



FREQUENTLY ASKED QUESTIONS

How much is the property?	\$1,298,000
How many units?	5 units total (3 residential, 2 commercial)
What is the rental history of the building?	The owners used the 4192 commercial unit (right side) for their business since the property was built. From time-to-time they either used the left side (4194) for themselves or leased it to small business owners as office space. The upstairs units have always been rented as residential. There have been no Ellis Act or no fault evictions in the past 10 years.
How large are the units?	3,370 sqft total Residential is 1,600 sqft (47%) Commercial - 1,770 sqft (53%) Both measurements are per floor plan
Would this building qualify for SBA 7(a) loan for financing?	An SBA 7(a) loan may be a viable option provided you meet SBA loan requirements and your business intends to occupy the property. Please check with your lender for your specific situation.
What business can I operate in the commercial space?	Zoning is NCD Excelsior Outer Mission which encourages retail, offices and restaurants, bars, as well as arts & entertainment, personal and financial services, design and trade offices among others (see planning code here https://bit.ly/3Q2EtXy for complete list and please check with your architect or SF Planning for any questions).
Is there an HOA?	No. There is no HOA.
Can I condo convert the units?	Not likely. There is a conversion moratorium on 2-6 unit buildings currently in place that is scheduled to be lifted this year (2024). Once the moratorium is lifted, all three units will have to be owner occupied for the previous three years. See Andy Sirkin's Condo Conversion update here: http://bit.ly/3Sf2Jap
Are the units under rent control and eviction protections?	Yes and No. The residential units are offered both rent controls and eviction protections under SF and CA law. Commercial units have neither rent control nor eviction protections.
What financing options do I have for a mixed use building?	Financing would require a commercial or hard money loan. Since this is a mixed-use building, traditional residential financing is not available. SBA financing may be available with preferential rates, down payment amounts for qualified business owners.
Do you recommend any commercial lenders?	Yes. Nikko Tsiplakos with Slatt Capital specializes in loans for mixed use buildings. He can be reached at 650.443.9041 or Niko.Tsiplakos@Slatt.com
What improvements has the seller done?	To prepare for sale, the sellers completed the following improvements: Building: Full exterior paint Commercial: Minor repairs Unit 1: Refinished floors, painted interior, refinished countertop, backsplash, tub and shower surround, new lighting fixtures, minor repairs Units 2 & 3: Minor repairs
Why is the seller selling?	Owners have retired and no longer need the commercial space for their business.



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