



1129-1133 Balboa Street

Three Units | One Car Parking
Inner Richmond | San Francisco
Price: \$1,450,000

John Antonini
415.794.9510
john@antoninisf.com



2007 →

ANTONINI SF.

PROPERTY OVERVIEW

List Price: \$1,450,000

1129-1133 BALBOA STREET

Year Built	1905
Parcel Number	1632-018
# of Units	Three
Unit Mix	One 1bd/1ba Two 2bd/1ba
Parking	One Car
Sq.Feet ^{1,2}	2,382 sq/ft
Lot Sq. Feet ¹	2,487 sq/ft (25'x100')
Neighborhood	Inner Richmond
Zoning	RH2

1- Per SF Tax Records

2-Square footage 3,037 sq/ft per appraisal

STRUCTURE + SYSTEMS

Electric Meters	3 Meters
Gas Meters	3 Meters
Heat	Gas Wall + Electric Baseboard
Hot Water Heater	40 gallon x 3 (new 2018,2020,2022)
Entry Stairs + Porch	Replaced 2024
Roof (front)	Composite Shingle
Roof (rear)	Bitumen (new 2019)



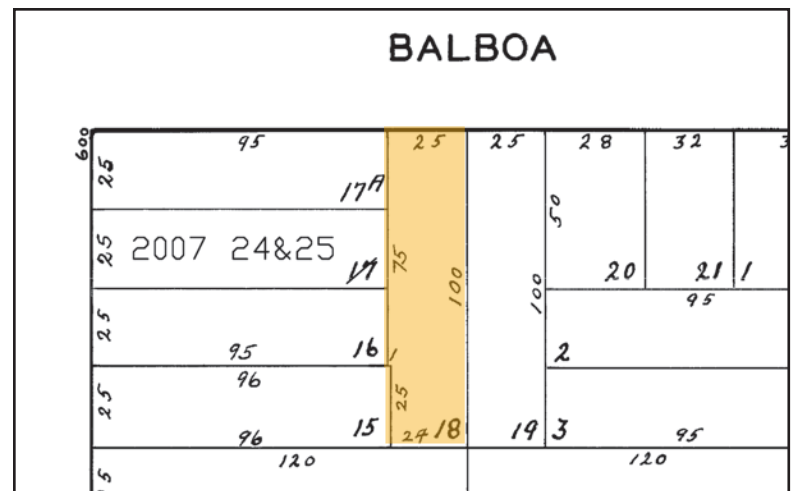
1129-1133 Balboa Street is a three (3) unit building located in the Inner Richmond District between 12th Avenue and Funston Avenue. The property is detached on three sides allowing ample natural light. The tax records show 2,382 sq/ft however a previous appraisal measured the building at 3,037 sq/ft.

Ideally located in the desirable Inner Richmond neighborhood, 1129-1133 Balboa Street combines the best of city living, with a comfortable suburban feel. Providing tenants with walkable access to the Inner Richmond commercial strip, Golden Gate Park, and quick highway access.

The property has been well maintained including a new rear roof (2019), new water heaters, and the entire front stairway and porch were replaced (2024).

The property is fully occupied with 37% rental upside. 1129-1133 Balboa Street offers buyers a stabilized asset, with growth potential in one of San Francisco's most popular neighborhoods.

PARCEL MAP



John Antonini 415.794.9510

1129-1133 BALBOA STREET

FINANCIAL OVERVIEW

Financial Summary

	Current
Price:	\$1,450,000
Number of Units:	3
Square Feet	2,382
Cost/Sq. Foot:	\$609

Annualized Operating Data

	Current
Gross Income:	\$85,262
Less Vacancy Rate: (3%)	(\$1,914)
Gross Operating Rate:	\$82,704
Less Expenses (Est):	(\$28,312)
Net Operating Income (NOI):	\$54,391



RENT ROLL + EXPENSES



Rent Roll

Unit	Unit Type	Current Rent	Proforma Rent	Notes
1129	2bd-1ba	\$3,319	\$3,500	Upper Unit, Section 8
1131	1bd-1ba	\$2,276	\$2,750	Middle Unit, includes garage, in-unit laundry
1133	2bd-1ba	\$1,509	\$3,500	Lower Unit, in-unit laundry
Total Monthly Income		\$5,316	\$9,750	
Total Annual Income		\$85,263	\$117,000	37% Rental Upside

