

# 1073 BUSH STREET

1073 BUSH STREET SAN FRANCISCO, CALIFORNIA



## OFFERING SUMMARY

Sale Price:	\$2,989,000
Number of Units:	11
Lot Size:	0.12 Acres
Building Size:	6,542 SF
NOI:	\$41,608.52
Cap Rate:	1.39%

## PROPERTY DESCRIPTION

In a prime Nob Hill location, the 1073 Bush Street Apartments is a cottage-style garden apartment on Bush & Leavenworth Street and is a well-maintained, professionally managed private oasis strategically located near-limitless amenities and a few blocks away from Union Square and the Financial District.

Tucked away behind the front gate, each apartment feels like a cottage with a private entrance overlooking the tranquil courtyard with avocado trees. The living room, bedroom, and kitchen all have large windows and plenty of natural daylight.

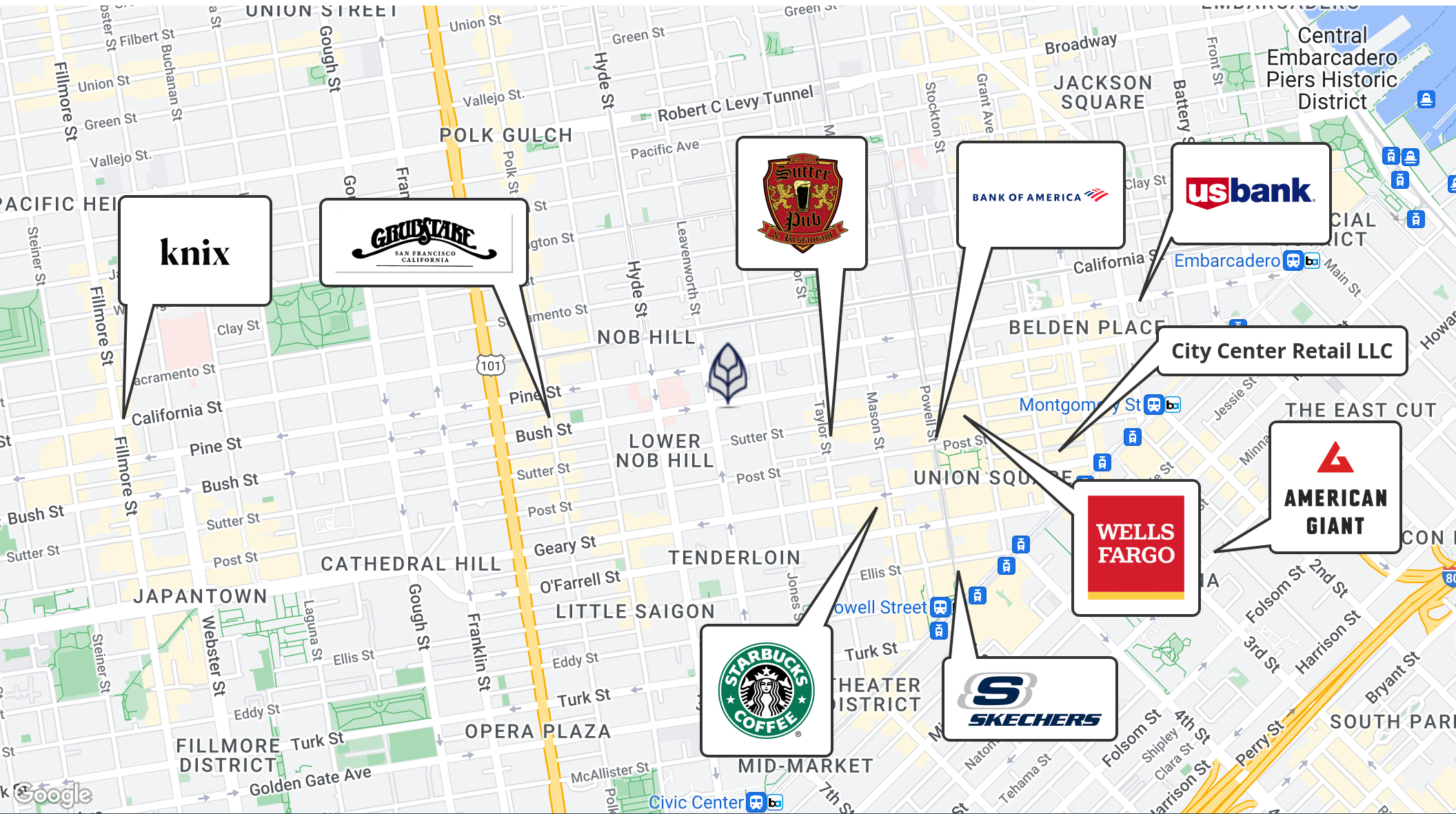
The location is only two blocks from Trader Joe's, Milkbean, 620 Jones, Sanraku, and many more trendy eateries and cafes. The area is popular with locals and tourists alike, surrounded by hotels, a fitness center, an international school, etc. We also have a Walk Score of 99 and a Transit Score of 94.

