

4 Star Movie Theater

San Francisco, CA

\$2,800,000

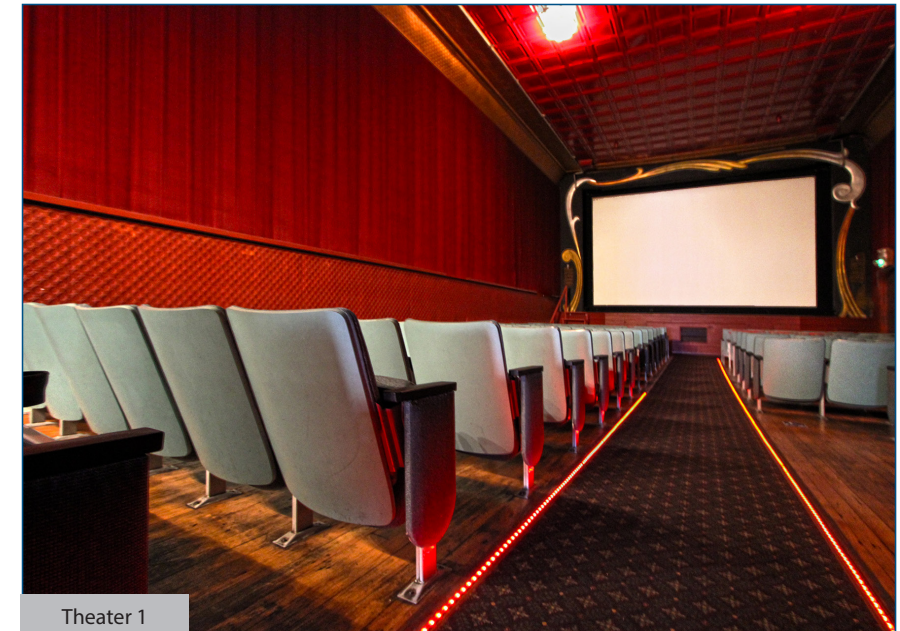
4 Star Theatre - 2200 Clement Street

Huge Development Potential for Mixed Use with Condos

www.L38GROUP.COM



Entrance



Theater 1



100 Pine Street
Suite 1000
San Francisco, CA 94111

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DICK ALBERTS 408.813.5037 dickalberts@gmail.com BRE: 00448469

4 Star Movie Theater

San Francisco, CA

THE OPPORTUNITY

4 Star Theatre - 2200 Clement Street



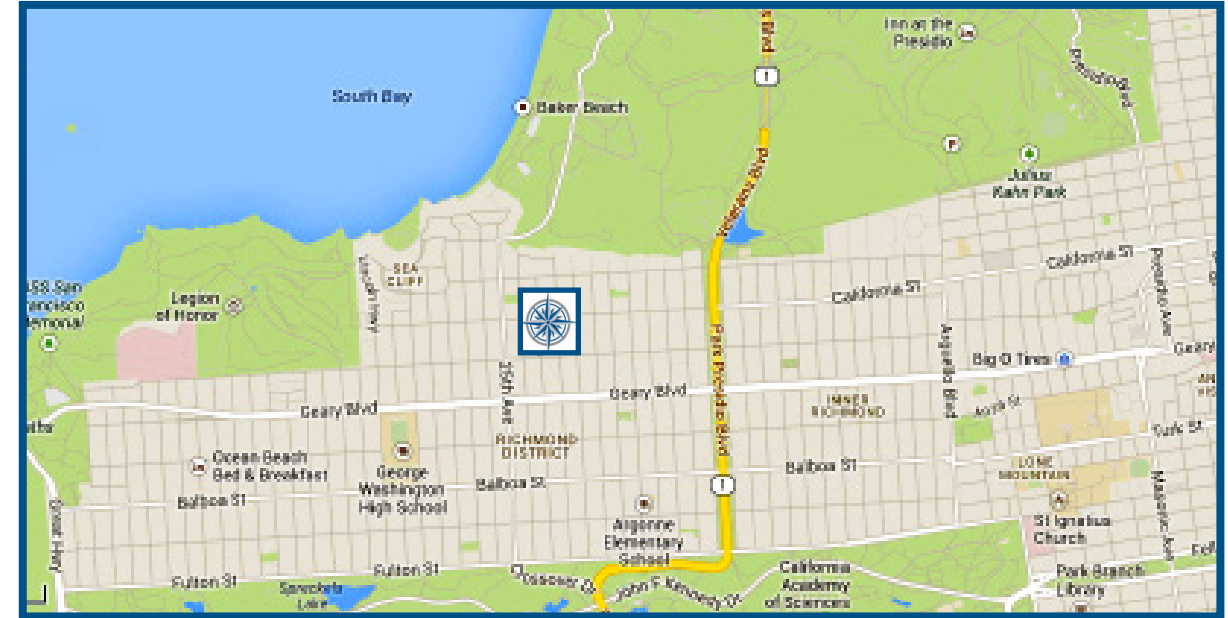
4-Star Theater is located on Clement Street, an iconic location for the film industry. Clement Street has been part of San Francisco’s diverse movie culture for many generations, particularly known for also showing Asian and art films. The 4-Star Theater which includes the real estate has tremendous development potential.

