



1845 8th Avenue

Six Units | Nine Car Parking
Inner Sunset | San Francisco
Price: \$2,400,000

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COMPASS
COMMERCIAL

PROPERTY OVERVIEW

List Price: \$2,400,000

| 1845 8TH AVENUE | |
|-----------------|---------------------------------|
| Year Built | 1960 |
| Parcel Number | 2045-050 |
| # of Units | Six (6) |
| Unit Mix | Four x 2bd-1ba Two x 1bd-1ba |
| Parking | Nine (9) |
| Sq.Feet | 5,234 sq/ft ¹ |
| Lot Sq. Feet | 4,996 sq/ft (37.5'x120') |
| Neighborhood | Inner Sunset |
| Zoning | RH2 |

1845 8th Avenue is a six (6) unit building located in the Inner Sunset District of San Francisco. The well maintained 5,234 square foot building consists of six (6) efficient units with a mix of four (4) 2bd-1ba units and two (2) 1bd-1ba units.

The "L" shaped lot offers parking for nine (9) cars. The building is separately metered for gas and electricity and has been professionally managed.

1- Per floor-plans. SF Assessors Record show 6,750 sq/ft.

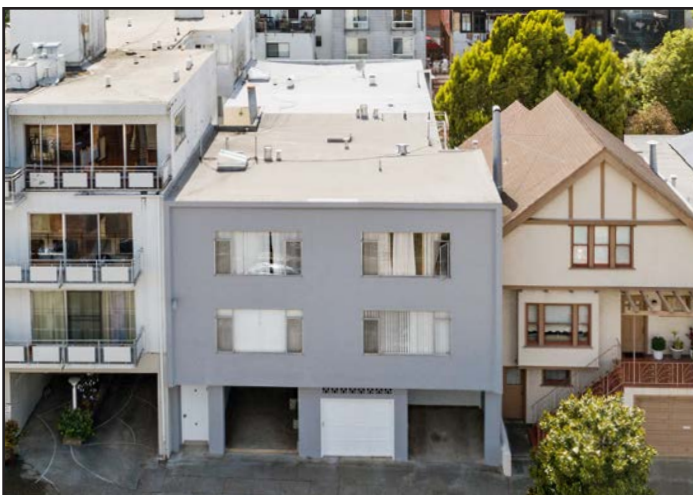
| STRUCTURE + SYSTEMS | |
|---------------------|----------------------|
| PGE Meters | Separate |
| Parking | Nine (9) Spaces |
| Water Heaters | 100 gallon, new 2022 |
| Soft Story Retrofit | Not Completed |
| Foundation | Concrete |

