

**655 ELLIS STREET**

**SAN FRANCISCO CA 94109**

**96-ROOM TOURIST HOTEL FOR SALE**



**OFFERED BY DAVIS NGUYEN & JOSEPH LEVY**

**COMPASS COMMERCIAL**

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## COMPASS COMMERCIAL

Contact us with any questions about this investment opportunity.

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THE CARLTON HOTEL

# PROPERTY OVERVIEW



<b>Offered At</b>	\$32,800,000
<b>APN</b>	0335-027
<b>Building SqFt</b>	± 50,099
<b>Lot SqFt</b>	± 22,590
<b>Rooms</b>	96 Rentable Rooms
<b>Parking</b>	Subterranean parking for +/- 85 Vehicles
<b>Certificate of Use</b>	100 Rooms
<b>Cross Street</b>	Between Hyde & Larkin Streets

The Cova Hotel is a 96-room tourist hotel situated in the heart of downtown San Francisco. The property consists of approximately 57,800 square feet and includes a restaurant, gym, and a roof deck.

The Cova Hotel provides variety of top-notch amenities at the hotel, including a fitness center, an onsite restaurant, conference rooms for business travelers, a roof top deck and lounge for gatherings. Guests can take in stunning views of the city from the hotel's rooftop terrace.

Each of the 96 rooms are stylishly decorated and equipped with modern amenities, ensuring that our guests enjoy a comfortable and luxurious stay. Whether they're in town for business or pleasure, your guests can unwind in style.

The Cova Hotel in downtown San Francisco is an excellent opportunity to tap into the city's thriving tourism market and provide visitors with an unforgettable experience. Don't miss out on the chance to own a piece of this exciting and dynamic city!