The Inner Richmond neighborhood has become highly sought after and like most other areas of San Francisco has become very valuable. This corner lot has enormous potential to develop as a mixed-use construction project.

4-Star Theater

Zone - 40’

- Mixed-Use Development



Address	2200 Clement Street San Francisco, CA
County	San Francisco County
Asking Price	\$2,999,000
Building Size	3640 Sq. Ft
Projected NOI	\$129,222
Cap Rate	4.6%
Market Cap Rate	15.8%

Please visit WWW.LNTSF.COM for more information about the theatres

4 Star Movie Theater

San Francisco, CA



DEVELOPMENT POTENTIAL

- Corner Lot
- Potential Mixed use with Condos
- Potential 40' Height
- Highly Desirable Clement Streets
- Zones...

PLAT MAP



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Theater 1



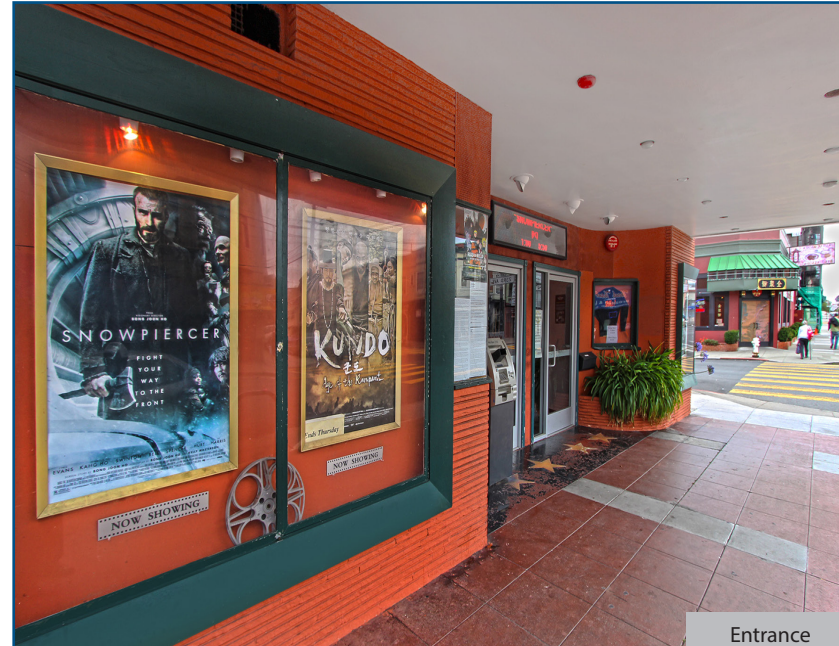
Theater 1



Theater 2



Concession



Entrance



Projector



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LATITUDE
38 GROUP
Multi Family Advisors



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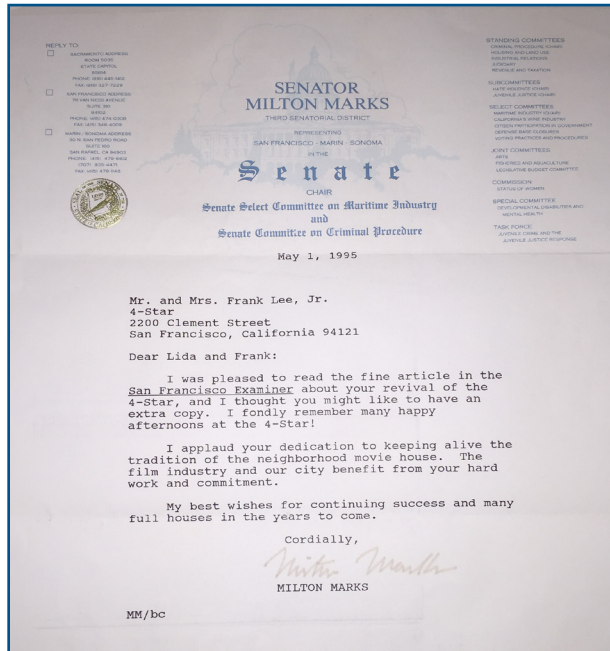
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Three Movie Theater Portfolio