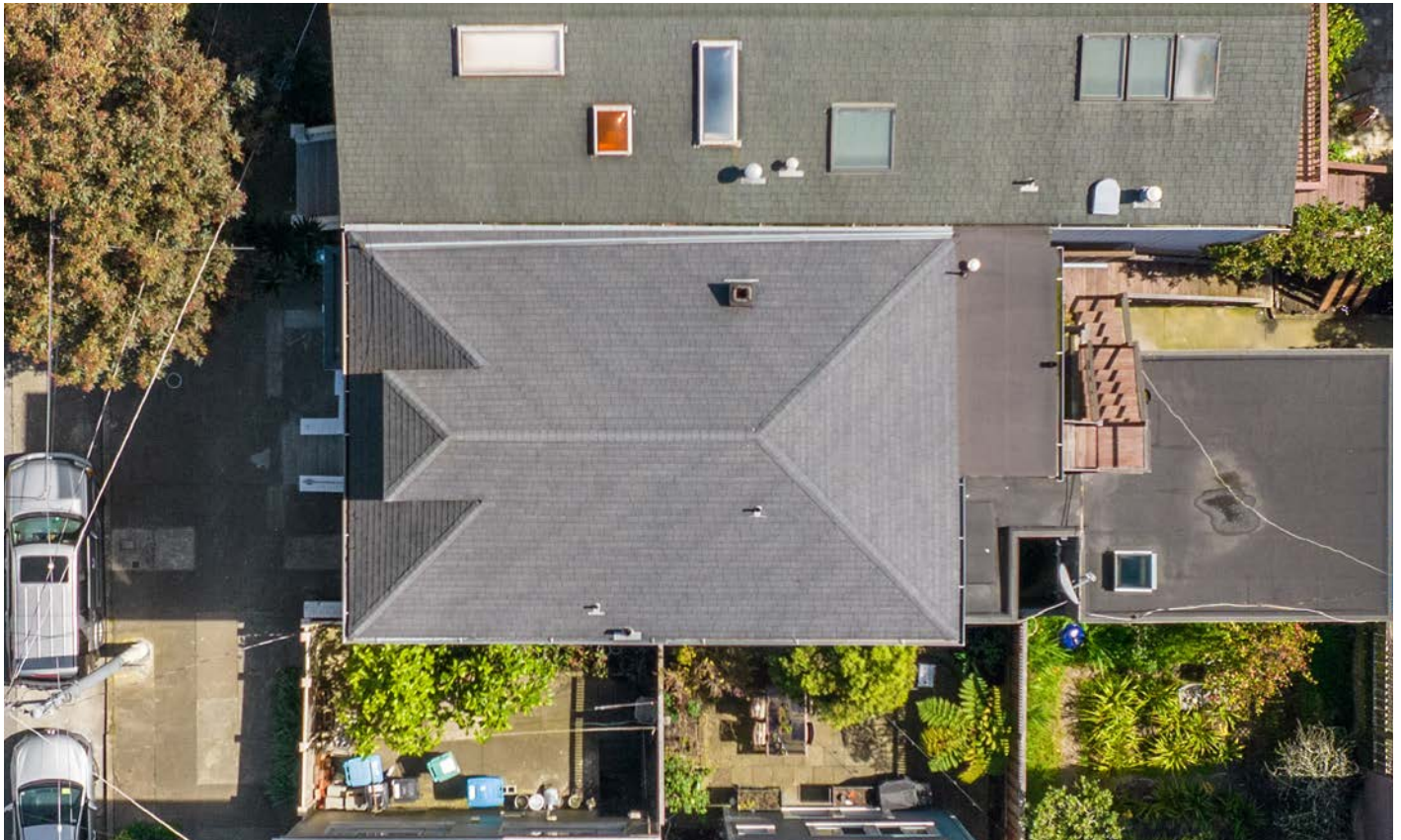
Estimated Expenses	Current	Notes
Property Taxes	\$17,147	1.18% of suggested list price
Insurance	\$2,744	Actual 2023
Gas & Electric	\$ -	Tenants pay
Water	\$5,474	Actual 2023
Garbage	\$474	Actual 2023
Repairs & Maintenance	\$1,280	Actual 2023
Reserves	\$1,000	Estimated
Various (Fees, permits, etc)	\$192	Actual 2023
Total Annual Expenses:	\$28,312	33% of Gross Income



PHOTOS



PHOTOS



1129-1133 BALBOA STREET

COMPASS
COMMERCIAL



The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site. The Offering Memorandum was prepared by Compass. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein. The owner and Compass expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass is not authorized to make any representations or agreements on behalf of the owner.



JOHN ANTONINI Lic# 01842830

Senior Vice President
Mobile: 415.794.9510
john@antoninifs.com
www.antoninifs.com

2007 →

ANTONINI SF.

John Antonini 415.794.9510

1129-1133 BALBOA STREET