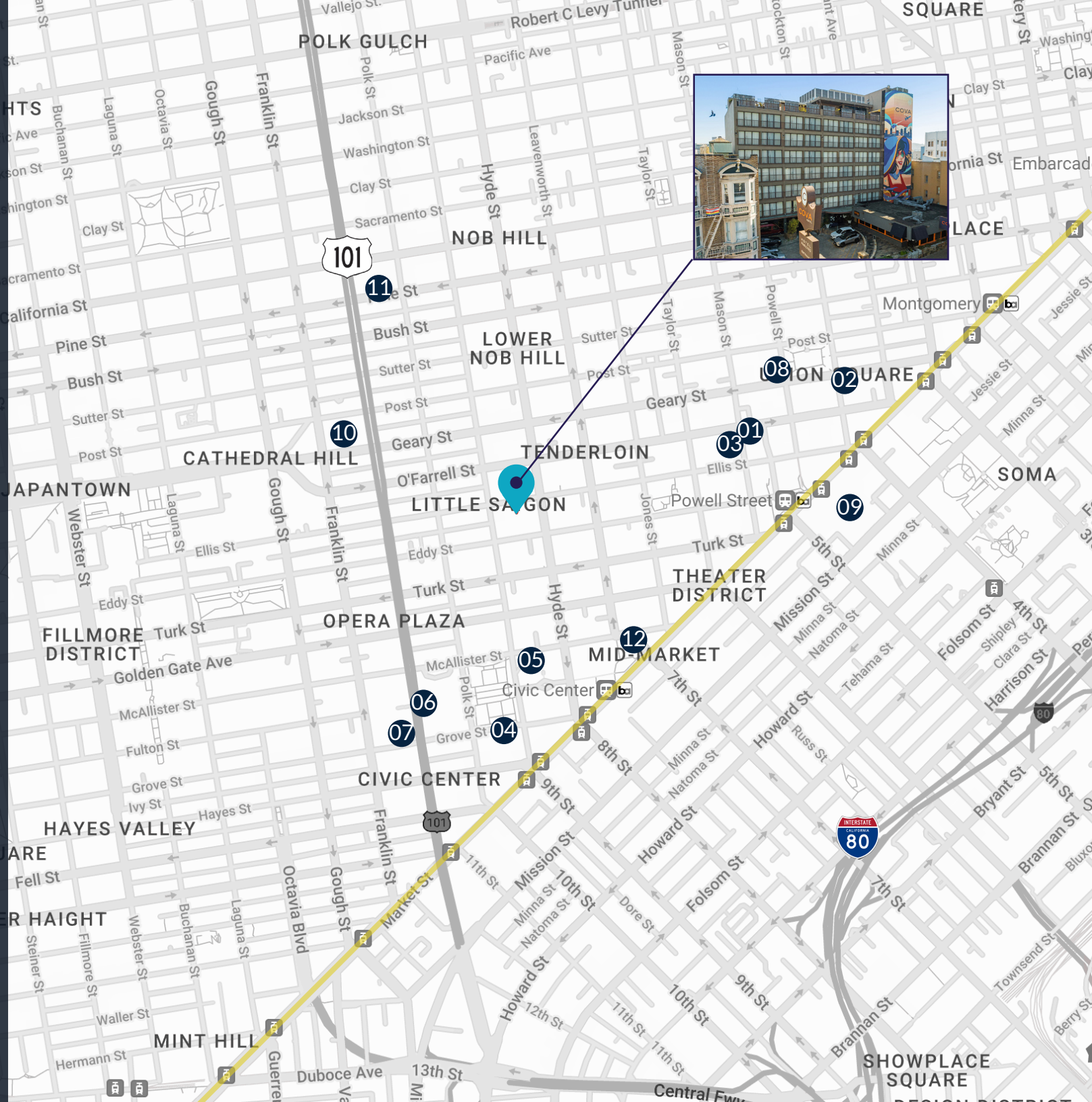
# FINANCIAL OVERVIEW

INCOME	2019	PRO FORMA
Number Of Months	12	12
Available Rooms	35,040	35,040
Room Nights Sold	33,791	29,784
Occupancy	96.44%	85%
Average Daily Rate (ADR)	\$150	\$150
RevPAR	\$144	\$127
Room Revenue	\$5,068,627	\$4,467,600
Other Income	\$186,000	\$186,000
Restaurant Lease		\$60,000
Effective Gross Income	\$5,254,627	\$4,713,600

EXPENSES	2019	PRO FORMA
Rooms Department Expenses	\$736,349	\$736,349
Food & Beverage Expense	\$221,794	\$100,000
Administration & General Expense	\$257,500	\$257,500
Sales & Marketing	\$225,565	\$50,000
Operations & Maintenance	\$410,774	\$410,774
Property Taxes	\$108,510	\$393,600
Total Expenses	\$1,960,492	\$1,948,223
Net Operating Income	\$3,294,134	\$2,765,376
CAP Rate		8.43%

## LOCATION MAP

- 01 Hotel Nikko San Francisco
- 02 Union Square
- 03 Hilton Union Square
- 04 Bill Graham Civic Auditorium
- 05 Asian Art Museum
- 06 San Francisco City Hall
- 07 War Memorial Opera House
- 08 The Westin St. Francis
- 09 Westfield San Francisco Centre
- 10 CPMC Van Ness Campus
- 11 Holiday Inn
- 12 San Francisco Proper



