



## 791 7th Avenue

Five Units | Two+ Car Parking

Inner Richmond | San Francisco

**Price: \$2,595,000**

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**COMPASS  
COMMERCIAL**

# PROPERTY OVERVIEW

List Price: \$2,595,000

791 7TH AVENUE	
Year Built	1984
Parcel Number	1650-011
# of Units	5
Unit Mix	2 x 1bd-1ba 2 x 2bd-1ba 1 x 3bd-2ba
Parking	2+ cars
Sq.Feet <sup>1</sup>	5,658 sq/ft
Lot Sq. Feet <sup>1</sup>	2,450 sq/ft (25'x120')
Neighborhood	Inner Richmond
Zoning	RM3

1-Per SF Tax Records

STRUCTURE + SYSTEMS	
Electric Meters	Five (5)
Gas Meters	Five (5)
Water Meters	Four (4)
Water Heaters	Four (4)
Foundation	Concrete

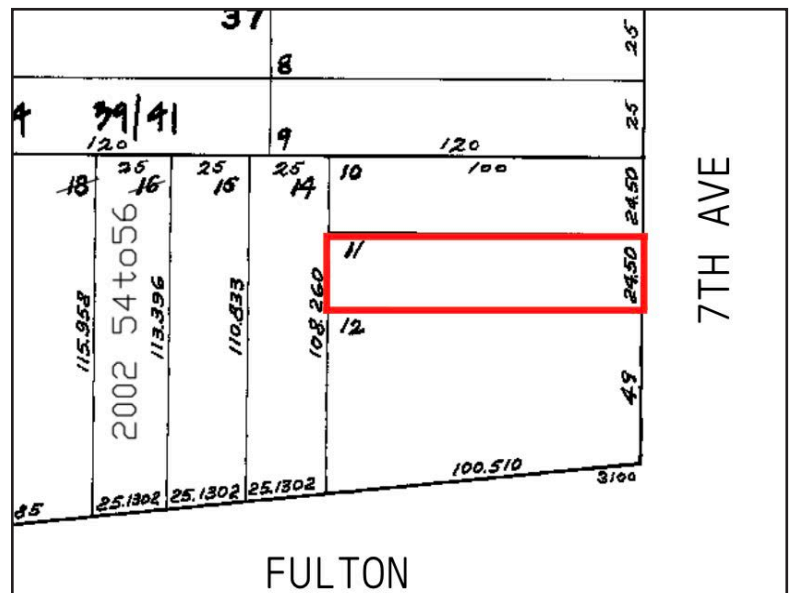


Built in 1984, 791 7th Avenue consists of five (5) units and garage parking for at least two (2) cars. The efficiently designed building is comprised of two (2) 1bd-1ba units, two (2) 2bd-1ba, and one (1) 3bd-2ba unit with a wet bar. The 3bd is on the top floor and will be delivered vacant. The kitchen and bathrooms in this unit have been updated to a high standard and would make an excellent owners unit.

The property has 5 electric meters, 5 gas meters, 4 water meters, and 4 water heaters. There are three laundry machines in the garage which are shared by the tenants and included in the rent (no coin-op).

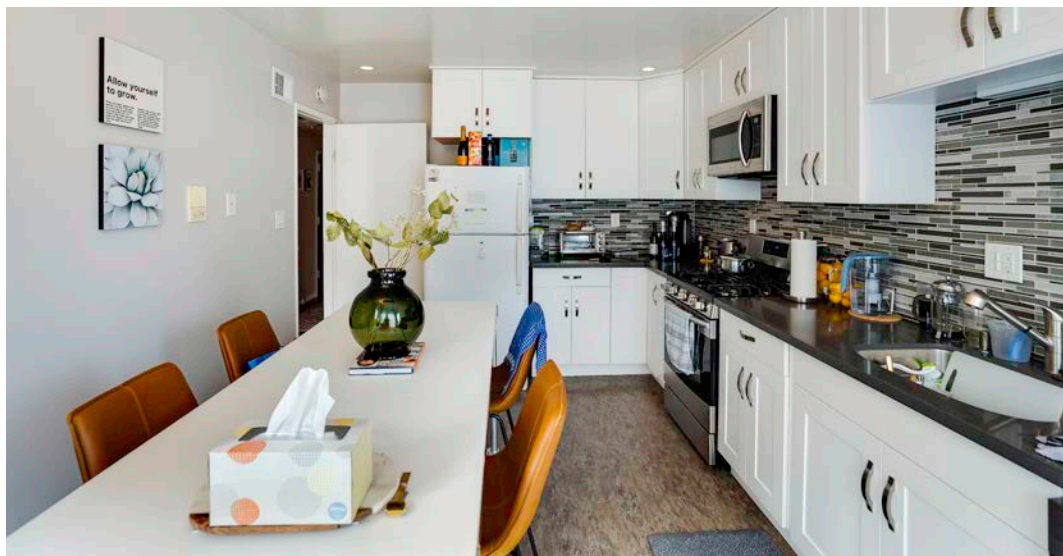
The large garage houses has room to park multiple cars. Only one space is rented. There is garage space which could potentially be converted to an ADU.

