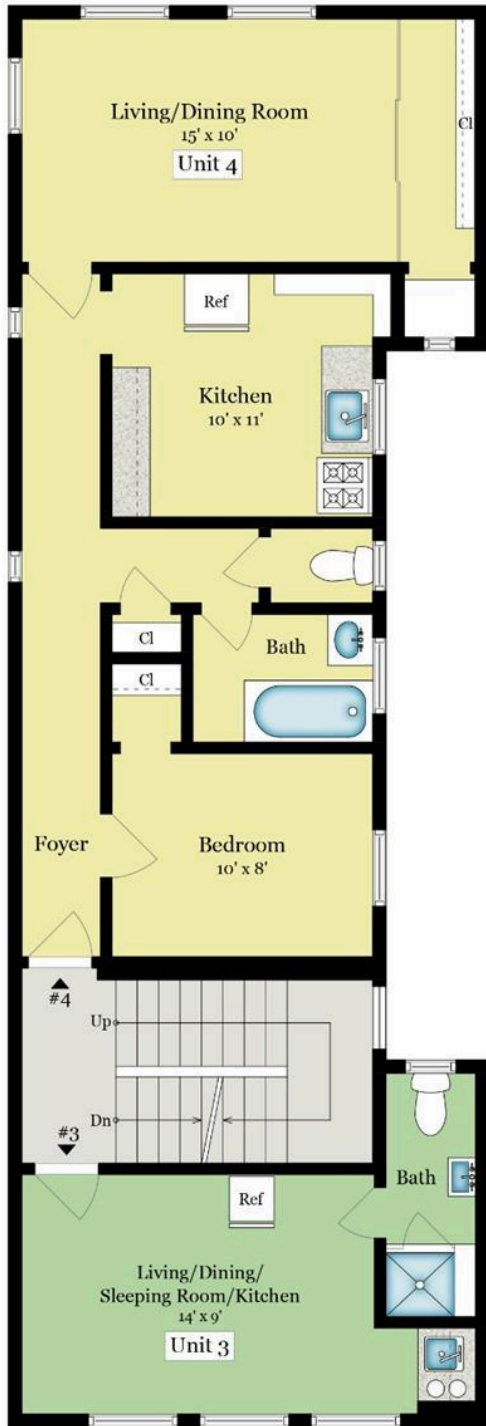
FLOOR PLANS

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FLOOR PLANS

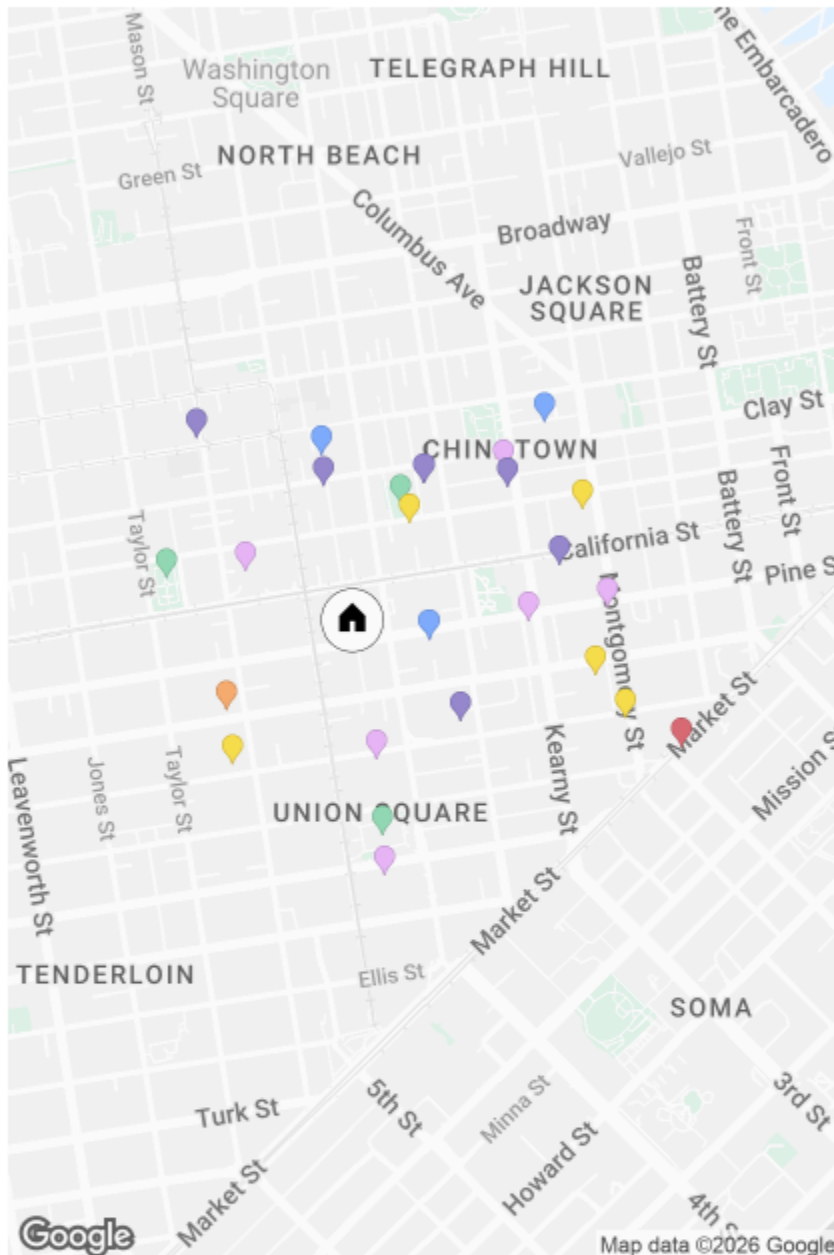
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20 Joice Street, San Francisco, CA 94108

Downtown San Francisco

3-1 bed 3 studios 3,750 SF \$1,495,000



GROCERY STORES

Bush Market, 0.18mi

RESTAURANTS

Fairmont San Francisco, 0.14mi
 McDonald's, 0.16mi
 R & G Lounge, 0.25mi
 The Cheesecake Factory, 0.30mi
 Aji Kiji, 0.20mi
 JOE & THE JUICE, 0.30mi

GYMS

Chinatown YMCA, 0.13mi
 Academy of Art University - Recreation & Gym, 0.22mi
 Barry's FiDi, 0.29mi
 Planet Fitness, 0.30mi
 24 Hour Fitness, 0.34mi

ENTERTAINMENT

Chinese Historical Society of America Museum, 0.16mi
 Cable Car Museum, 0.28mi

Book Club of California, 0.17mi
 Unbound Books and Coffee 格外书店, 0.18mi
 Hair & Scalp Spa, 0.24mi
 Bay Club Financial District, 0.25mi

PUBLIC TRANSIT

Montgomery, 0.41mi

PARKS

Willie "Woo Woo" Wong Playground Park, 0.15mi
 Huntington Park, 0.22mi
 Union Square, 0.25mi

SCHOOLS

Ecole Notre Dame Des Victoires, 0.09mi
 Lau (Gordon J.) Elementary School, 0.20mi
 Edwin and Anita Lee Newcomer School, 0.32mi



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