



Office of the Assessor / Recorder - City and County of San Francisco
Mills Act Valuation



942-944 Fell Street
0823-017 & 0823-018

OFFICE OF THE ASSESSOR-RECORDER - CITY & COUNTY OF SAN FRANCISCO
MILLS ACT VALUATION

| | | | |
|--------------------------------|---------------------|--------------------------|-------------|
| APN: | 0823-017 & 0823-018 | Lien Date: | 7/1/2022 |
| Address: | 942-944 Fell Street | Application Date: | 5/2/2022 |
| SF Landmark No.: | 0 | Application Term: | 12 Months |
| Applicant's Name: | Julie A. Chin | Last Sale Date: | 9/12/2014 |
| Agt./Tax Rep./Atty: | 0 | Last Sale Price: | \$2,100,000 |
| Fee Appraisal Provided: | No | | |

Lot 017 - \$970,000 / Lot 018 - \$1,130,000

0823-017: 942 Fell Street

| FACTORED BASE YEAR (Roll) VALUE | | INCOME CAPITALIZATION APPROACH | | SALES COMPARISON APPROACH | |
|---------------------------------|--------------------|--------------------------------|------------------|---------------------------|---------------------|
| Land | \$549,273 | Land | \$321,023 | Land | \$800,000 |
| Imps. | \$549,273 | Imps. | \$321,023 | Imps. | \$800,000 |
| Personal Prop | \$0 | Personal Prop | \$0 | Personal Prop | \$0 |
| Total | \$1,098,546 | Total | \$642,047 | Total | \$ 1,600,000 |

0823-018: 944 Fell Street

| FACTORED BASE YEAR (Roll) VALUE | | INCOME CAPITALIZATION APPROACH | | SALES COMPARISON APPROACH | |
|---------------------------------|--------------------|--------------------------------|------------------|---------------------------|---------------------|
| Land | \$639,876 | Land | \$373,977 | Land | \$850,000 |
| Imps. | \$639,876 | Imps. | \$373,977 | Imps. | \$850,000 |
| Personal Prop | \$0 | Personal Prop | \$0 | Personal Prop | \$0 |
| Total | \$1,279,752 | Total | \$747,953 | Total | \$ 1,700,000 |

Total Building

| | | | | | |
|-----------------------|--------------------|---------------------|--------------------|-------------------------|--------------------|
| Total Building | \$2,378,298 | Income Total | \$1,390,000 | Sales Comp Total | \$3,300,000 |
|-----------------------|--------------------|---------------------|--------------------|-------------------------|--------------------|

Property Description

| | | | | | |
|------------------------|---------------------------|-------------------------------|-------------------------------|----------------------|--------------|
| Property Type: | 2 Condo Units Building | Year Built: | 1908/1998 Condo conversion | Neighborhood: | Alamo Square |
| Type of Use: | Residential | (Total) Rentable Area: | 3258 | Land Area: | 3437.5 SF |
| Owner-Occupied: | 0 | Stories: | 2 | Zoning: | RM1 |
| Unit Types: | Condos | Parking Spaces: | Garage / 2 side by side | | |

Total No. of Units: 2

Special Conditions (Where Applicable)

Both units leased

Conclusions and Recommendations

| | Per Unit | Per SF | Total |
|---|-------------------|---------------|---------------------|
| Factored Base Year Roll | \$1,189,149 | \$729.99 | \$ 2,378,298 |
| Income Approach - Direct Capitalization | \$695,000 | \$426.64 | \$ 1,390,000 |
| Sales Comparison Approach | \$1,650,000 | \$1,012.89 | \$ 3,300,000 |
| Recommended Value Estimate | \$ 695,000 | \$ 427 | \$ 1,390,000 |