14.8
GRM

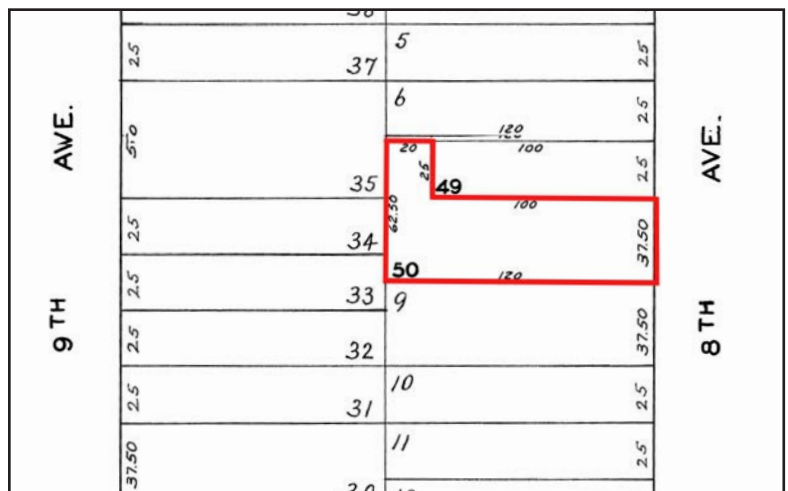
4.1%
Cap Rate

\$459
Price/Foot

\$400k
Price/Unit



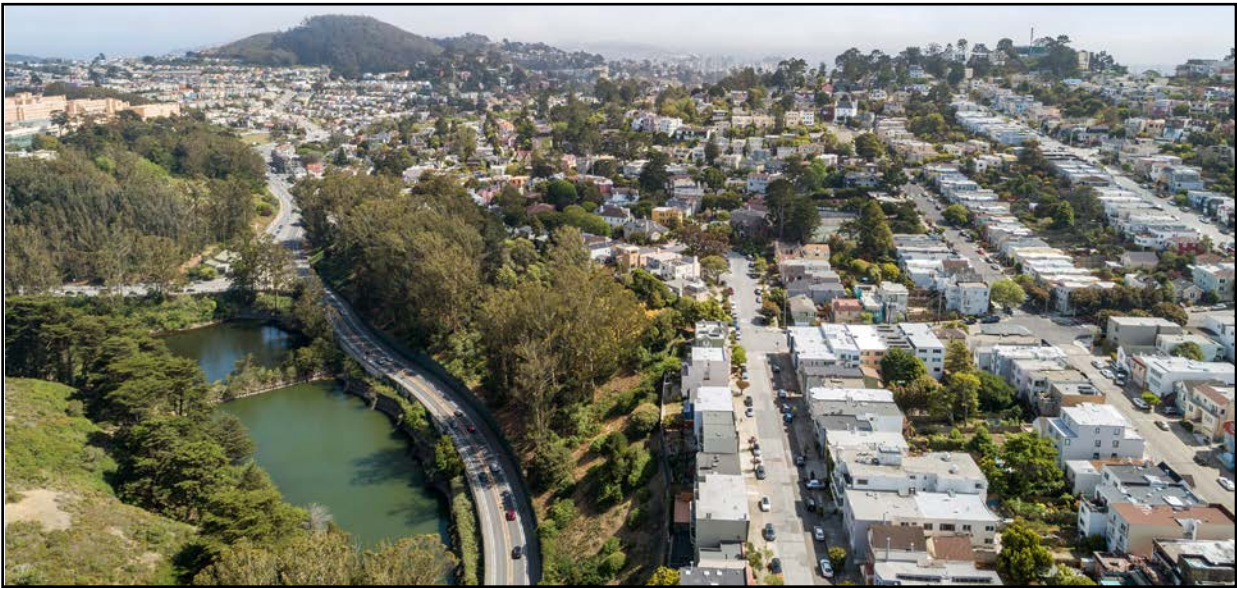
PARCEL MAP



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FINANCIAL OVERVIEW



Financial Summary

| | |
|-------------------|----------------|
| Price: | \$2,400,000 |
| Number of Units: | 6 |
| GRM | 14.82 |
| Cap Rate: | 4.15% |
| Price Per Foot | \$459/ft |
| Price per Unit | \$400,000/unit |
| Profoma GRM | 11.32 |
| Proforma Cap Rate | 6.47% |
| Rental Upside | 31% |

Annualized Operating Data

| | Current |
|-----------------------------|------------|
| Scheduled Gross Income: | \$161,333 |
| Less Vacancy Rate: (3%) | (\$4,839) |
| Gross Operating Rate: | \$156,493 |
| Less Expenses (Est): | (\$56,868) |
| Net Operating Income (NOI): | \$99,624 |

RENT ROLL + EXPENSES

Rent Roll

| Unit | Unit Type | Current Rent | Proforma Rent | Move-In Date | Notes |
|-----------------------------|----------------|------------------|------------------|--------------------------|------------------|
| 1 | 2bd-1ba | \$2,027 | \$3,000 | 10/19/2003 | |
| 2 | 1bd-1ba | \$1,661 | \$2,500 | 6/28/2010 | |
| 3 | 2bd-1ba | \$1,682 | \$3,000 | 2/16/2002 | Section 8 |
| 4 | 2bd-1ba | \$2,995 | \$3,000 | 5/15/2021 | |
| 5 | 1bd-1ba | \$2,450 | \$2,500 | 7/20/2021 | Vacating 7/31/22 |
| 6 | 2bd-1ba | \$1,955 | \$3,000 | 8/12/2006 | |
| | Laundry | \$100 | \$100 | | |
| Parking | Two-Car Garage | \$400 | \$400 | Vacant | External, Rear |
| Parking | Space #2 | \$175 | \$175 | Vacant | |
| Total Monthly Income | | \$13,444 | \$17,675 | | |
| Total Annual Income | | \$161,333 | \$212,100 | 31% Rental Upside | |

Estimated Expenses

Notes

| | | |
|-------------------------------|-----------------|-------------------------------|
| Property Taxes | \$27,912 | 1.18% of suggested list price |
| Insurance | \$3,566 | Per seller 2021 |
| PGE | \$3,378 | Per seller 2021 |
| Water | \$5,095 | Per seller 2021 |
| Garbage | \$2,964 | Per seller 2021 |
| Repairs & Maintenance | \$3,000 | Estimated \$500/unit |
| Management | \$6,477 | Estimated 4% of gross income |
| Reserves | \$600 | Estimated \$100/unit |
| Janitor | \$3,900 | Per seller 2021 |
| Total Annual Expenses: | \$56,892 | 35% of Gross Income |

PHOTOS



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