## PROPERTY HIGHLIGHTS

- 6,542 SF rentable
- 5,088 lot size
- 11-unit building (2 Vacant Units)
- Cottage-style, gated property with a well-maintained courtyard that consists of two large avocado trees
- It has plenty of natural daylight and is minutes away from the Union Square, FIDI, and Chinatown
- It has a potential add-on value above the carriage units

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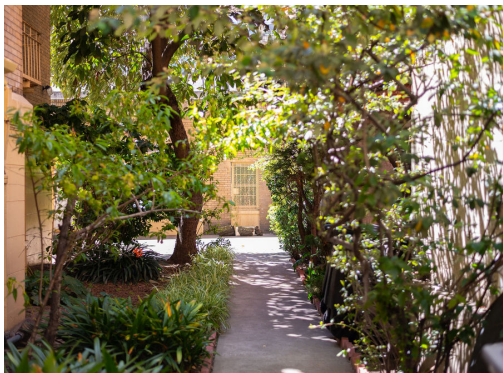
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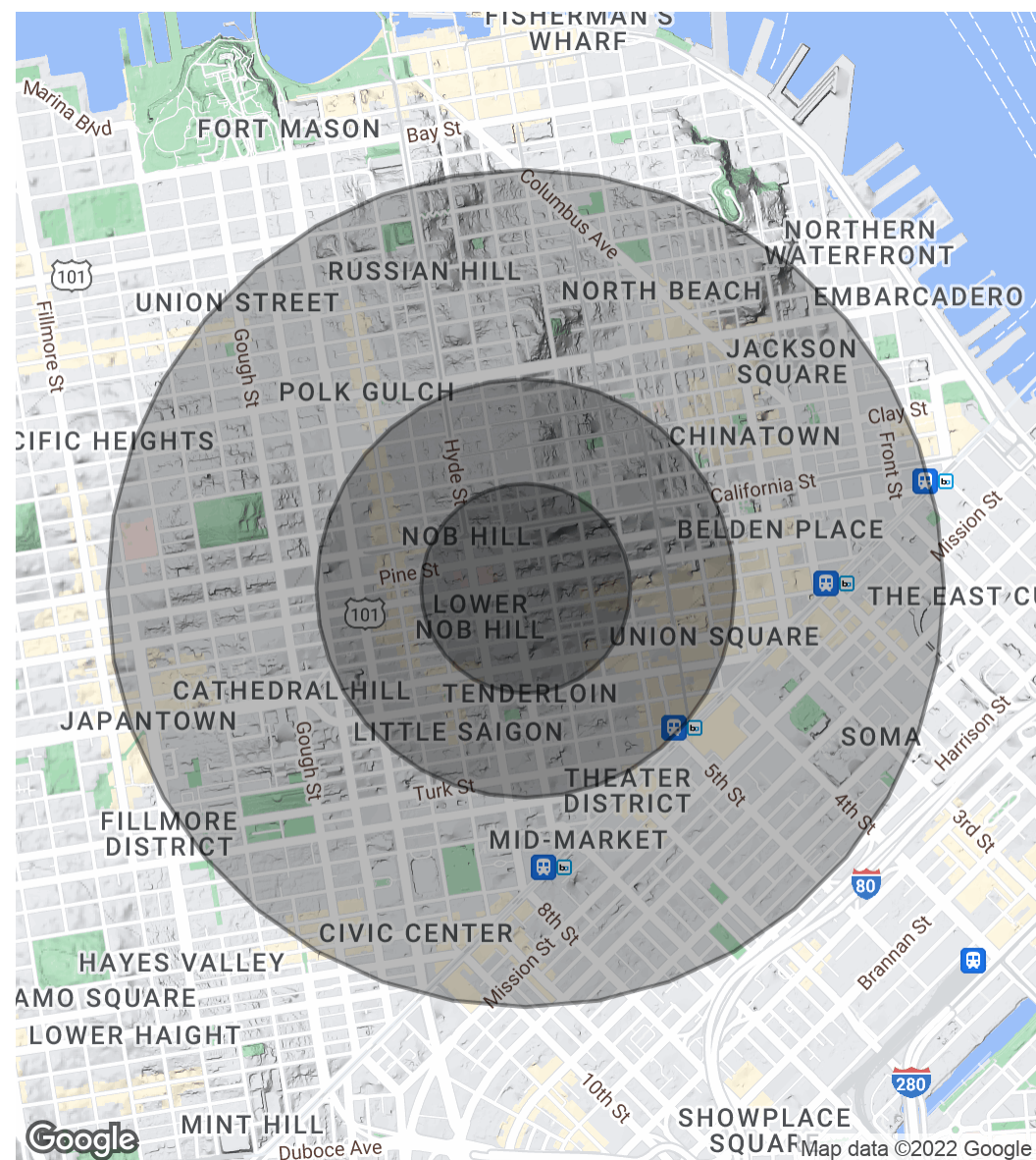
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,232	53,258	136,121
Average Age	38.1	40.2	41.3
Average Age (Male)	39.9	41.5	41.3
Average Age (Female)	36.0	38.9	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	8,670	32,405	77,678
# of Persons per HH	1.5	1.6	1.8
Average HH Income	\$58,118	\$56,300	\$70,898
Average House Value	\$706,331	\$798,585	\$831,035