Appraiser: Kenneth Chan

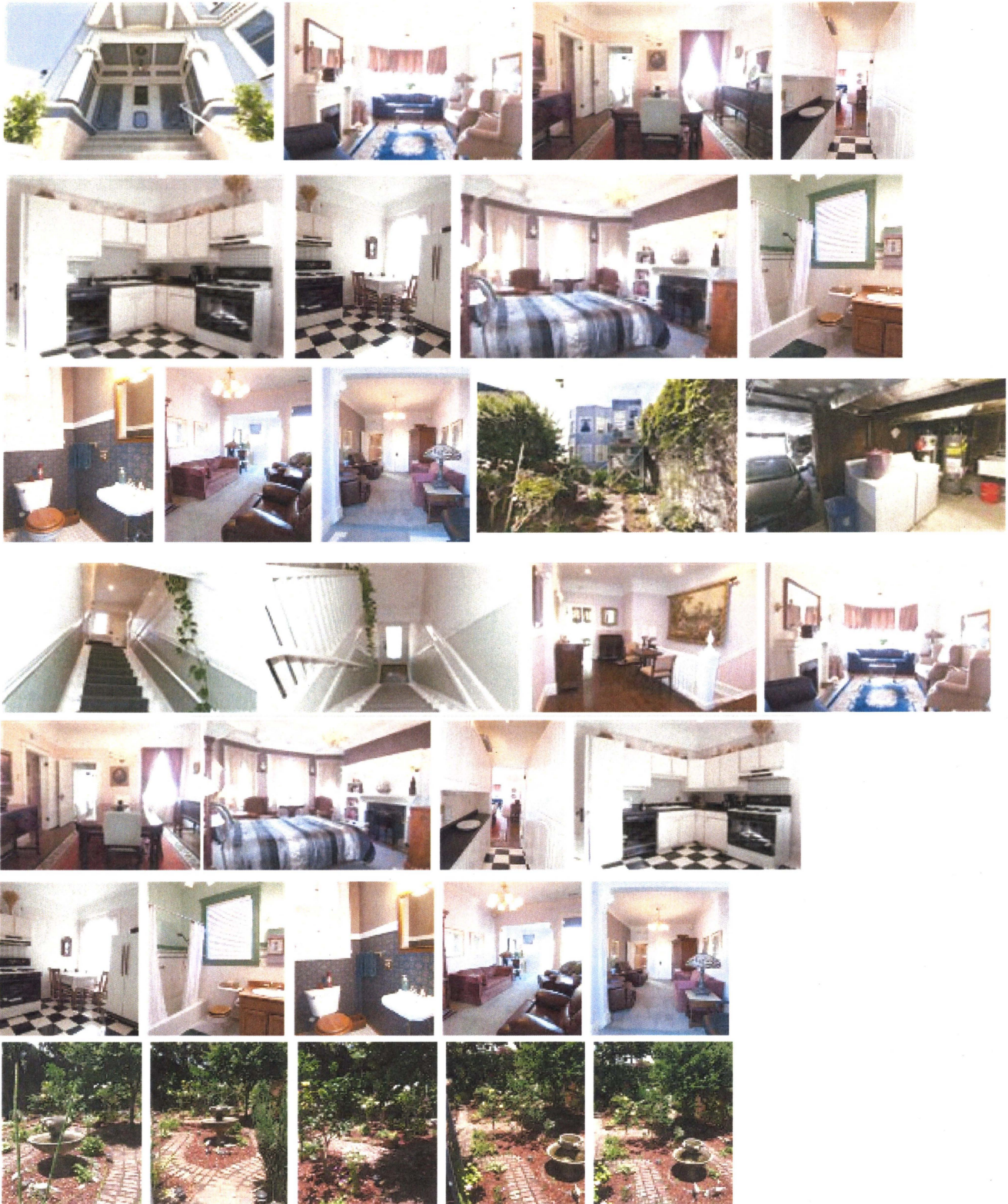
Principal Appraiser: Orla Fahy

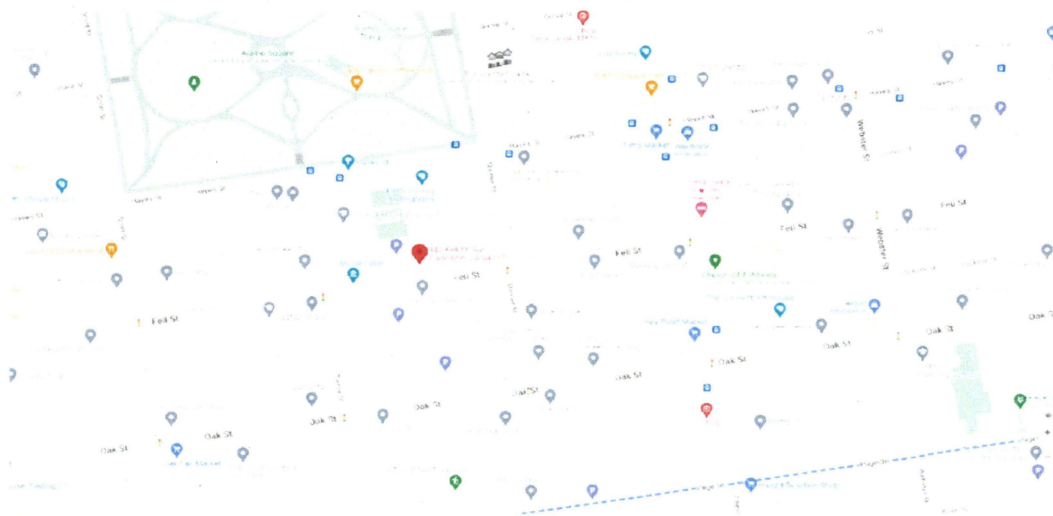
Hearing Date:

SUBJECT PHOTOGRAPHS AND LOCATOR MAP

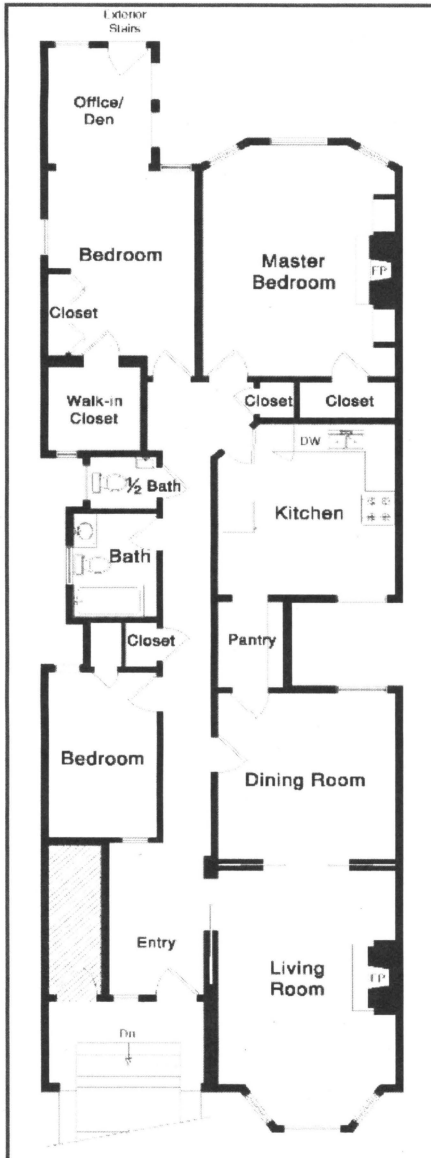
Address: 942-944 Fell Street

APN: 0823-017 & 0823-018

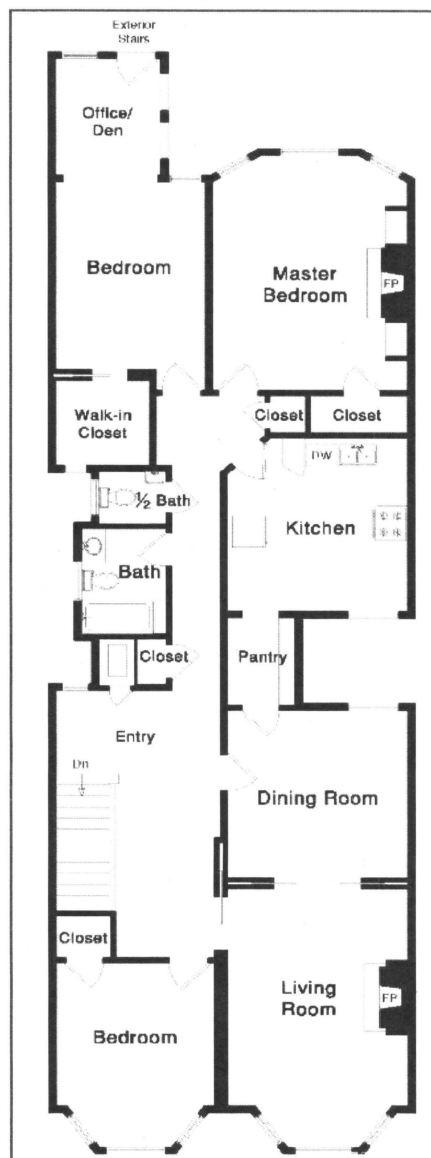




942 Fell St (Lower Level)



944 Fell St (Upper Level)



942-944 Fell Street



Floor Plans - Each Condo with 7 Rooms. 3 Bedrooms and 1.5 baths

Appendix 1: Rental Income Information (pg. 11)

2022:

942 currently 5500/month, down from 6825/month pre-covid

944 currently 5400/month, down from 7100/month pre-covid

Cashflow illustration:

944 monthly expenses:

- Mortgage: \$3515.80
- Property Tax: \$1295.82
- Insurance: \$220
- Recology: \$43
- SFPUC: \$150
- 15% (regular maintenance & repairs): \$810
- Gardener: \$150
- TOTAL: \$6184.62

942 monthly expenses:

- Mortgage: \$1921.37
- Property Tax: \$1120.76
- Insurance: \$210
- Recology: \$36
- SFPUC: \$150
- 15% (regular maintenance & repairs): \$825
- TOTAL: \$4263.13

INCOME APPROACH

Address: 942-944 Fell Street

Lien Date: 1/1/2022

| | <u>Monthly Rent</u> | | <u>Annualized</u> | |
|--|---------------------|---|-------------------|-------------------|
| Potential Gross Income | \$11,400 | x | 12 | \$136,800 |
| Less: Vacancy & Collection Loss | | | 5% | <u>(\$6,840)</u> |
| Effective Gross Income | | | | \$129,960 |
| Less: Anticipated Operating Expenses (Pre-Property Tax)* | | | 15% | <u>(\$19,494)</u> |
