

OFFERING MEMORANDUM



OFFICE/ RESIDENTIAL *PARK EXCHANGE TELEPHONE* BUILDING

871 PAGE STREET, SAN FRANCISCO, CA 94117

 Kidder
Mathews

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*Exclusively
Listed by*

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RARE MIXED USE OR RESIDENTIAL OPPORTUNITY

Kidder Mathews is pleased to present 871 Page Street, a two-building investment opportunity on one parcel.

The first building, known as the Park Exchange, was built in 1899 for the Pacific Telephone Company. Spanish Colonial Revival in style, it is currently a mixed use building with legal nonconforming offices, 3 residential units, and an improved basement. The second building has two units (one non-conforming and one conforming).

Centrally located in the Lower Haight it offers a rare combination of both office and residential units. One residential unit is delivered vacant and could be immediately occupied by a new owner. Future reconfigurations may deliver a larger family residence .

The main building provides revenue from leased office space on the first floor, and one occupied residential unit on the second floor and partially leased basement area. The second building provides revenue from one leased unit. A second non-conforming unit is vacant.

871 Page offers a rare opportunity to acquire a mixed use aesthetically pleasing building with solid revenue streams that could be converted to full residential if desired by new ownership.

Property Information

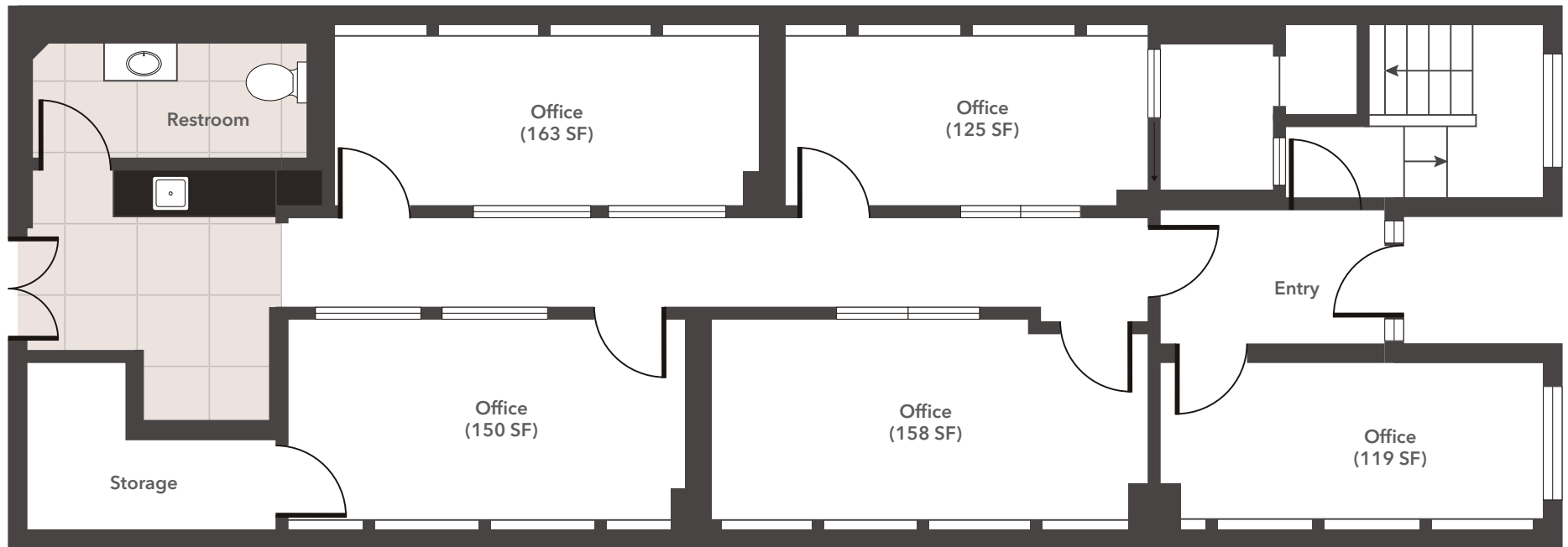
ADDRESS	871 Page Street San Francisco, CA 94117
APN	0846-029
PARCEL AREA	±3,438 SF
BUILDING AREA	±7,000 SF
ZONING DISTRICT	RH-3
HEIGHT & BULK DISTRICT	40-X
STORIES	2
YEAR BUILT	1899
OCCUPANCY	Office + 3 Apartments
NEIGHBORHOOD	Lower Haight District

