

AVAILABLE |  
RICHMOND DISTRICT

# 3200 Geary Boulevard

San Francisco



## Key Richmond District Corner

## ±4,600 SF (2 story building)

Great Richmond District Corner with high signing exposure.  
Full basement for storage.

*Please Call For Price*

**±2,200 sf** Street Level & **±1,000 sf** Basement Level- Leased to Clickaway Mobile  
**±1,400 sf** 2nd Floor Level - Leased to Nibi Construction

**CONTACT** David Blatteis 415-321-7488 | db@brsf.co | BRE#: 00418305

This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.



# Ground Floor



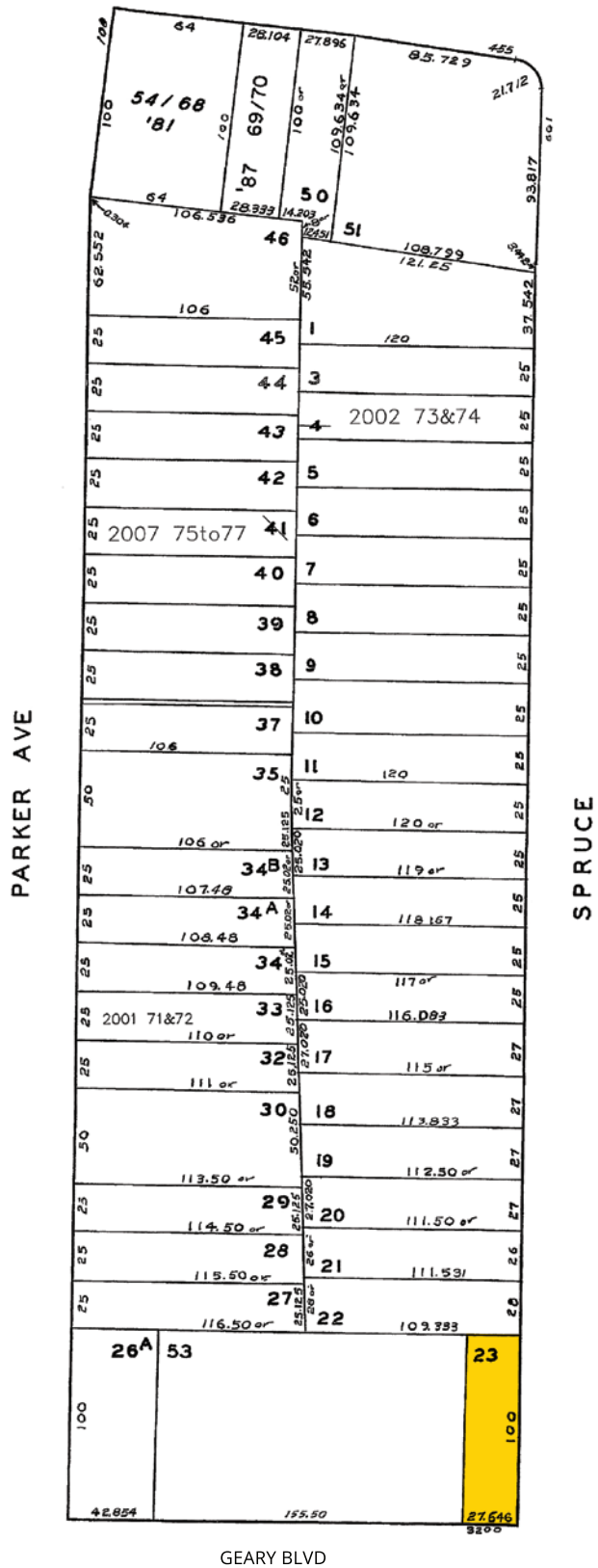
# Second Floor



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GEARY BLVD

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**3200 GEARY BOULEVARD**

Statement 11/14/2016

LOT: 27.6 feet by 100 feet (2760 square feet according to realquest)

**IMPROVEMENTS:**

|               |                          |                           |
|---------------|--------------------------|---------------------------|
| ground floor: | 2200 square feet*        | * to be verified by Buyer |
| basement:     | 1000 square feet*        | * to be verified by Buyer |
| second floor  | <u>1400 square feet*</u> | * to be verified by Buyer |
| Total         | 4600 square feet*        | * to be verified by Buyer |

**INCOME:**

|                               |   |                             |  |
|-------------------------------|---|-----------------------------|--|
| ground floor<br>and basement  | Clickaway Mobile                              | \$7000/month                | Annual 3% increases<br>Lease ends 5/31/2022<br>5 year option with 3% increases |
| second floor                  | leased to Nibbi Bros**<br>(699 Spruce Street) | <u>\$2575 per month, IG</u> | **lease ends 5/31/2018<br>rent increased to \$2652 on 12/1/2017                |
| Total projected gross income: |   | \$9,575.00 per month        | \$114,900.00 per year  |

**EXPENSES:**

Based on \$3,000,000 sale

|                              |                    |
|------------------------------|--------------------|
| Property Taxes:              | \$36,000.00        |
| Property Insurance:          | <u>\$6,050.00</u>  |
|                              | \$42,050.00        |
| <u>Tenant Reimbursement:</u> |                    |
| 50% property taxes           | \$18,000.00        |
| 50% insurance                | <u>\$ 3,025.00</u> |
|                              | \$21,025.00        |

Net Expenses: \$21,025.00

**NET PROJECTED INCOME:** \$93,875.00

**CAPITALIZATION RATE PROJECTED:**

|       |                       |
|-------|-----------------------|
| 3.1%  | <b>\$3,000,000.00</b> |
| 3.00% | \$3,129,167           |

Errors & Omissions: While we believe this information has been obtained from reliable sources, we can not guaranty its accuracy.