| Net Operating Income (Pre-Property Tax) | | | | \$110,466 |

Restricted Capitalization Rate

| | |
|---|----------------|
| 2022 interest rate per State Board of Equalization | 2.7500% |
| Risk rate (4% owner occupied / 2% all other property types) | 2.0000% |
| 2021 property tax rate ** | 1.1825% |
| Amortization rate for improvements only | |
| Remaining economic life (Years) *** 25 | 0.0400 |
| Improvements constitute % of total property value 50% | 2.0000% |
| | 7.9325% |

RESTRICTED VALUE ESTIMATE

\$1,392,575
Rounded \$1,390,000

Rent Roll as of

| Unit | Bdrm/Ba | SF | Move In Date | Monthly Contract Rent | Annual Rent | Annual Rent / Foot |
|---------------|---------|--------------|--------------|-----------------------|------------------|--------------------|
| 942 Fell | 3/1.5 | 1,505 | | \$5,500 | \$66,000 | \$43.85 |
| 944 Fell | 3/1.5 | 1,753 | | \$5,400 | \$64,800 | \$36.97 |
| | | | | | | |
| Total: | | 3,258 | | \$10,900 | \$130,800 | \$40.15 |

Notes:

* Annual operating expenses include water service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.

** The 2022 property tax rate will be determined in September 2022.

*** The remaining economic life (REL) reflects the property condition at the time of this appraisal. As the property undergoes renovation, the REL will increase for the subsequent annual reviews.