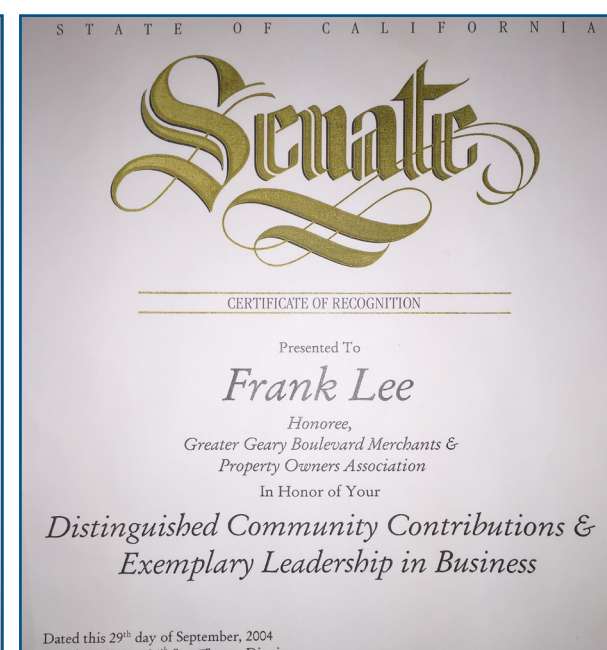
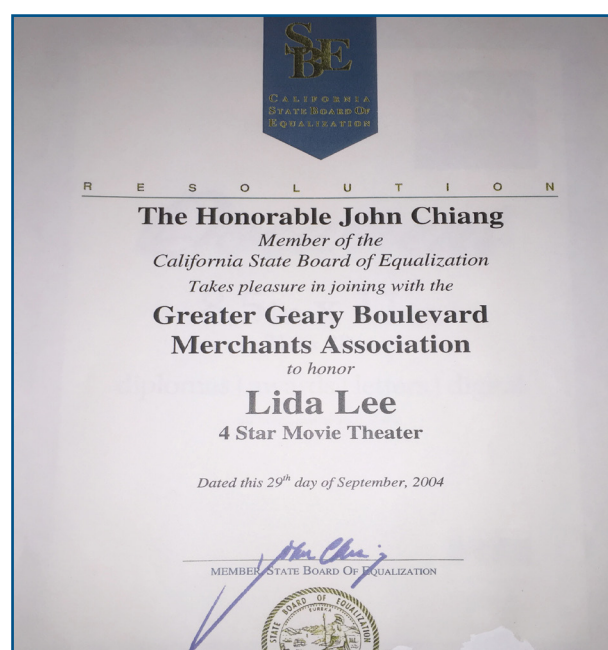
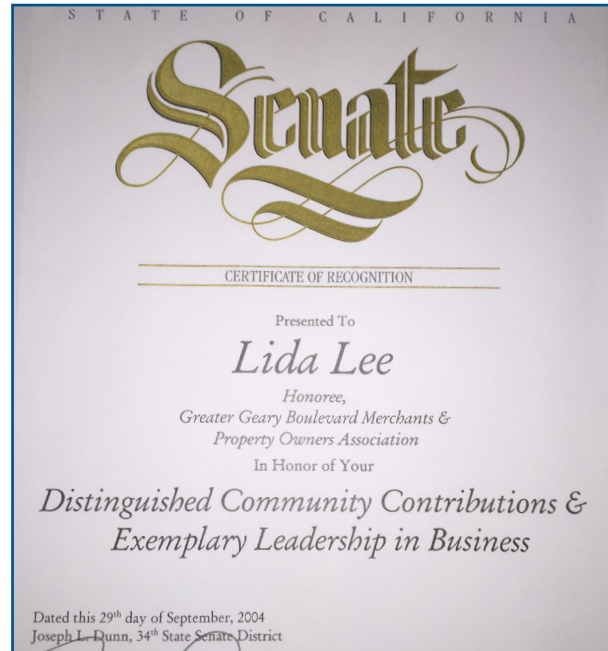
PROPERTY INCOME	CURRENT OPERATIONS		MARKET OPERATIONS		
	ANNUAL	ANNUAL	\$/MONTH	\$/UNIT	\$/SQ FT
Scheduled Gross Rent	\$345,028	\$650,000	\$54,166.67	\$162,500	\$178.57
Vacancy (3%)	\$10,350	\$19,500	\$1,625.00	\$4,875	\$5.36
Effective Gross Rent	\$334,778	\$630,500	\$52,541.67	\$157,625	\$173.21
Other Income	0	0	\$0.00	\$0	\$0.00
TOTAL INCOME	\$334,778	\$630,500	\$52,541.67	\$157,625	\$173.21
EXPENSES					
Utilities	\$10,400	\$10,400	\$866.67	\$2,600	\$2.86
Management & Payroll	\$35,170	\$35,170	\$2,930.83	\$8,793	\$9.66
Repairs & Maintenance	\$2,250	\$2,250	\$187.50	\$563	\$0.62
Misc. Expenses	\$2,108	\$2,108	\$175.67	\$527	\$0.58
Business Expenses	\$114,028	\$114,028	\$9,502.33	\$28,507	\$31.33
TOTAL OPERATING EXPENSES	\$163,956	\$163,956	\$13,663.00	\$40,989	\$45.04
Property Taxes	\$34,800	\$34,800	\$2,900.00	\$8,700	\$9.56
Insurance	\$6,800	\$6,800	\$566.67	\$1,700	\$1.87
TOTAL NON-OPERATING EXPENSES	\$41,600	\$41,600	\$3,466.67	\$10,400	\$11.43
TOTAL EXPENSES	\$205,556	\$205,556	\$17,129.67	\$51,389	\$56.47
NET OPERATING INCOME	\$129,222	\$444,444	\$37,037.00	\$111,111	\$122.10

Three Movie Theater Portfolio

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Accolades



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