INCOME

Unit	Actual Monthly Rent	Proforma Monthly Rent	Occupancy
BASEMENT	\$274	\$1,000	MTM
GROUND FLOOR OFFICE	\$3,171	\$3,758	LED 10/31/2028 No renewals. 3% annual escalations.
APT 1 LOFT/RESIDENTIAL	\$4,761	\$5,000	Leased MTM
APT 2 (2BD/1BA)	\$2,747	\$3,500	Leased MTM
APT 3 (1BD/1BA)	\$0	\$2,750	Vacant/Proforma Rent non-conforming unit
MONTHLY RENTAL PROFORMA		\$16,008	
TOTAL ANNUAL PROFORM INCOME		\$192,096	



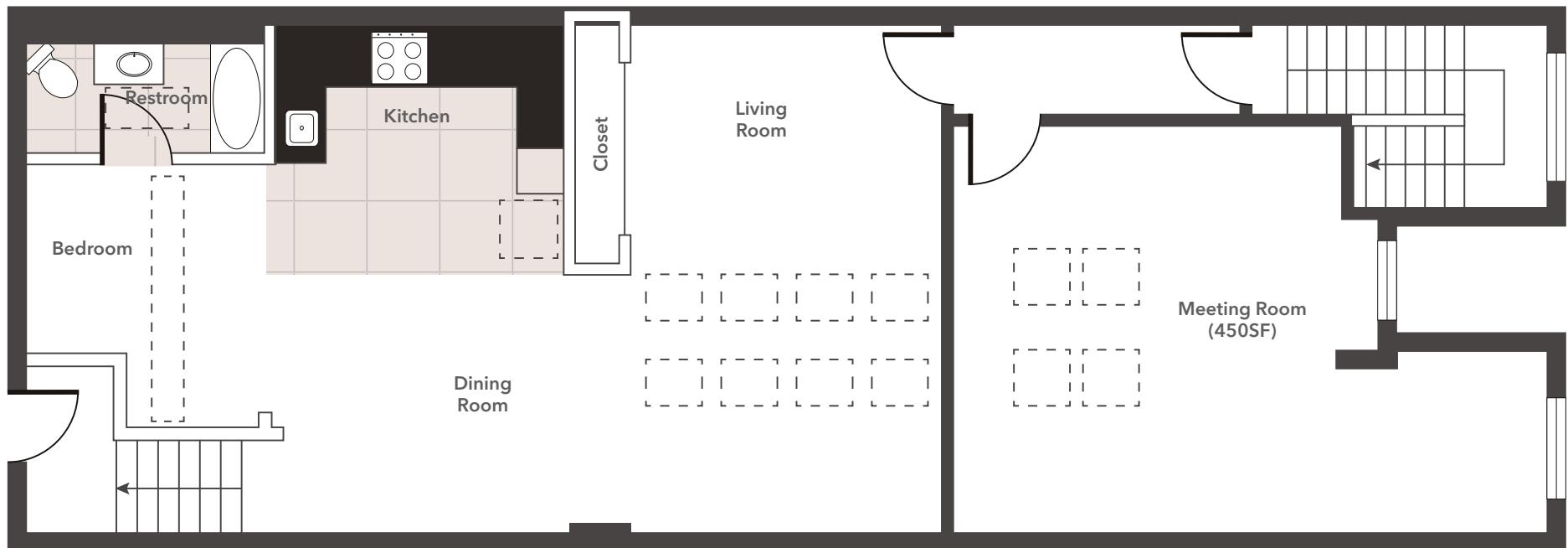
OFFICE | FIRST FLOOR



FLOOR PLAN NOT TO SCALE

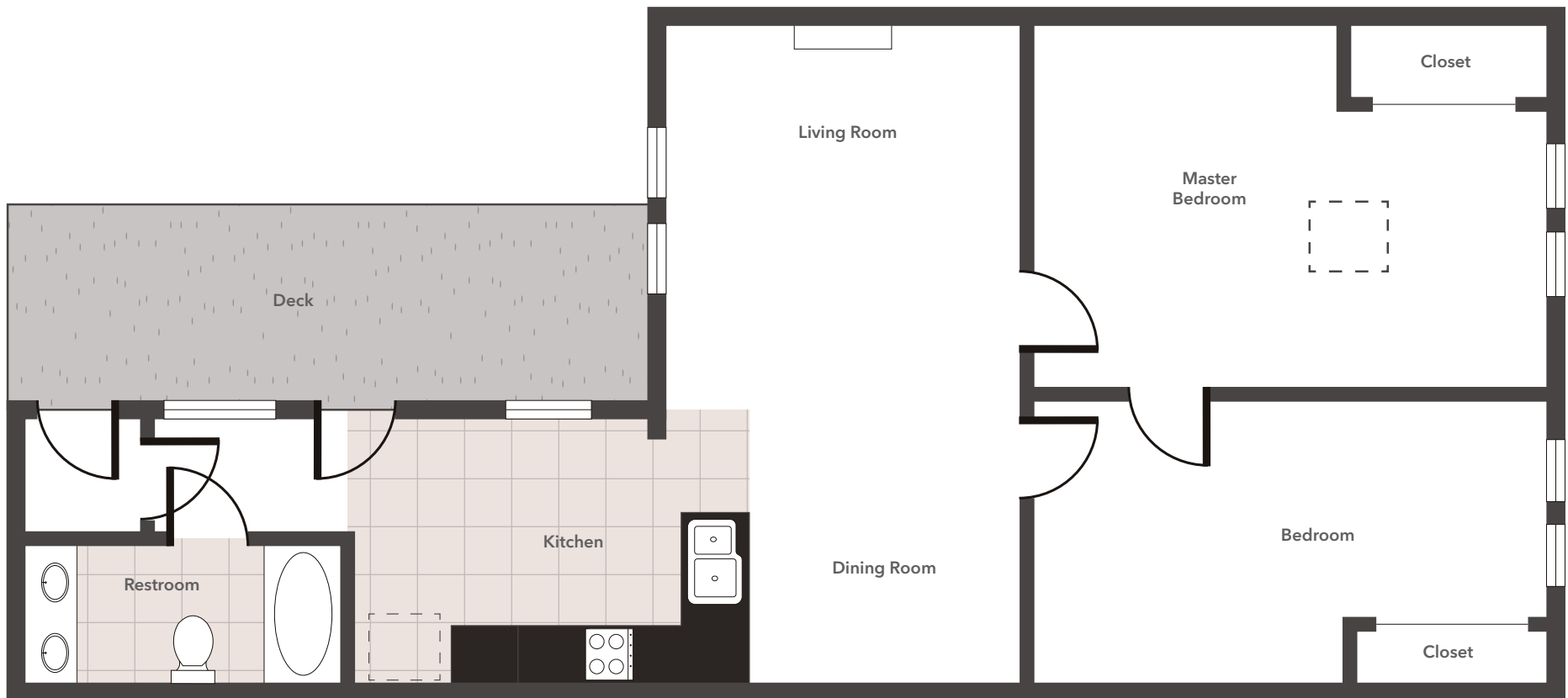
SECOND FLOOR

OFFICE/LOFT (APT 1)