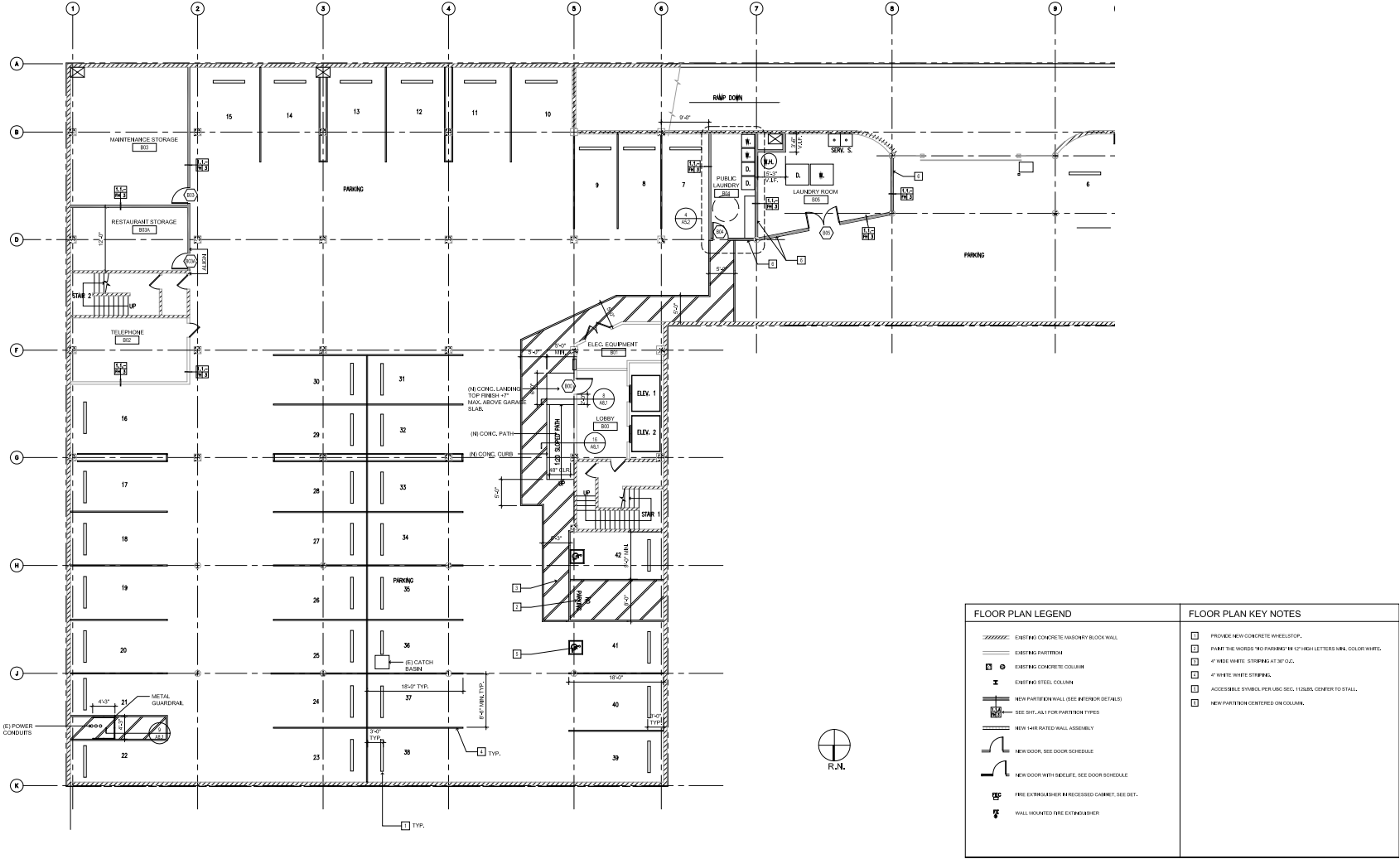


## NEIGHBORHOOD GUIDE

In the mood for some culture and history? Check out the Asian Art Museum, California Academy of Sciences, or the San Francisco Museum of Modern Art. When you want to do some shopping, the Westfield San Francisco Centre is just around the corner. If you're in town for a conference, take our free shuttle to the Moscone Center. Additional points of interest near the hotel include the Yerba Buena Gardens, Contemporary Jewish Museum, Union Square, Golden Gate Park, and, of course, the Golden Gate Bridge. Our hotel's convenient downtown San Francisco location is the perfect starting point for an amazing trip.

