2178-2182 BUSH STREET, SAN FRANCISCO, CA 94115

Mixed-Use Commercial & Residential Investment Underwriting Pro Forma | Lower Pacific Heights

PROPERTY PROFILE & TRANSACTION ASSUMPTIONS

Property Type	Mixed-Use (1 Comm / 2 Res)	**Gross Building Area (SF)**	4,200 SF	**List Price**	$2,889,000	**Lot Size**	2 092
Location / Submarket	Lower Pacific Heights	**Total Units**	3	**Price / Sq Ft**	$687.86	**Price per Unit**	$963,000

PURCHASE PRICE	GROSS SCHEDULED RENT	NET OPERATING INCOME	
$2,889,000	**$212,784**	**$168,777**	
$687.86 / SF • $963,000 / Unit	$17,732 / Month • 3 Units	Operating Margin: 79.32%	

Unit Identifier	Tenant / Current Use	Unit Type / Layout	Lease Status / Term	Monthly Rent	Annual Rent	Underwriting Notes
2178 Bush St	Russian Hill Dog Grooming	Commercial Retail Flat	5-Year Lease	$5,000	$60,000	Anchor commercial tenant; stable in-place long-term lease
2180 Bush St	Residential Flat (Middle)	3 BD / 1.5 BA	Vacant / Staged	$7,500	$90,000	Estimated market rent; staged flat with period details
2182 Bush St	Residential Flat (Top)	3 BD / 1 BA	Tenant Occupied (MTM)	$5,232	$62,784	Month-to-month tenancy; long-term upside potential
Total Gross Scheduled Rent (GSR)		**3 Units**	**100.0% Occupancy**	**$17,732**	**$212,784**	**Base scheduled gross rental revenue**

Operating Expense Line Item	Expense Category	Underwriting Basis / Detail	Payment Frequency	Monthly Cost	Annual Cost	Expense Notes
Property Taxes (New Assessment)	Taxes & Assessments	1.183% ad valorem rate + $1,872 d	Semi-Annual	$2,938.75	$35,265	San Francisco County base tax + parcel assessments
Property Insurance (Hazard & Liability	Insurance	Comprehensive mixed-use policy	Annual / Escrow	$349.58	$4,195	Fire, hazard, and general commercial liability coverage
Utilities (Water & Exterior Lighting)	Common Utilities	SFPUC water/sewer & common ele	Monthly	$228.92	$2,747	House meter electric & municipal water services
Grounds Maintenance & Rodent Contr	Repairs & Maintenance	Contractual exterior service	Monthly Contract	$150.00	$1,800	Preventative pest control & building exterior upkeep
Total Operating Expenses		**4 Categories**	**Annualized**	**$3,667.25**	**$44,007**	**Total itemized annual property operating expenses**

Cash Flow Waterfall Component	Line Item Detail	Underwriting Basis	Calculation Method	Monthly Cash Flow	Annual Cash Flow	Waterfall Notes
Gross Scheduled Rent (GSR)	Gross potential rental income	100% Scheduled Occupancy	Sum of Scheduled Rent	$17,732	$212,784	Baseline gross scheduled potential revenue
Less: Vacancy & Credit Loss	Economic vacancy reserve	0.0% Underwritten	0.0% of GSR	$0	$0	Underwritten at 100% occupancy per pro forma data
Effective Gross Income (EGI)	**Total collections available for opera**	**GSR less Vacancy**	**GSR - Vacancy**	**$17,732**	**$212,784**	**Total effective revenue realized**
Less: Total Operating Expenses	Property taxes, insurance, utilities, m	Itemized Schedule	Sum of Operating Expenses	-$3,667	-$44,007	Total property operating deductions
Net Operating Income (NOI)	**Operating income before debt se**	**Core Underwriting Metric**	**EGI - OpEx**	**$14,065**	**$168,777**	**Core unlevered annual cash flow ($168,777/yr)**
Operating Expense Ratio (OER)	Operating efficiency metric	OpEx / EGI	OpEx / EGI	-	20.68%	20.68% expense ratio demonstrates high efficiency