



## 1627 48th Avenue

Five Units | Five Car Parking  
Outer Sunset | San Francisco  
**Price: \$1,695,000**

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2007 →

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PROPERTY OVERVIEW

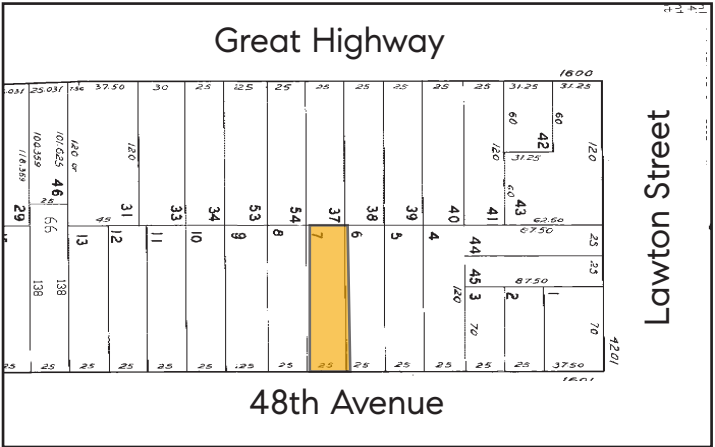
LIST PRICE: \$1,695,000



<sup>1</sup>Per SF City/DBI records. Buyer to verify

1627 48TH AVENUE	
Year Built	1960
Parcel Number	1895-007
# of Units	Five (5)
Unit Mix	Two (2) 2bed/1 bath Three (3) 1bed/1 bath
Parking	Five (5) car
Sq. Feet <sup>1</sup>	4,424 sq/ft
Lot Sq. Feet	2,996 sq/ft
Neighborhood	Outer Sunset (2C)
Zoning	RH2

STRUCTURE + SYSTEMS	
Foundation	Concrete
Hot water	75 gallon water heater
Heat	Gas wall heaters
PGE	Separate meters
Electrical	100 Amps, circuit breakers
Roof	Bitumen (New 2022)
Fire Alarms <sup>1</sup>	Not updated
Soft Story <sup>1</sup>	Not on DBI soft story list



11.06

GRM

6.05%

Cap Rate

\$383

Price/Foot

\$339k

Price/Unit



## FINANCIAL OVERVIEW

### Rent Roll

Unit	Unit Type	Rent	Proforma	Move-In Date	Notes
1	1 bed/1 ba	\$2,100	\$2,600	7/24/2023	
2	1 bed/1 ba	\$2,600	\$2,600	Vacant	Vacant
3	1 bed/1 ba	\$1,900	\$2,600	11/09/2021	
4	2 bed/1 ba	\$2,420	\$3,500	TBD	
5	2 bed/1 ba	\$3,750	\$3,750	Vacant	Vacant
<b>Total Monthly Income</b>		<b>\$12,770</b>	<b>\$15,050</b>		
<b>Total Annual Income</b>		<b>\$153,240</b>	<b>\$180,600</b>		<b>18% Upside</b>



Estimated Expenses	Annual	Notes
Property Taxes	\$19,713	1.18% of suggested list price
Insurance	\$5,000	Estimated
PGE	\$3,000	Estimated \$250/mo
Water	\$4,800	Estimated \$400/mo
Garbage	\$2,400	Estimated \$200/mo
Repairs & Maintenance	\$2,500	Estimated \$500/unit
Management	\$6,130	Estimated 4% of gross income
Reserves	\$2,500	Estimated \$500/unit/year
<b>Total Annual Expenses:</b>	<b>\$46,042</b>	

## FINANCIAL OVERVIEW

### Financial Summary

Price:	\$1,695,000
Number of Units:	5
Price Per Foot	\$383/ft
Gross Rent Multiplier	11.06
Cap Rate	6.05%

### Projected Profit + Loss

	Current
Scheduled Gross Income:	\$153,240
Less Vacancy Rate: (3%)	(\$4,597)
Gross Operating Income:	\$148,643
Less Expenses (Est):	(\$46,042)
<b>Net Operating Income (NOI):</b>	<b>\$102,600</b>

## PHOTOS BACKYARD



## FLOORPLAN UNIT 5 | 2 BED/1 BATH





## FLOORPLAN UNIT 2 | 1 BED/1 BATH





## COMMON AREAS



# NEIGHBORHOOD





# 1627 48TH AVENUE



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