Rent Comparables

Address: 942-944 Fell Street
Lien Date: 7/1/2022

Rental Comp #1



Listing Agent: Realty Financial
Address: 679 Fell St
Cross Streets: Webster Street
SF: 1,447 SqFt
Layout: 6 Rms: 3/1.5, 1 car parking
Story/Condo Level 3 / 2nd
Monthly Rent \$5,500
Rent/Foot/Mo \$3.80
Annual Rent/Foot: \$45.61

Rental Comp #2



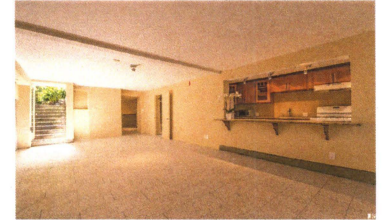
Compass
Address: 450 Fillmore St #3
Cross Streets: Oak Street
SF: 1,500 SqFt
Layout: 6 Rms: 2/2, 1 Garage Parking
Story/Condo Level 4 / 3rd
Monthly Rent \$5,300
Rent/Foot/Mo \$3.53
Annual Rent/Foot: \$42.40

Rental Comp #3



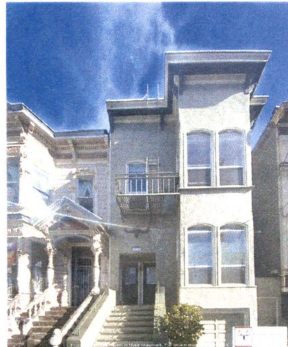
Bill Harkins Brokerage, Inc. (HARK)
Address: 1020 Pierce St #A
Cross Streets: Golden Gate Ave
SF: 1,000 SqFt
Layout: 4 Rms: 2/1
Story/Condo Level 2/ 1st
Monthly Rent \$3,350
Rent/Foot/Mo \$3.35
Annual Rent/Foot: \$40.20

Rental Comp #4



Compass
Address: 559 Fell St #A
Cross Streets: Webster Street
SF: 1,300 SqFt
Layout: 3 Rms: 1/1
Story/Condo Level 2/ 1st
Monthly Rent \$2,900
Rent/Foot/Mo \$2.23
Annual Rent/Foot: \$26.77

Rental Comp #5



Listing Agent: Extramile Property Management
Address: 811 Page St # 2
Cross Streets: Pierce Street
SF: 3,750 SqFt
Layout: 6 Rms: 3/1, 1 Garage Parking