## PARCEL MAP



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**791 7TH AVENUE**



## Financial Summary

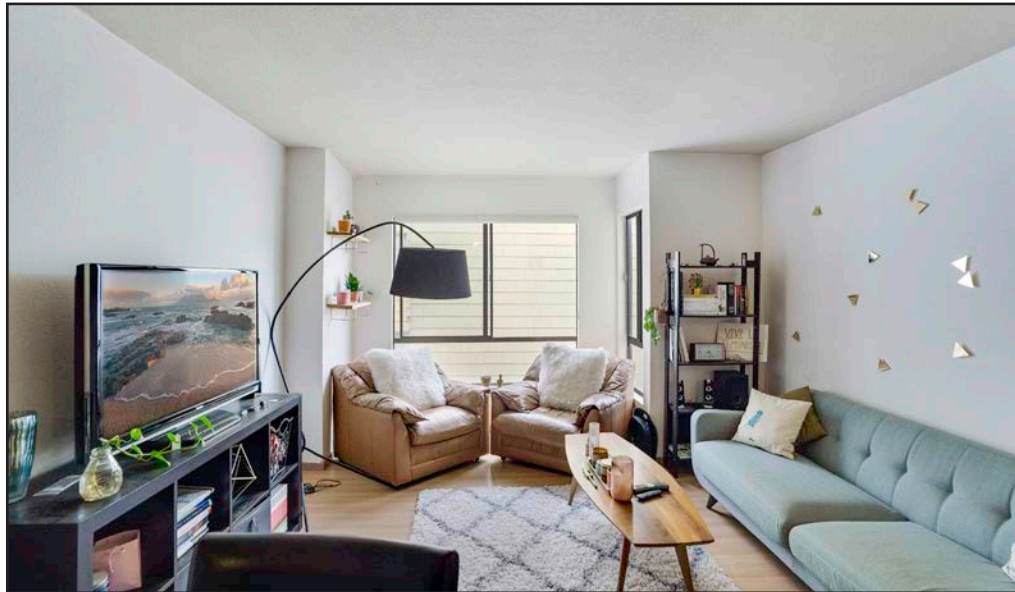
	Current
Price:	\$2,595,000
Number of Units:	5
Square Feet	5,658
Cap Rate:	4.70%
Gross Rent Multiplier (GRM):	14.71
Cost/Sq. Foot:	\$459
Price/Unit:	\$519,000

## Annualized Operating Data

	Current
Scheduled Gross Income:	\$176,400
Less Vacancy Rate: (1.5%)	(\$5,292)
Gross Operating Rate:	\$171,108
Less Expenses:	(\$49,196)
Net Operating Income (NOI):	\$121,911

## Loan

	Current
Price	\$2,595,000
Down Payment	\$960,000
Loan Amount	\$1,635,000
Annual Debt Service (3.25% i/o)	\$53,135
Cash Flow After Debt Svc	\$68,773
Cash on Cash	7.16%