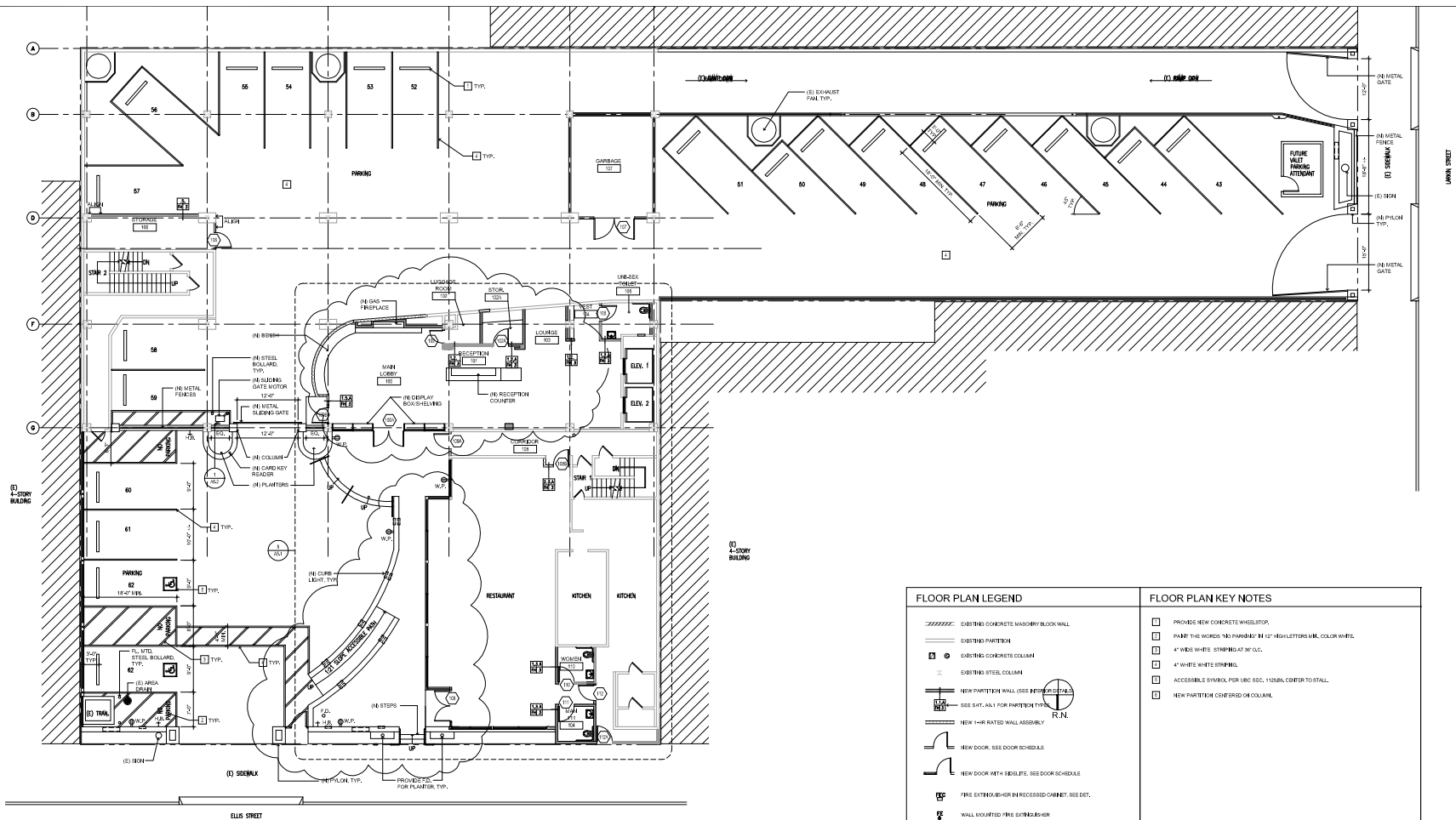


# GROUND FLOOR | BASEMENT



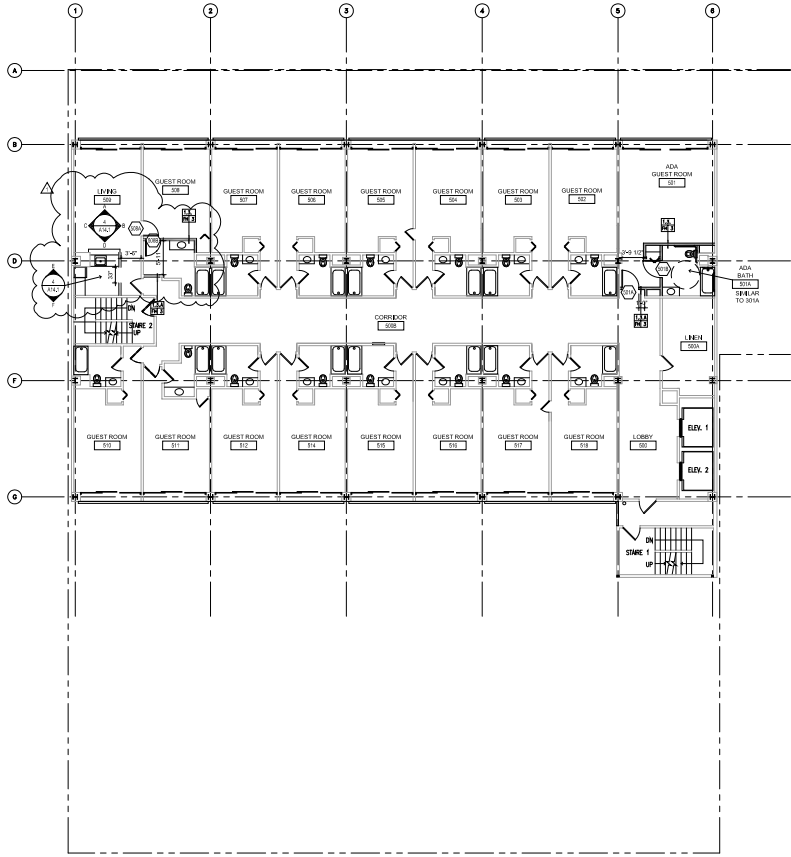


# 1ST FLOOR PLAN

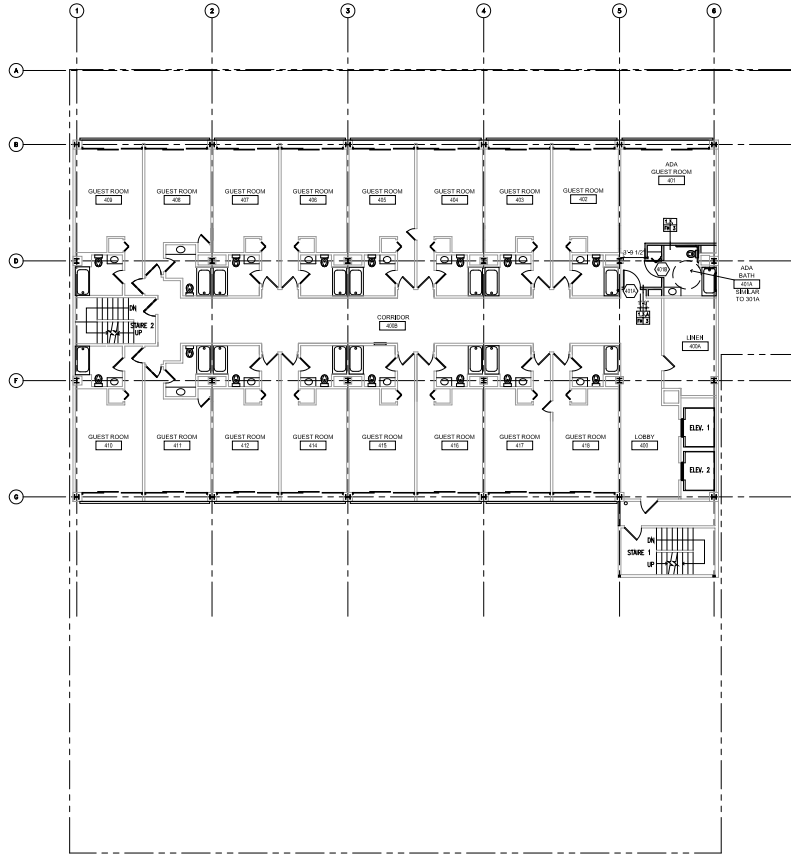


FLOOR PLAN LEGEND	FLOOR PLAN KEY NOTES
EXISTING CONCRETE MASONRY BLOCK WALL	PROVIDE NEW CONCRETE NIBELSTOP.
EXISTING PARTITION	PAINT THE WORDS 'NO PARKING' IN 12" HIGH LETTERS MIN, COLOR WHITE.
EXISTING CONCRETE COLUMN	4" WIDE WHITE STRIPING AT 30' O.C.
EXISTING STEEL COLUMN	4" WIDE WHITE STRIPING.
NEW PARTITION WALL (SEE PARTITION SCHEDULE)	ACCESSIBLE SYMBOL PER IBC SEC. 1102.6B, COVER TO STALL.
SEE SHT. A-11 FOR PARTITION TYPE	NEW PARTITION COVERED ON COLUMN.
NEW 1/2" RATED WALL ASSEMBLY	
NEW DOOR, SEE DOOR SCHEDULE	
NEW DOOR WITH SCHEDULE, SEE DOOR SCHEDULE	
FIRE EXTINGUISHER IN RECESSED CABINET, SEE DET.	
WALL MOUNTED FIRE EXTINGUISHER	

