



# 4587 18th Street

Two Units

Eureka Valley | San Francisco

**Price: \$1,650,000**

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**COMPASS**  
**COMMERCIAL**

PROPERTY OVERVIEW

List Price: \$1,650,000

4587 18TH STREET

Year Built	1925
Parcel Number	2691-029
# of Units	2
Unit Mix	2 x 2bd-1ba
Parking	1 car+
Sq.Feet¹	2,640 sq/ft
Lot Sq. Feet¹	2,495 sq/ft (25'x100')
Neighborhood	Eureka Valley
Zoning	RH2

1-Per SF Tax Records

STRUCTURE + SYSTEMS

PGE Meters	Two
Heat	Two Forced Air Furnaces
Water Heaters	Two
Foundation	Concrete



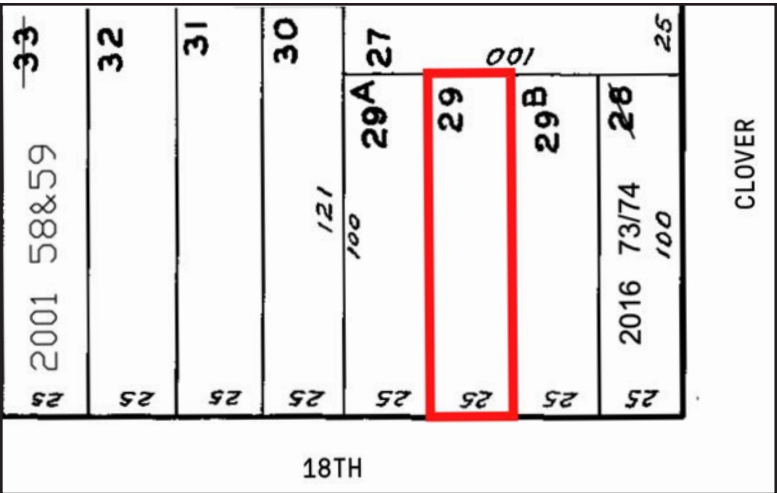
4587-4589 18th Street is a two-unit building located in Eureka Valley between Douglass & Clover Streets. Constructed in 1925, the property offers spacious rooms, high ceilings, sturdy construction, and all the period detail of the 1920s.

Each unit consists of two bedrooms, one split-bathroom, living room, dining room, and laundry/porch area. The kitchens have gas stoves. The heat is provided by two forced-air furnaces which are located in the garage.

The sizable garage will be delivered vacant. It has an internal door that connects to the lower unit, 4587 18th Street, which will also be delivered vacant. The garage offers bonus space in the rear which could be developed into an office, extra bedroom, in-law, or workshop.

The rear yard has a well-maintained garden that collects excellent Southern sunlight throughout the day.

PARCEL MAP







### Financial Summary

	Current
Price:	\$1,650,000
Number of Units:	2
Square Feet	2,640
Cost/Sq. Foot:	\$625

### Annualized Operating Data

	Current
Scheduled Gross Income:	\$70,142
Less Vacancy Rate: (3%)	(\$2,104)
Gross Operating Rate:	\$68,038
Less Expenses:	(\$25,249)
Net Operating Income (NOI):	\$42,788



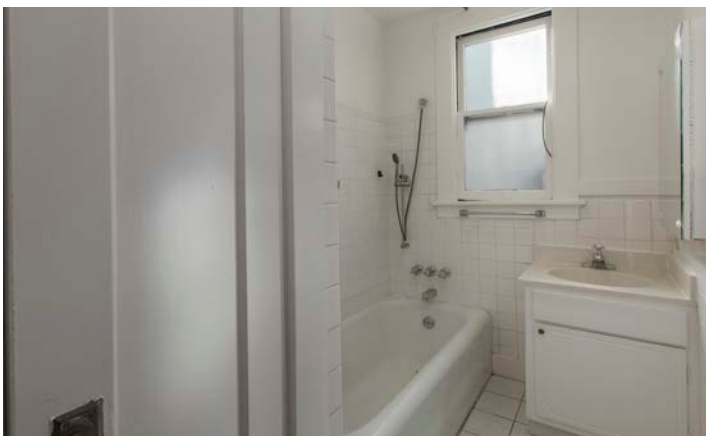
## Rent Roll

Unit	Unit Type	Current Rent	Move-In Date	Notes
4589	2bd-1ba	\$2,345	3/1/2015	Upper Unit
4587	2bd-1ba	\$3,500	Vacant	Lower Unit, Rent Projected
<b>Total Monthly Income</b>		<b>\$5,845</b>		
<b>Total Annual Income</b>		<b>\$70,142</b>		

## Estimated Expenses

	Current	Notes
Property Taxes	\$19,189	1.18% of sale price
Insurance	\$3,300	Estimated \$1.25/ft
Water	\$960	Estimated \$40/mo/unit
Garbage	\$600	Estimated \$25/unit/mo
Repairs & Maintenance	\$1,000	Estimated \$500/unit
Reserves	\$200	Estimated \$100/unit
<b>Total Annual Expenses:</b>	<b>\$25,249</b>	

## PROPERTY PHOTOS



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