

BERNAL HEIGHTS
2 COMMERCIAL CONDOS

10 29TH STREET
SAN FRANCISCO



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BRE #01878802

DOMINIC MORBIDELLI

office 415.404.7314
dom@mavenproperties.com
BRE #02024348

HALEY KLEIN

office 415.404.7330
haley@mavenproperties.com
BRE #01907308

SANTINO DEROSE

office 415.404.7337
sd@mavenproperties.com
BRE #01338326



PROPERTY OVERVIEW

10 29TH Street, San Francisco consists of two (2) commercial condominiums located on the corner of 29th & Mission Streets in the desirable Bernal Heights neighborhood of San Francisco. Both condominiums (upper and lower) are currently occupied by a single long-standing San Francisco restaurant group doing business as 'Good Frikin Chicken.' The current lease term expires in less than one year (August 31, 2020), and the tenant has a five-year renewal option at a fair market rental rate, which may provide an investor the ability to achieve an attractive return in less than one year. In addition, the property offers an opportunity to an owner-user seeking a restaurant infrastructure. The existing tenant has indicated that they would be willing to sell their business and/or assets to a potential buyer (via a separate transaction). Accordingly, this well-located asset offers an opportunity to both investors and owner-users alike.



GENERAL INFORMATION

Address	10-20 29th Street
Neighborhood	Bernal Heights
Property Subtype	Commercial Condos (2)
Total Parking Spaces	None
APN	6596-022/023

FINANCIAL SUMMARY

Price	\$1,750,000
Ground Floor SF*	1,657
Lower Level SF*	2,084
Price/Square Foot	\$468
Pro-Forma Cap	5.05%