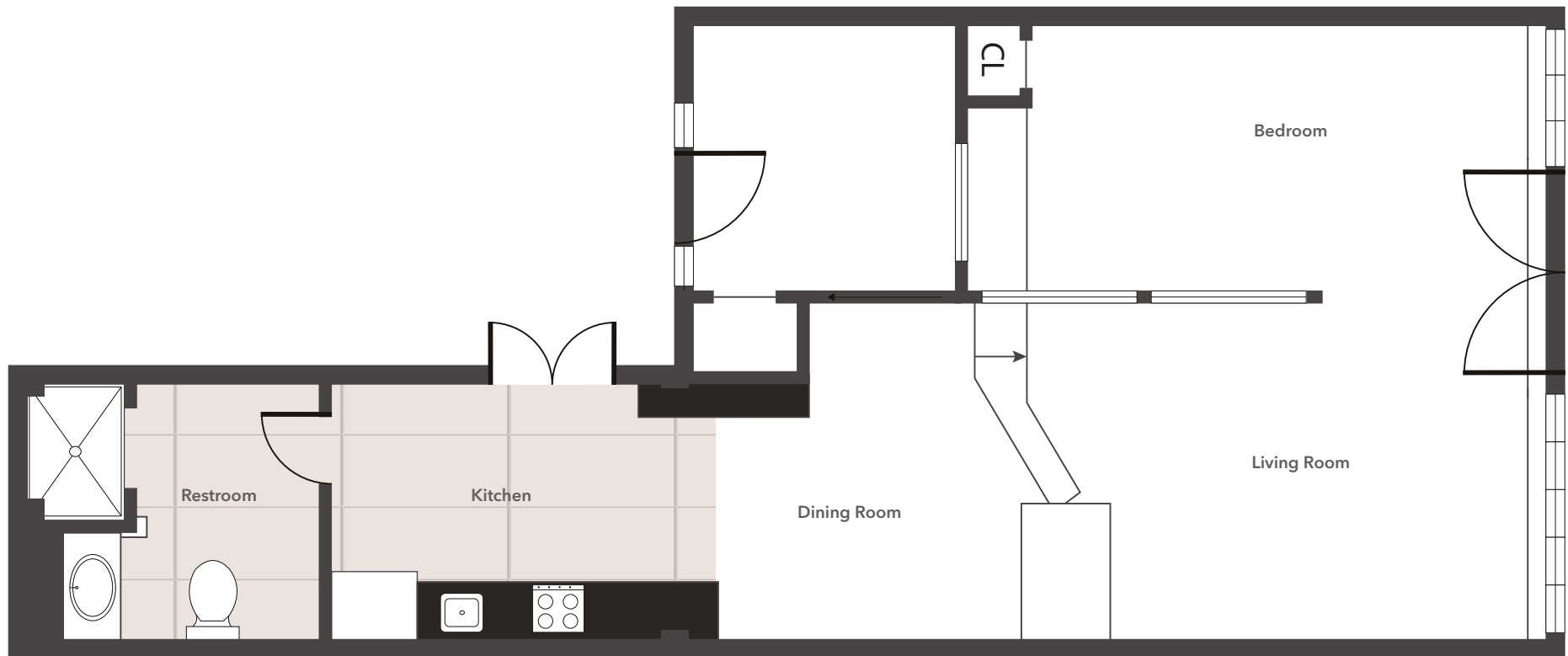
FLOOR PLAN NOT TO SCALE

APARTMENT 2 FLOOR PLAN



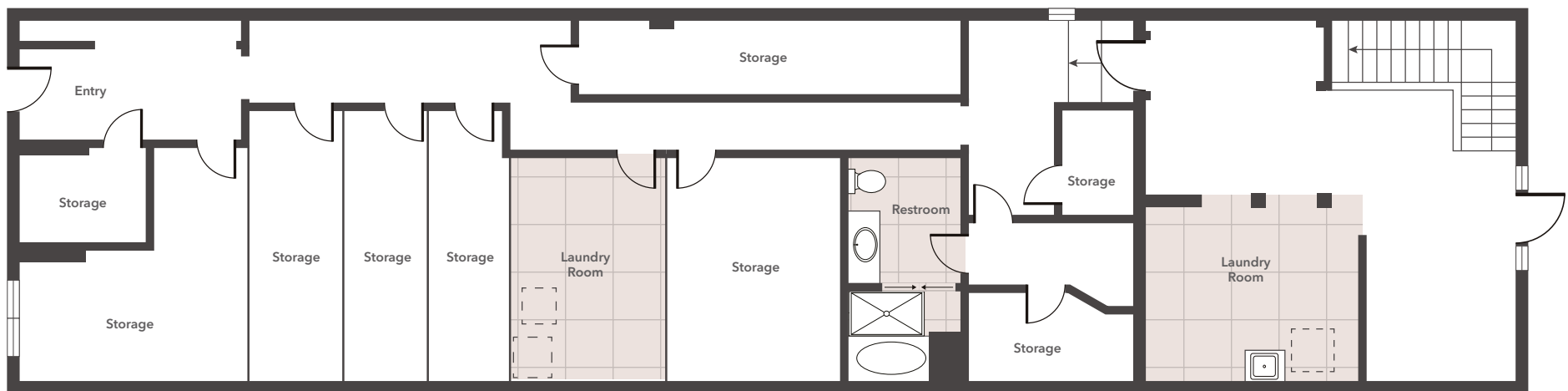
FLOOR PLAN NOT TO SCALE

APARTMENT 3 FLOOR PLAN

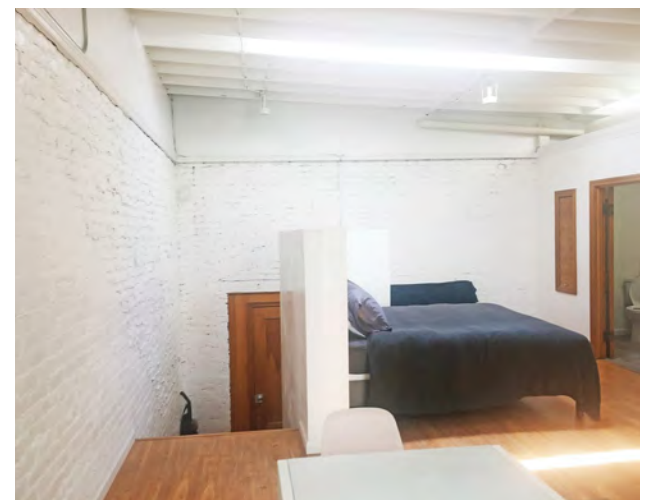


FLOOR PLAN NOT TO SCALE

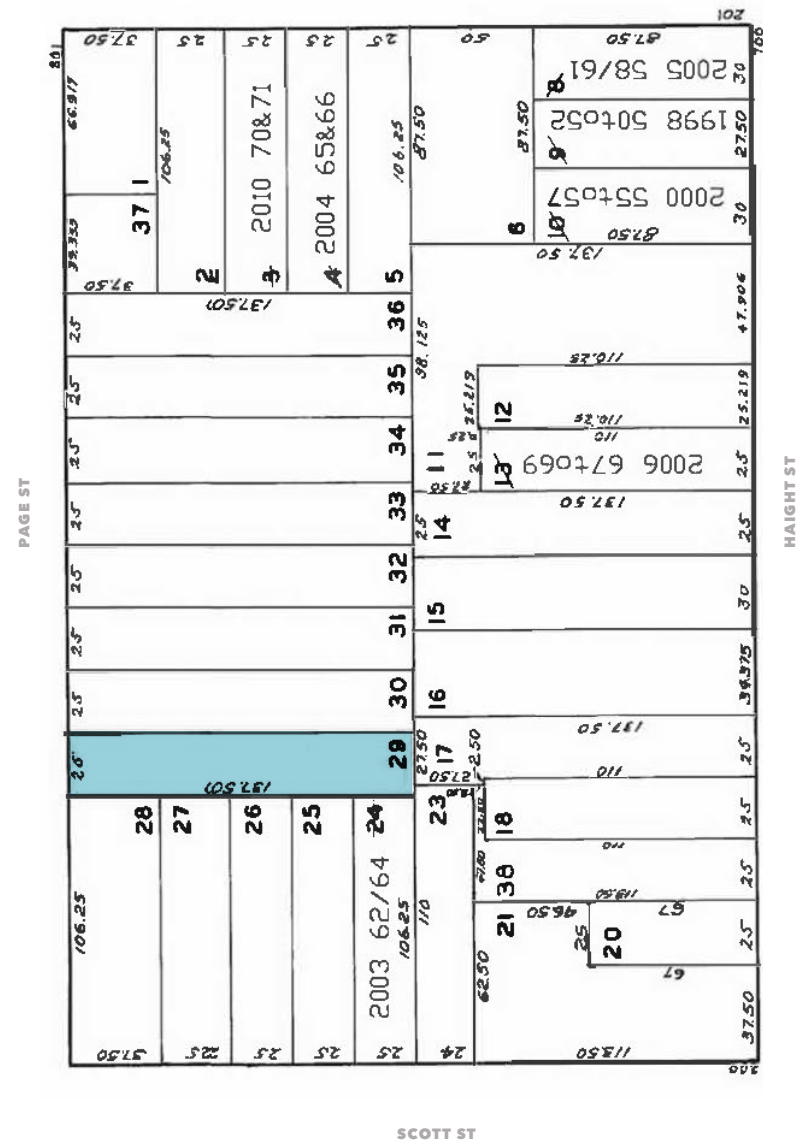
STORAGE | BASEMENT FLOOR PLAN



FLOOR PLAN NOT TO SCALE



An aerial photograph of a residential neighborhood in San Francisco. A specific property, located at the intersection of Scott St and Page St, is highlighted with a red rectangular outline. The property is a multi-story building with a flat roof and a small courtyard area. The surrounding area includes other residential buildings, trees, and streets labeled 'SCOTT ST' and 'PAGE ST'.