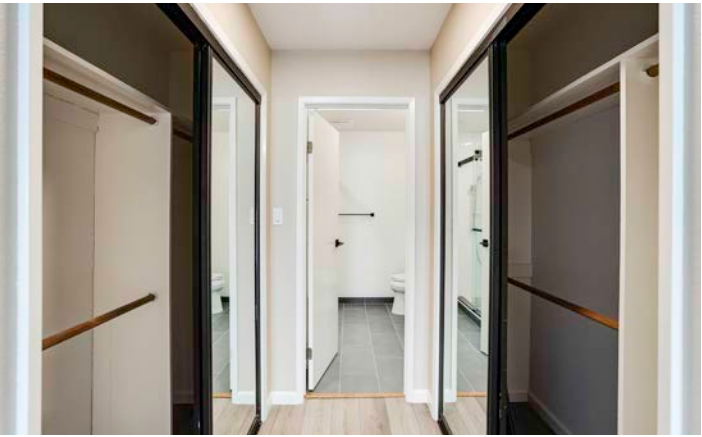
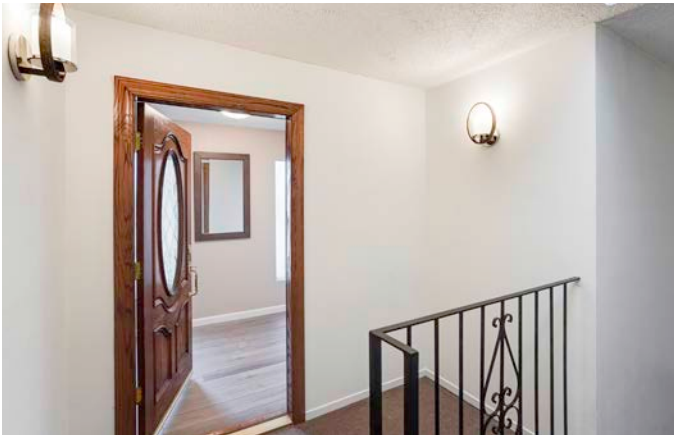


## Rent Roll

Unit	Unit Type	Current Rent	Move-In Date	Notes
1A	1bd-1ba	\$2,150	Unknown	Sep water+PGE meters
1B	2bd-1ba	\$2,850	7/1/2020	Sep water+PGE meters
2A	1bd-1ba	\$2,600	11/15/2020	Includes parking. Sep gas, shares elect w/ house, shares water meter w/ 2B.
2B	2bd-1ba	\$2,850		Sep gas + elect. Share water meter w/ 2A
3	3bd-2ba	\$4,250	Vacant	Sep water + PGE meters
<b>Total Monthly Income</b>		<b>\$14,700</b>		
<b>Total Annual Income</b>		<b>\$176,400</b>		

Estimated Expenses	Current	Notes
Property Taxes	\$30,180	1.18% of suggested list price
Insurance	\$5,000	per owner
PGE	\$1,368	per owner
Water	\$325	per owner, 4 separate water meters
Garbage	\$2,268	per owner
Repairs & Maintenance	\$2,500	Estimated \$500/unit
Management	\$7,056	Estimated 4% of gross income
Reserves	\$500	Estimated \$100/unit
<b>Total Annual Expenses:</b>	<b>\$49,196</b>	<b>28% of Gross Income</b>

**PROPERTY PHOTOS**



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**791 7TH AVENUE**

**PROPERTY PHOTOS**



# PROPERTY PHOTOS

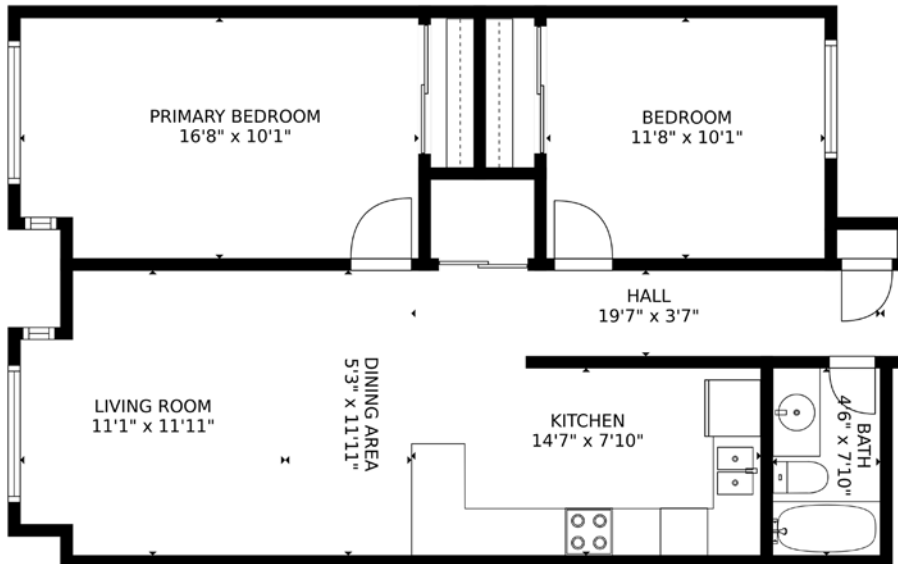
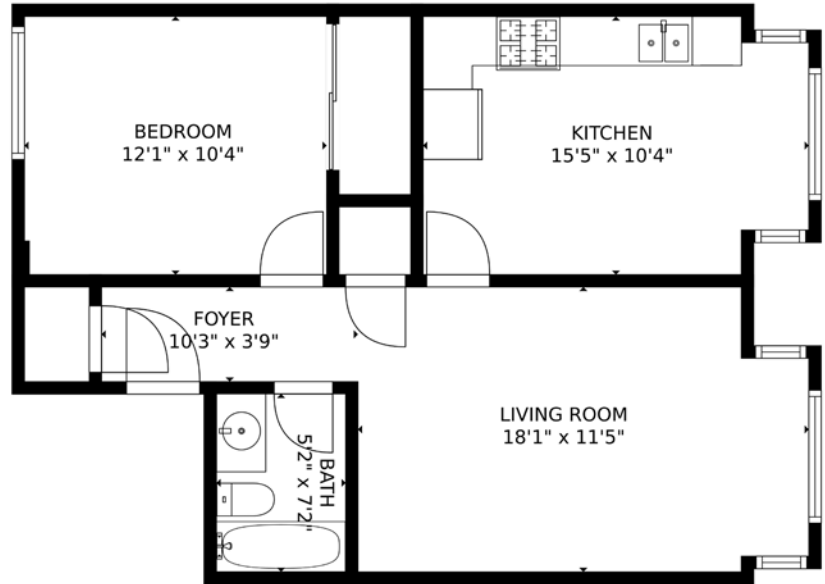


