



456 Union Street, San Francisco  
\$2,875,000 | 5 Apartments

**PACIFIC  
UNION**  
COMMERCIAL

## 456 Union Street, San Francisco

Offered at \$2,875,000



### Property Description

- Five Units in Ideal Location
- Spacious Units with Tons of Light
- Great Unit Mix
- Well Maintained, Inside & Out
- Three Car Garage Parking
- ADU Potential

The subject property consists of five units located in Telegraph Hill on Union St. and Grant Ave. The property is broken into two structures on two separate parcels, with a three unit building facing Union St. and a duplex that sits in back and fronts Nobles Alley. Both structures can be accessed via Union St. or Nobles Alley. The unit mix is two 1Br/1Ba units, two five room 3Br/1Ba units and one four room 2Br/1Ba unit.

The property has been well maintained through the years. Units have gas wall furnaces, individual water heaters and separately metered gas and electric; owner pays trash and water. Units receive good sunlight and have great open layouts. Several units have amazing City views. Rents are well below market and offer an opportunity to realize tremendous upside in future rents. There may be potential for an additional dwelling unit (buyer to verify).

The property is well located in one of the most exciting neighborhoods in the City. Located on a very quiet block, yet steps away from all that North Beach has to offer, this property gives tenants everything they could ask for. This is a rare opportunity to own a well-kept property in a great location in North Beach and still offer a buyer tremendous future upside.

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The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Pacific Union Commercial Brokerage has not verified or investigated the accuracy of this information. Prospective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.





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## Property Characteristics

Number of Units:	5
Price/Unit:	\$575,000
Square Feet	3,541
Cost/Sq. Foot:	\$812
CAP- Current	2.5%
CAP- Pro Forma	7.0%
GRM- Current	23.0
GRM- Pro Forma	11.2
Year Built:	1911/1907
Parking:	2



Expenses		Current	Pro Forma
New Property Taxes	1.2%	\$34,500	\$34,500
Insurance		\$2,471	\$2,471
Water		\$4,540	\$4,540
Garbage		\$2,516	\$2,516
PGE		\$129	\$129
Maintenance		\$5,000	\$5,000
Total Expenses:		\$49,156	\$49,156
% of EGI		39%	19%

Annualized Operating Data		Current	Pro Forma
Scheduled Gross Income:		\$125,136.00	\$256,800.00
Less Vacancy Rate:	3.0%	\$3,754.08	\$7,704.00
Gross Operating Income:		\$121,381.92	\$249,096.00
Less Expenses:		\$49,156.00	\$49,156.00
Net Operating Income:		\$72,225.92	\$199,940.00

Unit	Type	Sq/Ft	Rent	Market Rent	
454	3Br/1Ba	949	\$1,392	\$5,500	
456	3Br/1Ba	949	\$1,778	\$5,500	
458	2Br/1Ba	865	\$2,403	\$5,200	
454A	1Br/1Ba	449	\$2,350	\$2,350	
456A	1Br/1Ba	449	\$2,350	\$2,350	
Garage			\$155	\$500	
			Monthly	\$10,428	\$21,400
			Annual	\$125,136	\$256,800
			Upside	105%	

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The Offering Memorandum was prepared by Pacific Union Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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