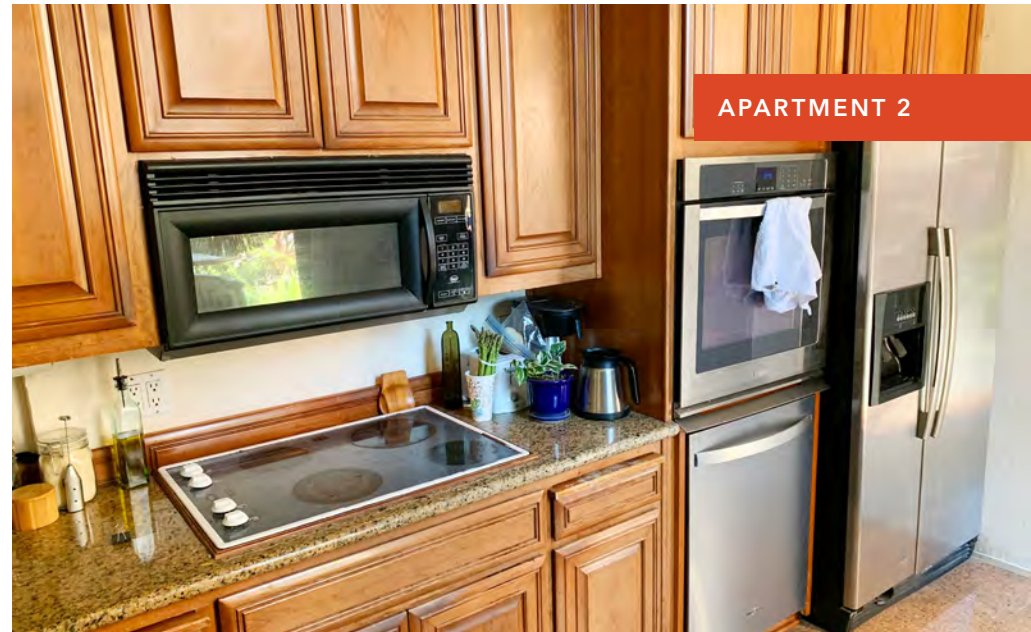


PROPERTY DESCRIPTION

APARTMENT 1 / LOFT



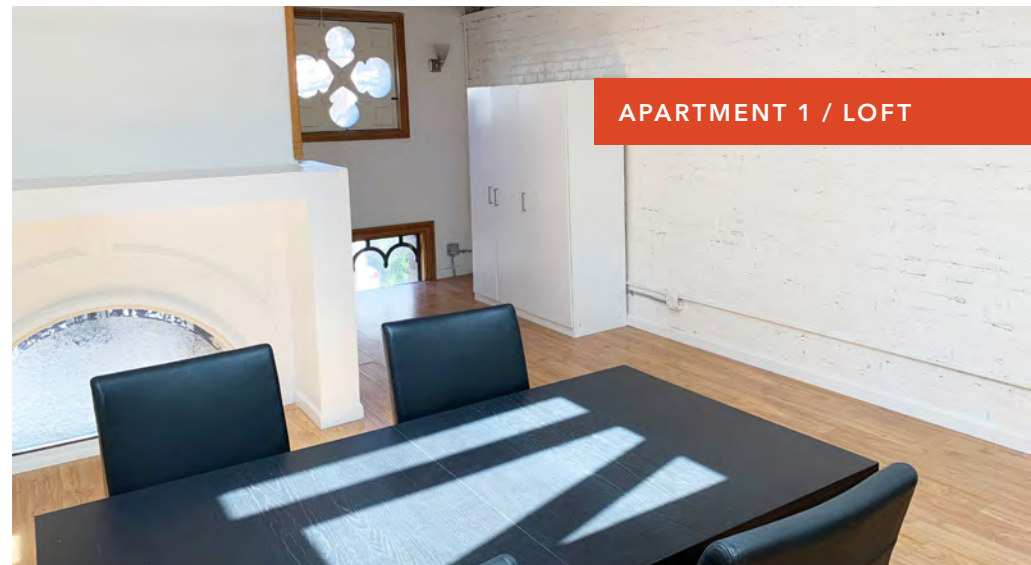
APARTMENT 2



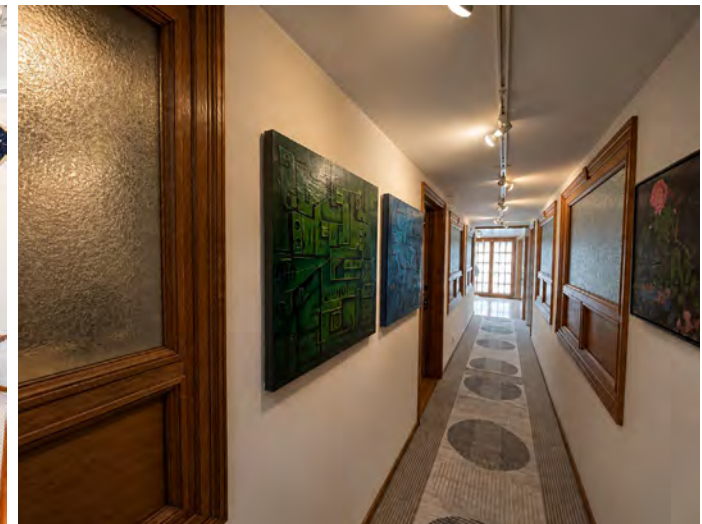
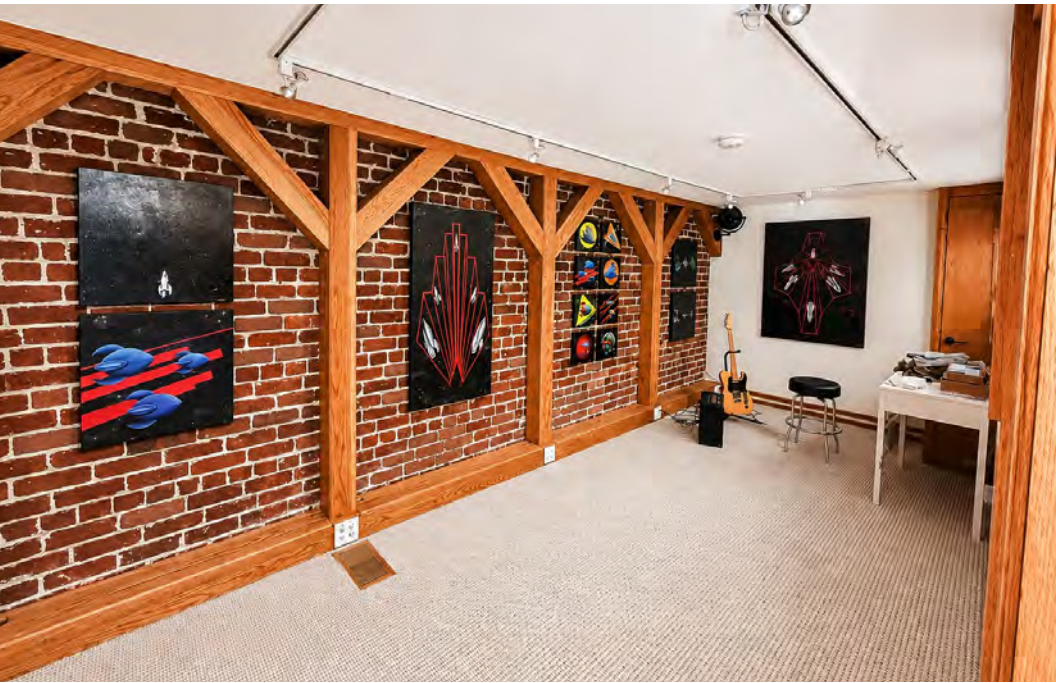
FIRST FLOOR OFFICE



APARTMENT 1 / LOFT



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

APARTMENT 2



APARTMENT 3 VACANT



STORAGE UNITS FOR RENT IN BASEMENT



THE *LOWER* HAIGHT DISTRICT

The Lower Haight district commands some of San Francisco's strongest occupancy and rental rates and is considered one of the best places to live in California.

Residents enjoy trendy boutiques, exceptional restaurants, great weather, and dog friendly parks. It has a "laid back" vibe with a true community spirit and many public transportation options.

Occupancy is historically strong in this area because of the abundant amenities. Future rent growth is expected to continue as high construction costs limit the ability for new homes to enter the market.

871 Page Street will continue to be a solid financial performer given the popularity of its location.

98

WALKERS PARADISE
(WALKING SCORE)

88

EXCELLENT TRANSIT
(TRANSIT SCORE)

89

VERY BIKEABLE
(BIKE SCORE)



THE NEIGHBORHOOD



TRANSIT MAP



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