

537 HYDE STREET

SAN FRANCISCO CA 94109

16-UNIT APARTMENT BUILDING FOR SALE



COMPASS  
COMMERCIAL



# PROPERTY DESCRIPTION

## 537 HYDE STREET

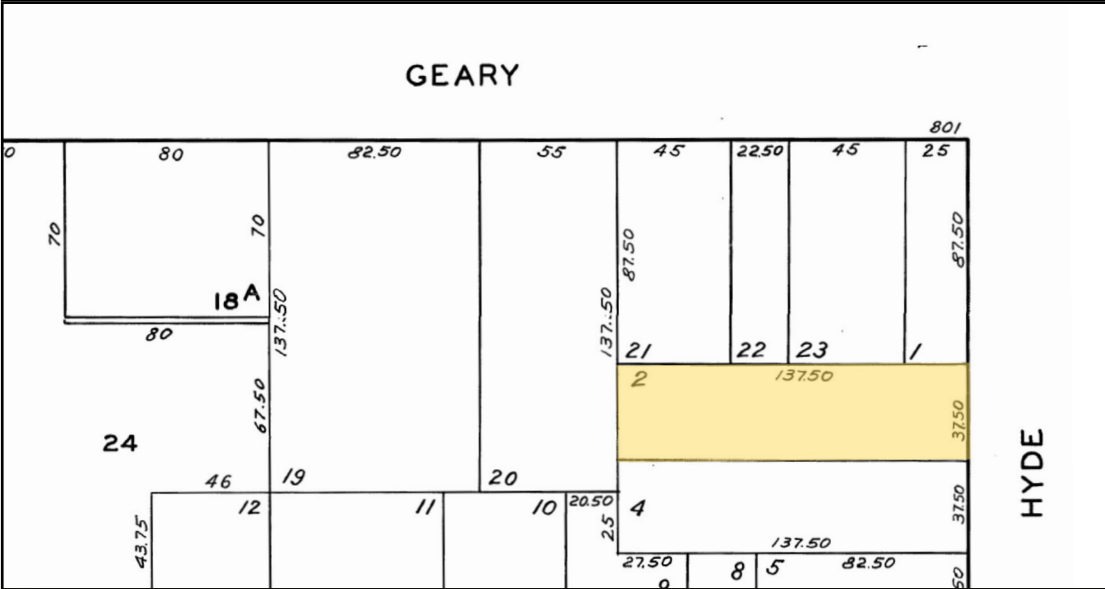
San Francisco CA 94109

This well-maintained 1923 building at 537 Hyde Street presents an excellent opportunity for investors. Offering 16 units, including 7 one-bedrooms and 9 studios, this property provides a solid foundation for strong rental income and long-term appreciation.

Key Features:

- **Strong Cash Flow:** With a Gross Scheduled Income of \$293,747, a 5.1% Cap Rate, and a GRM of 10.0, this property demonstrates attractive financial performance.
- **Desirable Location:** Located in The Tenderloin, this property benefits from proximity to public transportation, walkability to amenities, and strong tenant demand.
- **Well-Maintained Building:** This property features on-site laundry and a large, well-maintained yard/outdoor area for exclusive use of tenants, providing a comfortable and enjoyable living environment for residents.
- **Investment Potential:** This property offers opportunities for value enhancement through potential upgrades and rent increases, further enhancing its profitability.

Asking Price	\$2,950,000
Parcel No.	0320-002
Unit Mix	9x Studio Units 7x 1bd/1ba Units
Building Size	± 11,748 Square Feet
Lot Size	± 5,153 Square Feet
Zoning	RC-4



# FINANCIAL OVERVIEW

## RENT ROLL

UNIT	TYPE	CURRENT RENT	NOTES
1	STUDIO	\$1,530	VACANT
2	STUDIO	\$1,530	
3	1 BED/ 1 BATH	\$1,943	
4	STUDIO	\$1,495	
5	1 BED/ 1 BATH	\$1,980	
6	STUDIO	\$1,650	
7	1 BED/ 1 BATH	\$1,650	
8	STUDIO	\$768	
9	1 BED/ 1 BATH	\$2,100	
10	STUDIO	\$1,413	
11	1 BED/ 1 BATH	\$1,954	
12	STUDIO	\$1,465	
14	STUDIO	\$1,530	VACANT
15	1 BED/ 1 BATH	\$995	
16	STUDIO	\$0	RESIDENT MANAGER
17	1 BED/ 1 BATH	\$2,150	
	STORAGE	\$325	
MONTHLY INCOME		\$24,479	
ANNUAL INCOME		\$293,747	

## ANNUALIZED OPERATING DATA

ASKING PRICE:	\$2,950,000
SCHEDULED GROSS INCOME:	\$293,747
LESS VACANCY RATE (5%):	(\$14,687)
GROSS OPERATING INCOME:	\$279,060
LESS EXPENSES (43.6%):	(\$127,938)
NET OPERATING INCOME:	\$151,121
CAP RATE	5.1%
GRM	10.0

## ESTIMATED EXPENSES

NEW PROPERTY TAXES (EST. @ 1.1801%)	\$34,813
INSURANCE	\$15,634
PG&E	\$23,836
WATER	\$15,769
GARBAGE	\$12,459
JANITORIAL	\$740
MANAGEMENT (5%)	\$14,687
REPAIRS & MAINTENANCE	\$10,000
TOTAL EST. EXPENSES:	\$127,938







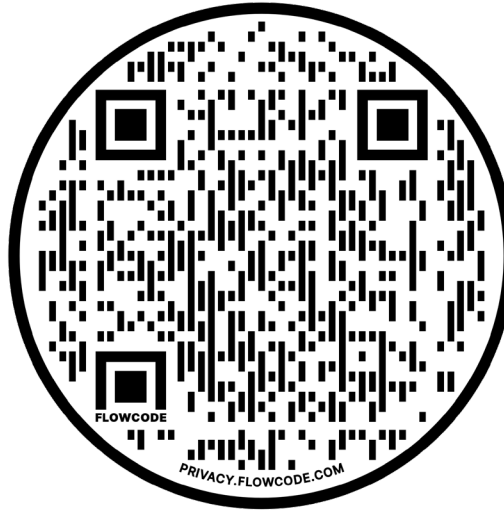








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Scan the QR code for more information about  
537 Hyde Street

## DAVIS NGUYEN

Davis@theDNgroupSF.com

415.412.5703

DRE 01509978

## BETTY TAISCH

betty.taisich@compass.com

415.385.8780

DRE 01026635

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