Rental Comp #6

SALES COMPARISON APPROACH

| 1/F Condo Unit | Subject | Sale 1 | Sale 2 | Sale 3 | Sale 4 |
|---|--|--|--|--|-----------------------|
| APN | 0823-017 | 0753-052 | 0847-063 (0847-037) | 0847-062 (0847-037) | 0871-019 |
|  |  |  |  |  | |
| Address | 942 Fell St | 1663 Turk St | 713 Page St | 711 Page St | 75 Waller |
| | | \$1,475,000 | \$2,100,000 | \$1,700,000 | \$1,850,000 |
| | Description | Description Adjust. | Description Adjust. | Description Adjust. | Description Adjust. |
| Date of Valuation/Sale | 07/01/22 | 05/12/22 | 04/06/22 | 04/06/22 | 02/18/22 |
| Neighborhood | Alamo Square | Western Addition | Hayes Valley | Hayes Valley | Hayes Valley |
| Proximity to Subject | | 8 Blocks | 2.5 Blocks | 2.5 Blocks | 9 Blocks |
| Lot Size | 3437.5 SF | | 2,099 SF | 2,099 SF | 4,500 SF |
| View | Neighborhood / Street | Neighborhood / Street | Neighborhood / Street | Neighborhood / Street | Neighborhood / Street |
| Year Blt/Year Renovated | 1908/1998 Condo conversion | 1880/Updated | 1912/2007 | 1912/2007 | 1890/Updated |
| Condition | Average | Good (\$44,250) | Good (\$63,000) | Good (\$51,000) | Average |
| Construction Quality | Edwardian | Victorian | Edwardian | Edwardian | Victorian |
| Gross Living Area | 1,505 SF | 1,474 SF | 1,462 SF | 1,462 SF | 2,132 SF |
| Total Rooms | 6 | 6 | 5 | 6 | 7 |
| Bedrooms | 3 | 3 | 3 | 3 | 3 |
| Bathrooms | 1.5 | 2.0 | 2 | 2 | 2 |
| Stories | 2 | 2 | 2 | 2 | 2 |
| Unit Lvl | 1/F | 2 / F (Top) | 2/F (Top) | 2/F | 1 & 2 |
| Units in Bldg | 2 | 2 | 2 | 2 | 2 |
| Parking | 1 Garage (Side by Side) | 2 Angled In | 1 Tandem | 1 Tandem | 1 Tandem |
| HOA Fee (/mo/unit) | \$282 | \$207 | New owner decide | New owner decide | \$404 |
| Laundry | Bsmt Shared | In Unit | In Unit | In Unit | In Unit |
| Net Adjustments | | (\$163,750) | (\$126,500) | (\$89,500) | (\$378,500) |
| Indicated per Unit Value | \$1,600,000 | \$1,311,250 | \$1,973,500 | \$1,610,500 | \$1,471,500 |
| + | | | | | |
| 2/F Condo Unit | Subject | Sale 1 | Sale 2 | Sale 3 | Sale 4 |
| APN | 0823-018 | 0753-052 | 0847-063 (0847-037) | 0847-062 (0847-037) | 0871-019 |
|  |  |  |  |  | |
| Address | 944 Fell St | 1663 Turk St | 713 Page St | 711 Page St | 75 Waller |
| | | \$1,475,000 | \$2,100,000 | \$1,700,000 | \$1,850,000 |
| | Description | Description Adjust. | Description Adjust. | Description Adjust. | Description Adjust. |
| Date of Valuation/Sale | 07/01/22 | 05/12/22 | 04/06/22 | 04/06/22 | 02/18/22 |
| Neighborhood | Alamo Square | Western Addition | Hayes Valley | Hayes Valley | Hayes Valley |
| Proximity to Subject | | 8 Blocks | 2.5 Blocks | 2.5 Blocks | 9 Blocks |
| Lot Size | 3437.5 SF | | 2,099 SF | 2,099 SF | 4,500 SF |
| View | Average | Neighborhood / Street | Neighborhood / Street | Neighborhood / Street | Neighborhood / Street |
| Year Blt/Year Renovated | Neighborhood / Street | 1880/Updated | 1912/2007 | 1912/2007 | 1890/Updated |
| Condition | 1908/1998 Condo conversion | Good (\$44,250) | Good (\$63,000) | Good (\$51,000) | Average |
| Construction Quality | Edwardian | Victorian | Edwardian | Edwardian | Victorian |
| Gross Living Area | 1,753 SF | 1,474 SF | 1,895 SF | 1,462 SF | 2,132 SF |
| Total Rooms | 6 | 6 | 7 | 6 | 7 |
| Bedrooms | 3 | 3 | 3 | 3 | 3 |
| Bathrooms | 1.5 | 2.0 | 3 | 2 | 2 |
| Stories | 2 | 2 | 2 | 2 | 2 |
| Unit Lvl | 2/F (Top) | 2 / F (Top) | 1/F | 2/F | 1 & 2 |
| Units in Bldg | 2 | 2 | 2 | 2 | 2 |
| Parking | 1 Garage (Side by Side) | 2 Angled In | 1 Tandem | 1 Tandem | 1 Tandem |
| HOA Fee (/mo/unit) | \$282 | \$207 | New owner decide | New owner decide | \$404 |
| Laundry | Bsmt Shared | In Unit | In Unit | In Unit | In Unit |
| Net Adjustments | | \$10,250 | (\$149,000) | \$59,500 | (\$174,500) |
| Indicated per Unit Value | \$1,700,000 | \$1,485,250 | \$1,951,000 | \$1,759,500 | \$1,675,500 |
| ===== | | | | | |
| Indicated Total Bldg Value | \$3,300,000 | \$2,796,500 | \$3,924,500 | \$3,370,000 | \$3,147,000 |
| Adjust. \$ Per Sq. Ft. | \$2,192.69 | \$1,897 | \$2,684 | \$2,305 | \$1,476 |

VALUE RANGE: \$2,796,500 to \$3,924,500 VALUE CONCLUSION: \$3,300,000