# 2ND-3RD FLOOR PLAN



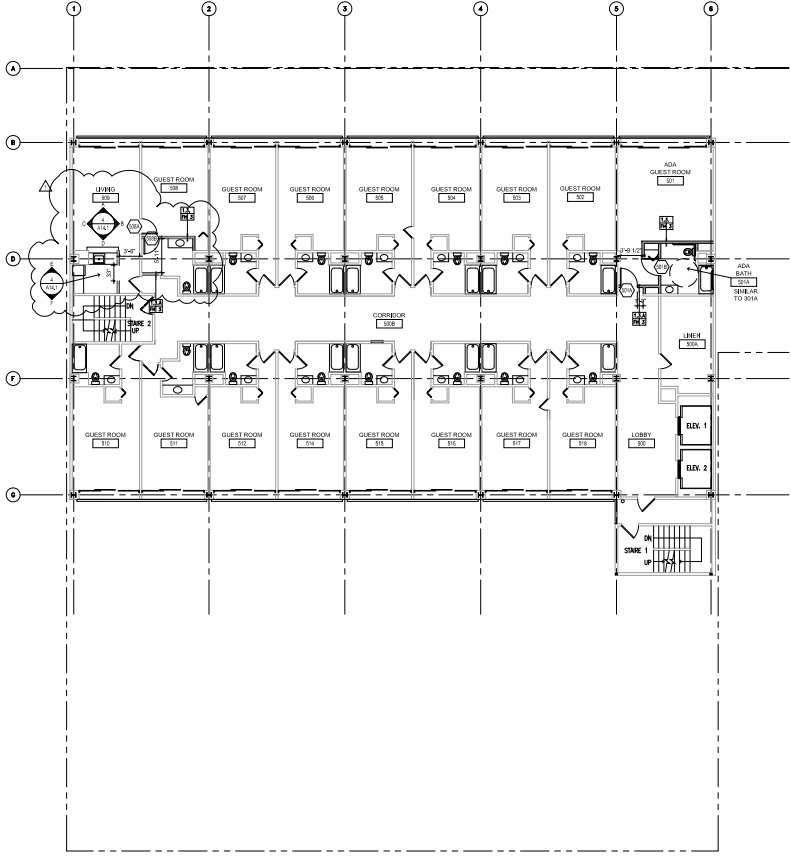
2 5TH FLOOR PLAN



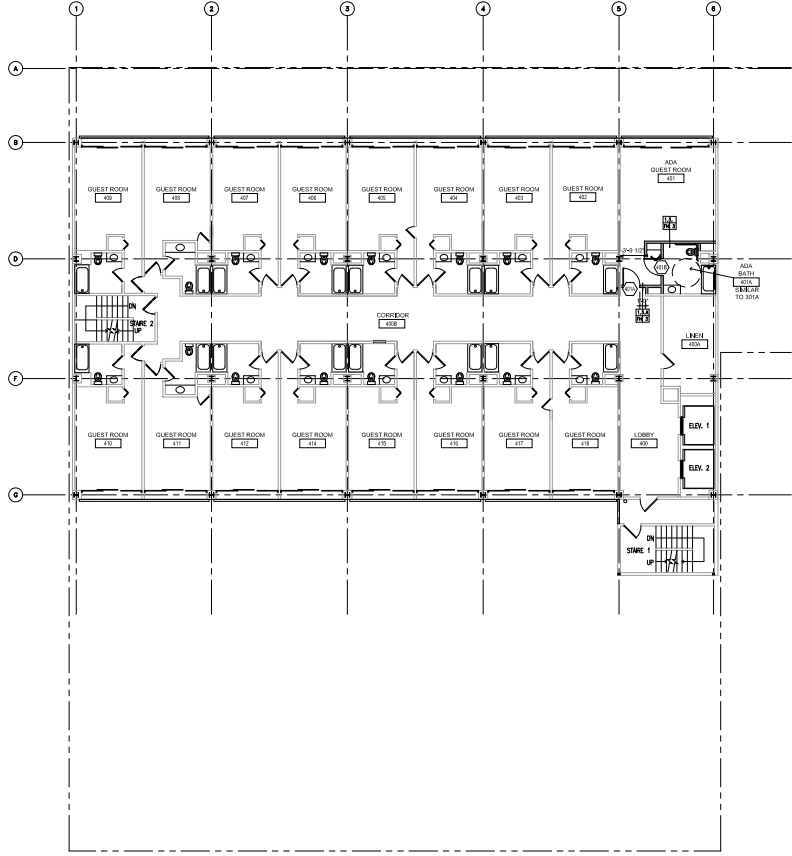
1 4TH FLOOR PLAN

FLOOR PLAN LEGEND	FLOOR PLAN KEY NOTES
EXISTING CONCRETE MASONRY BLOCK WALL	PROVIDE NEW CONCRETE WHEELSTOP.
EXISTING PARTITION	PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS MIN. COLOR WHITE.
EXISTING CONCRETE COLUMN	4" WIDE WHITE STRIPING AT 30' O.C.
EXISTING STEEL COLUMN	4" WIDE WHITE STRIPING.
NEW PARTITION WALL (SEE INTERIOR DETAILS)	ACCESSIBLE SYMBOL PER UBC SEC. 112.08.5, CENTER TO STALL.
NEW 1/2" RATED WALL ASSEMBLY	NEW PARTITION CENTERED ON COLUMN.
NEW DOOR, SEE DOOR SCHEDULE	
NEW DOOR WITH SILL, SEE DOOR SCHEDULE	
FIRE EXTINGUISHER IN RECESSED CABINET, SEE DET.	
WALL MODIFIED FIRE EXTINGUISHER	