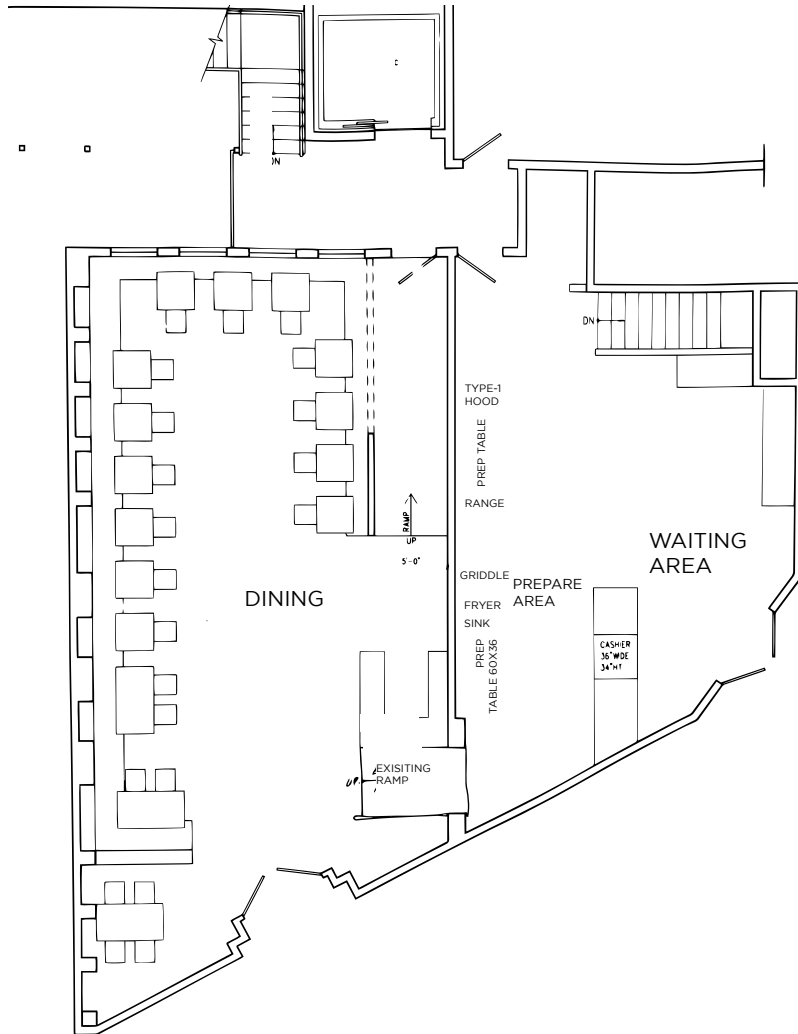
**per public record*

FINANCIAL SUMMARY

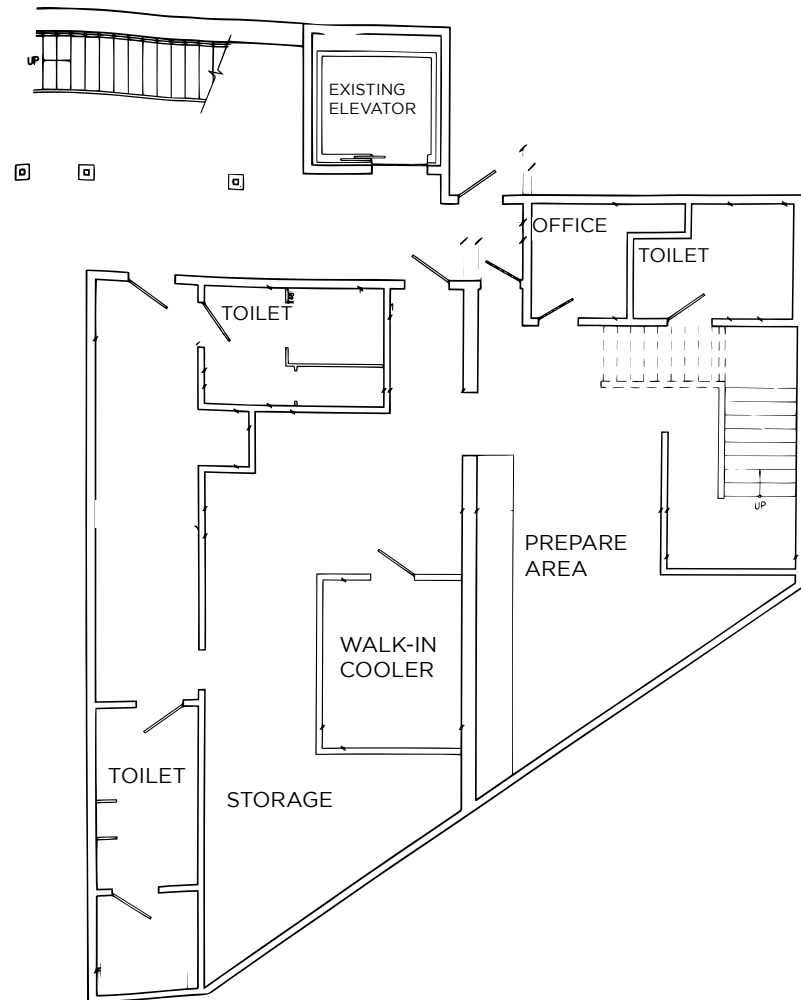
Price	Current Monthly	Current Annual	Annual Pro-Forma (Sept. 2020)
Base Rental Income	\$7,000	\$84,000	\$101,004
NNN Reimbursement	\$2,000	\$24,000	\$30,000
HOA Expenses	-\$1,855	-\$22,263	-\$22,263
Estimated New Taxes (1.1630%)	-\$1,696	-\$24,353	-\$20,353
Totals	\$5,448.67	\$65,384	\$88,388.02

Tenant's rent share goes to Market on 8/31/20 with 3% annual increases

GROUND LEVEL



LOWER LEVEL





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BRE #01907308

SANTINO DEROSE
office 415.404.7337
sd@mavenproperties.com
BRE #01338326

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