\* Demographic data derived from 2010 US Census





## CARLOS SERRANO-QUAN

Managing Partner

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## PROFESSIONAL BACKGROUND

Mr. Carlos Serrano-Quan is a Co-Founder and Managing Partner of Sequoia Commercial Group (SCG), a commercial real estate brokerage with four offices in the San Francisco Bay Area. Recently awarded the prestigious CoStar Power Broker Awards for the highest volume of deals in Q1 of 2020, SCG and Carlos have helped their private clients with complex commercial real estate transactions specializing in sourcing investment opportunities for local and international developers and investors and asset management. Previously, Carlos was a partner at Verakin Asset Management, a global real estate investment company with offices in China and the San Francisco Bay Area.

## EDUCATION

In addition to his business accomplishments, Carlos has proudly served the City and County of San Francisco in various positions. He was appointed by the S.F. Board of Supervisors and the Mayor as a Citizen's Advisory Committee member of the San Francisco Department of Aging and Adult Services; and a member of the San Francisco Department of Youth and Families Community Advisory Committee. Among Carlos' favorite activities is helping the community by serving in various roles, i.e., as the former Executive Director of 3 community-based nonprofit organizations, HomeownershipSF, Chinatown Youth Center, Chinese Newcomers Service Center; and two international nonprofits, the American Diabetes Association, and Goodwill Industries.

## MEMBERSHIPS

Carlos is active in the organized Real Estate Industry, serving as an advisor to real estate tech startup companies and real estate industry associations. He is a Past President and Chairman of the Chinese Real Estate Association of America (CREAA) – a leading ethnic real estate industry organization in the United States; an Advisory Member of Sterling Bank & Trust, and a member of the Asian Commercial Professionals (ACP).

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