# 4TH-5TH FLOOR PLAN



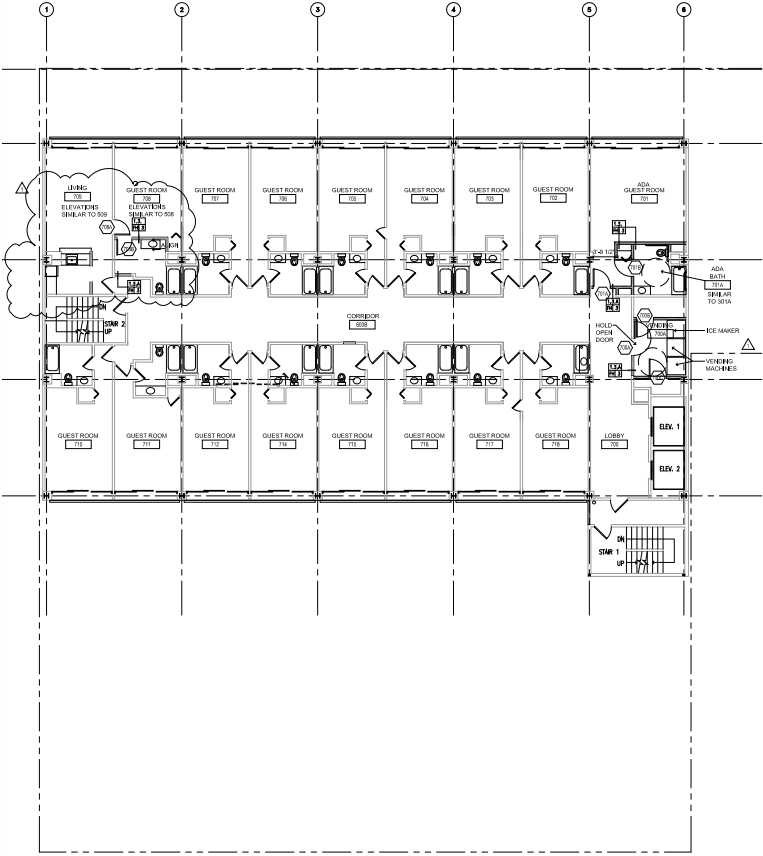
2 5TH FLOOR PLAN



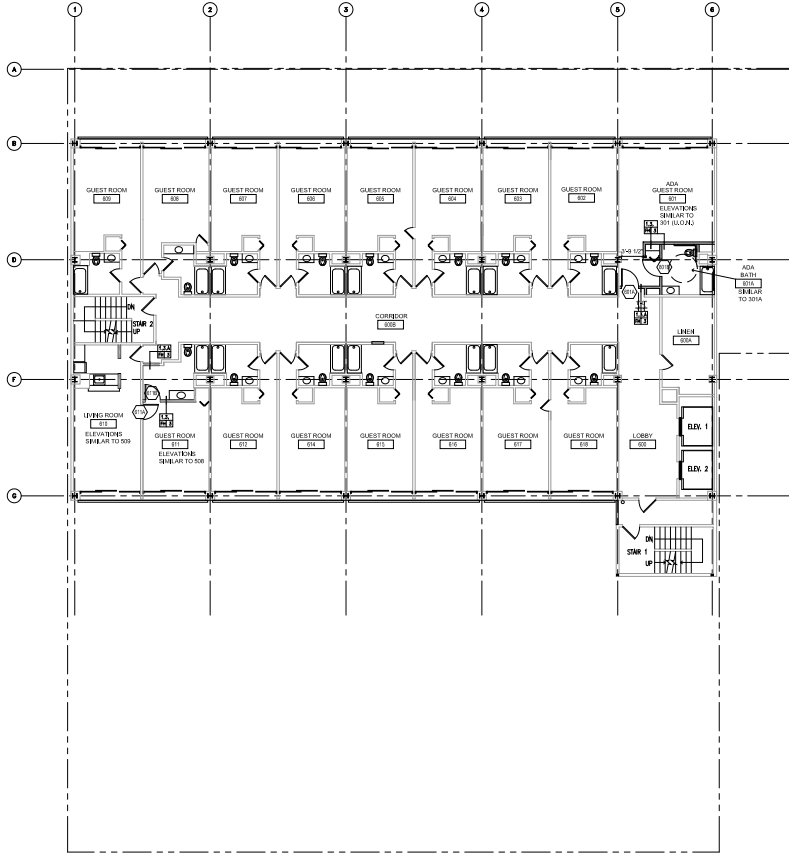
1 4TH FLOOR PLAN

FLOOR PLAN LEGEND	FLOOR PLAN KEY NOTES
	<input type="checkbox"/> PROVIDE NEW CONCRETE WHEELSTOP.
	<input type="checkbox"/> PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS MIN. COLOR WHITE.
	<input type="checkbox"/> 4" WIDE WHITE STRIPING AT 30' O.C.
	<input type="checkbox"/> 4" WIDE WHITE STRIPING.
	<input type="checkbox"/> ACCESSIBLE SYMBOL PER USC SEC. 119.2(a) CENTER TO STALL.
	<input type="checkbox"/> NEW PARTITION CENTERED ON COLUMN.