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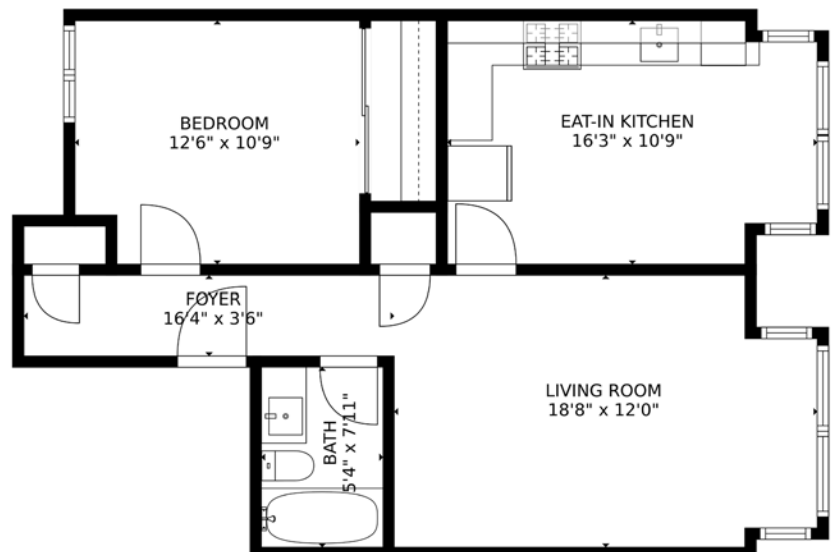
# FLOOR PLANS

