



630 33rd Avenue

Eight Units | Vacant 4+ Car Garage

Outer Richmond | San Francisco

Price: \$1,950,000

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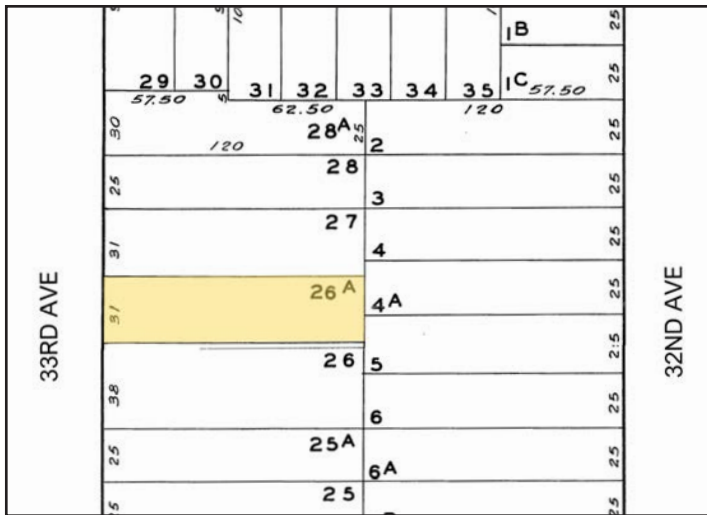
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PROPERTY OVERVIEW

630 33rd Avenue is a eight-unit building located on 33rd Avenue between Anza and Balboa in the Outer Richmond. The property includes eight (8) studio units and a large vacant garage which could fit 4+ cars or possibly an ADU.

The property has been seismically retrofitted (2013) and the fire alarms have been updated (2023).



11.33

GRM

5.76%

Cap Rate

\$408

Price/foot

\$244k

Price/Unit

LIST PRICE: \$1,950,000

400 28TH AVENUE

Year Built	1926
Parcel Number	1575-026A
# of Units	Eight (8)
Unit Mix	Eight x Studio
Parking	Three (3)
Sq. Feet ¹	4,780 sq/ft
Lot Sq. Feet	3,715 sq/ft (31'x120')
Neighborhood	Outer Richmond (1E)
Zoning	RH2

¹Per SF Tax records. Buyer to verify

STRUCTURE + SYSTEMS

PGE Meters	Separate
Water Heaters	One 75 gal, One 50 gal
Roof	Bitumen
Heat	Electrical Wall
Soft Story Retrofit	Completed (2013)
Foundation	Concrete
Underground Tank	Removed (2023)
Fire Alarm Panel	Hardwired, Updated (2023)



RENT ROLL



Rent Roll

Unit	Unit Type	Current Rent	Proforma Rent	Move-In Date	Notes
1	Studio	\$2,025	\$2,000	6/8/2018	
2	Studio	\$1,731	\$2,000	TBD	
3	Studio	\$2,154	\$2,000	8/30/2017	
4	Studio	\$1,129	\$2,000	3/15/2003	
5	Studio	\$1,972	\$2,000	7/7/2021	
6	Studio	\$1,972	\$2,000	7/2/2021	
7	Studio	\$2,000	\$2,000	8/26/2023	
8	Studio	\$754	\$2,000	3/1/1992	
	parking	\$200	\$200	Vacant	Vacant
	parking	\$200	\$200	Vacant	Vacant
	parking	\$200	\$200	Vacant	Vacant
Total Monthly Income		\$14,337	\$16,600		
Total Annual Income		\$172,049	\$199,200		

FINANCIAL OVERVIEW



Financial Summary

Price:	\$1,950,000
Number of Units:	8
Price Per Foot	\$408/ft
Price per Unit	\$243,750/unit
GRM	11.33
Cap Rate:	5.76%
Proforma GRM	9.79
Proforma Cap Rate	7.42%

Annualized Operating Data

	Current
Scheduled Gross Income:	\$172,049
Less Vacancy Rate: (3%)	(\$5,161)
Gross Operating Income:	\$166,888
Less Expenses (Est):	(\$54,482)
Net Operating Income (NOI):	\$112,405

Estimated Expenses	Annual	Notes
Property Taxes	\$22,679	1.18% of sale price
Insurance	\$3,765	Estimate per Commercial Coverage
PGE	\$2,206	Actual 2023
Water	\$6,909	Actual 2023
Garbage	\$4,662	Actual 2023
Repairs & Maintenance	\$4,000	Estimated \$500/unit
Management	\$6,882	Estimated 4% of gross income
Reserves	\$800	Estimated \$100/unit
Janitorial	\$2,580	Actual 2023
Total Annual Expenses:	\$54,482	32% of Gross Income

NEIGHBORHOOD OVERVIEW

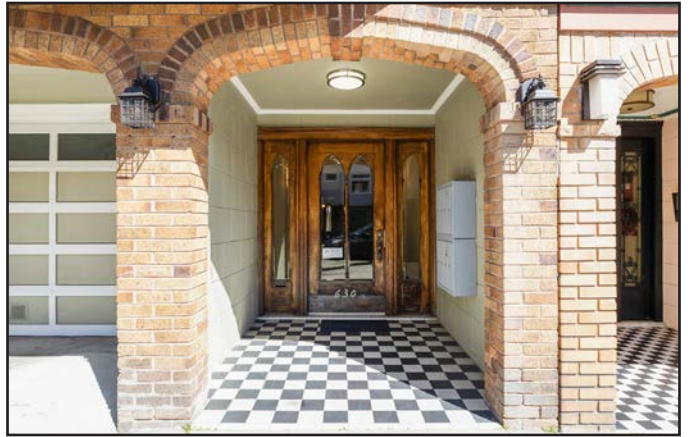


San Francisco's Outer Richmond neighborhood offers residents a peaceful oasis nestled between downtown and Ocean Beach.

With the Balboa commercial strip, residents of 630 33rd Ave benefit from walkable access to a variety of bars, cafes, restaurants - as well as the iconic Balboa Theater. Residents also benefit from easy commutes through San Francisco's primary arteries and easy access to public transportation,



PHOTOS



PHOTOS



630 33RD AVENUE

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