# 6TH-7TH FLOOR PLAN



2 7TH FLOOR PLAN



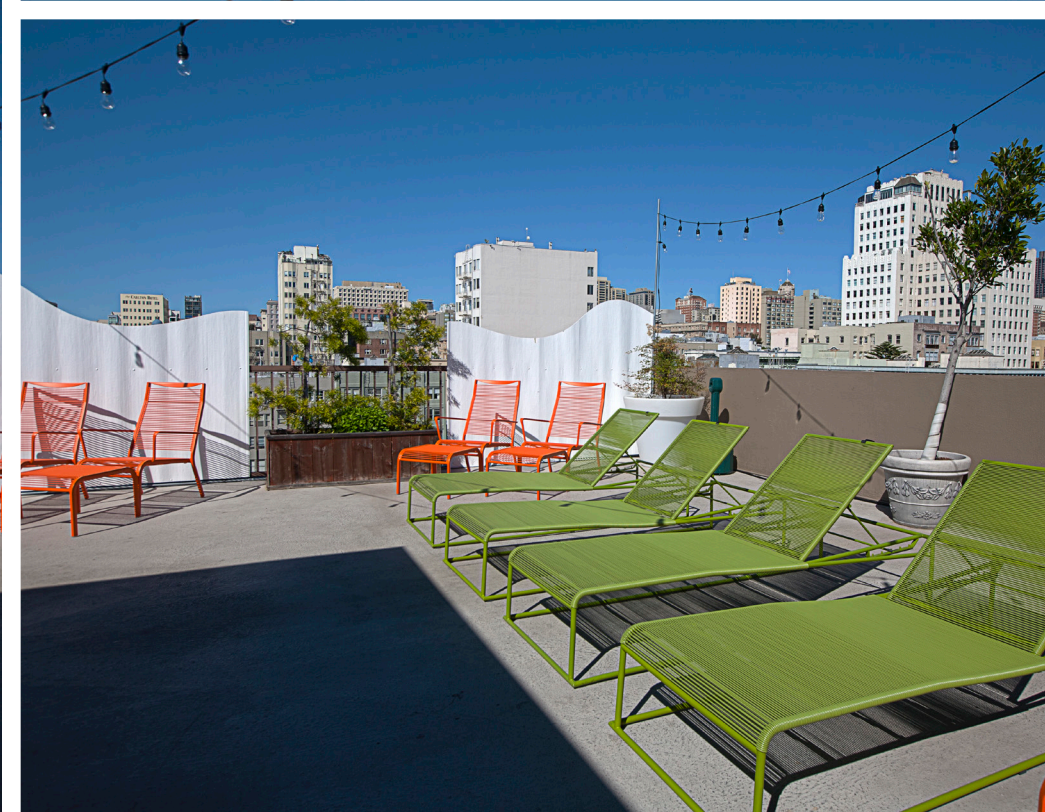
1 6TH FLOOR PLAN

FLOOR PLAN LEGEND	FLOOR PLAN KEY NOTES
EXISTING CONCRETE MASONRY BLOCK WALL	PROVIDE NEW CONCRETE WHEELSTOP.
EXISTING PARTITION	PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS MIN. COLOR WHITE.
EXISTING CONCRETE COLUMN	4" WIDE WHITE STRIPES AT 30" O.C.
EXISTING STEEL COLUMN	4" WIDE WHITE STRIPES.
NEW PARTITION WALL (SEE INFERRIOR DETAILS)	ACCESSIBLE SYMBOL PER USC SEC. 106.5 CENTER TO STALL.
NEW 48" RATED WALL ASSEMBLY	NEW PARTITION CENTERED ON COLUMN.
NEW DOOR. SEE DOOR SCHEDULE	
NEW DOOR WITH HOLDUP. SEE DOOR SCHEDULE	
FIRE EXTINGUISHER IN RECESSED CABINET. SEE DET.	
WALL MOUNTED FIRE EXTINGUISHER	











# COMPASS COMMERCIAL

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.

**CONTACT US WITH ANY QUESTIONS ABOUT THIS INVESTMENT OPPORTUNITY.**



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