## Unit #1A



## Unit #2B

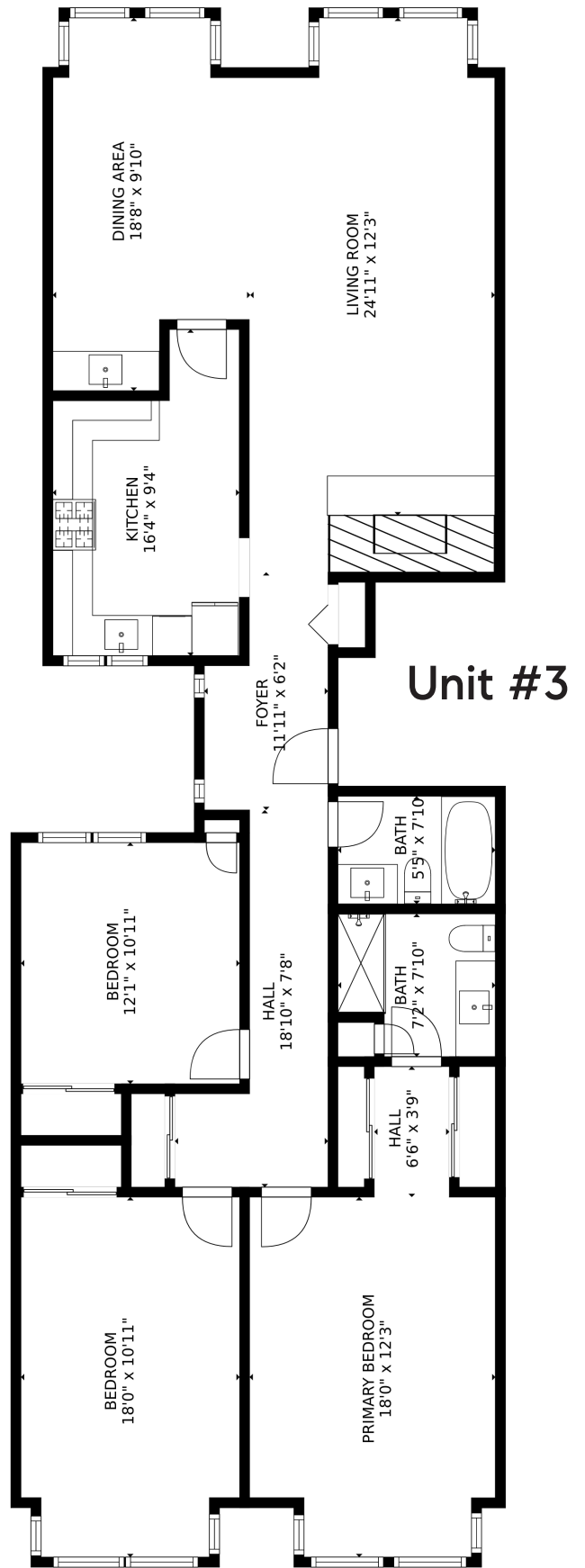
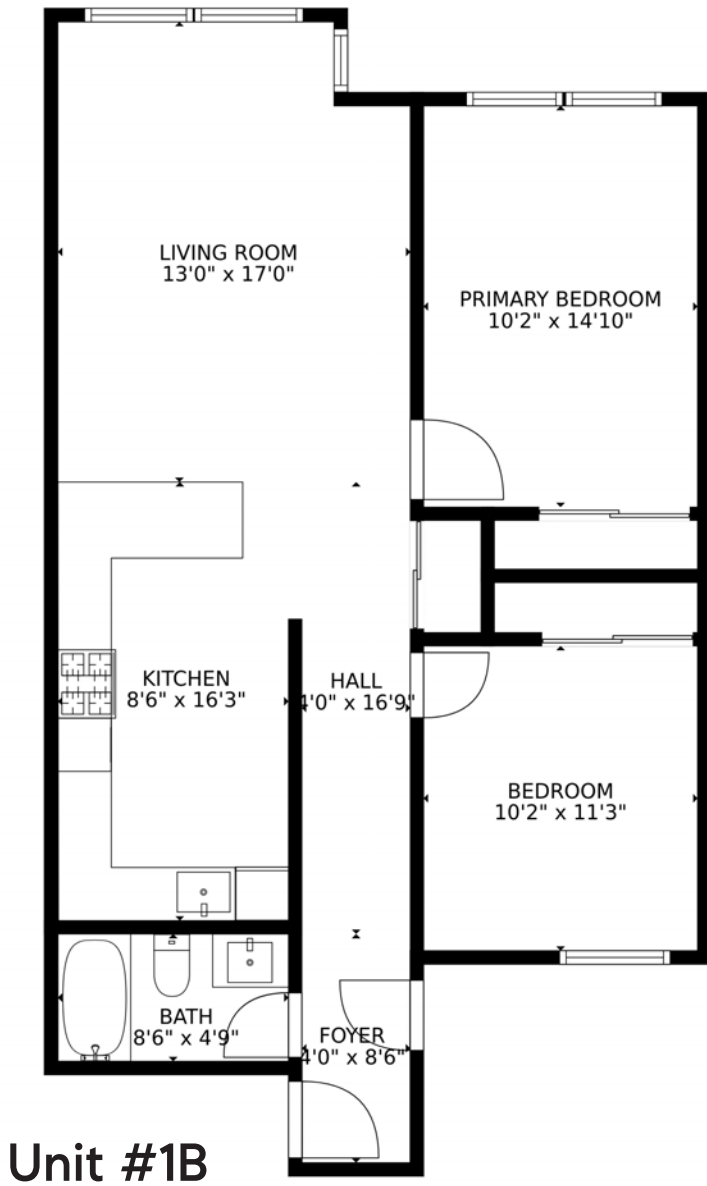
## Unit #2A



\*\*Floor plans are estimates and should be verified by the buyer.



# FLOOR PLANS



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