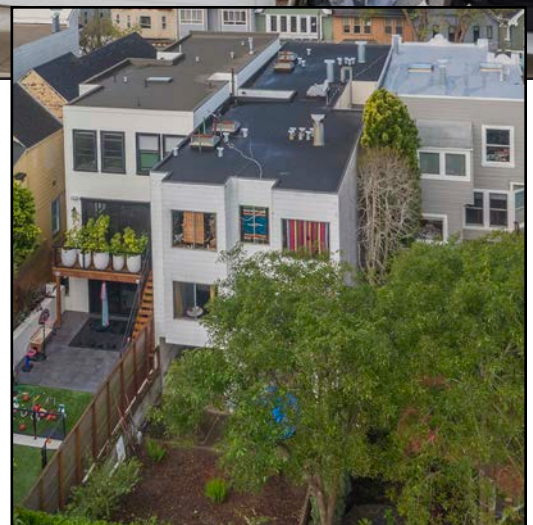




166 10th Avenue

Four Units | Four Car Parking
Inner Richmond | San Francisco
Price: \$1,395,000

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2007 →

ANTONINI SF.

PROPERTY OVERVIEW

LIST PRICE: \$1,395,000

166 10th Avenue is a four (4) unit building located in the Inner Richmond District between California and Lake Streets. Built in 1967, it is 4,120 sq/ft and sits on a deep 120-ft lot.

The unit mix consists of four (4) 2-bedroom- 1.5 bath units averaging approximately 900 square feet each. One unit will be delivered vacant. The units have efficient layouts, eat-in kitchens, large living rooms and bedrooms, and ample closet space.

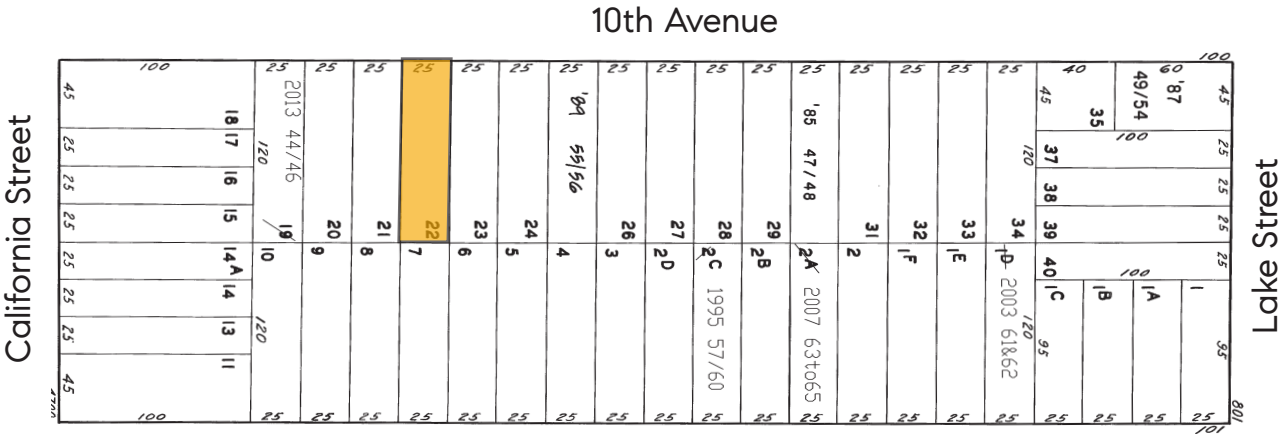
The location offers occupants easy access to all San Francisco has to offer. One short block north is famed Lake Street. At the end of 10th Ave is an entrance to Mountain Lake Park, which offers a dog park, tennis courts, Picnic Meadow, trail hiking, and Mountain Lake. Golfers are minutes from Presidio Golf Course.

Transportation is easy with Park Presidio located two blocks west. Downtown is easily accessible by catching the 1 California bus only 200 feet from the front door of 166 10th Ave.

166 10TH AVENUE	
Year Built	1967
Parcel Number	1369-022
# of Units	Four (4)
Unit Mix	Four (4) x 2 bed/1.5 bath
Parking	Four (4) cars
Sq. Feet ¹	4,120 sq/ft
Lot Sq. Feet	2,996 sq/ft
Neighborhood	Inner Richmond (1B)
Zoning	RH2

STRUCTURE + SYSTEMS	
Foundation	Concrete
Electrical Svc	Copper/romex wiring
Hot water	75 gallon
Heat	Gas wall
PGE	Separate Meters
Roof	Bitumen

¹Per SF Tax records. Buyer to verify



FINANCIAL OVERVIEW

Rent Roll

Unit	Unit Type	Rent	Proforma	Move-in Date	Notes
1	2bd-1.5ba	\$1,137	\$3,750	4/15/1992	
2	2bd-1.5ba	\$1,133	\$3,750	4/1/2014	
3	2bd-1.5ba	\$3,750	\$3,750	Vacant	Vacant
4	2bd-1.5ba	\$1,482	\$3,750	1997	
Total Monthly Income		\$7,502	\$15,000		
Total Annual Income		\$90,024	\$180,000	100% Upside	

Estimated Expenses	Annual	Notes
Property Taxes	\$16,224	1.18% of suggested list price
Insurance	\$8,466	Per seller
PGE	\$1,521	2024 P+L
Water	\$4,149	2024 P+L
Garbage	\$4,502	2024 P+L
Repairs & Maintenance	\$2,000	Estimated \$500/unit
Management	\$3,601	Estimated 4% of gross income
Reserves	\$400	Estimated \$100/unit
Total Annual Expenses:	\$40,862	



FINANCIAL OVERVIEW

Financial Summary

Price:	\$1,395,000
Number of Units:	4
Price Per Foot (PPF)	\$339/ft
Price Per Unit (PPU)	\$348,750
Gross Rent Multiplier (GRM)	15.50
Cap Rate	3.33%
Profoma Gross Rent Multiplier	7.75
Profoma Cap Rate	9.97%

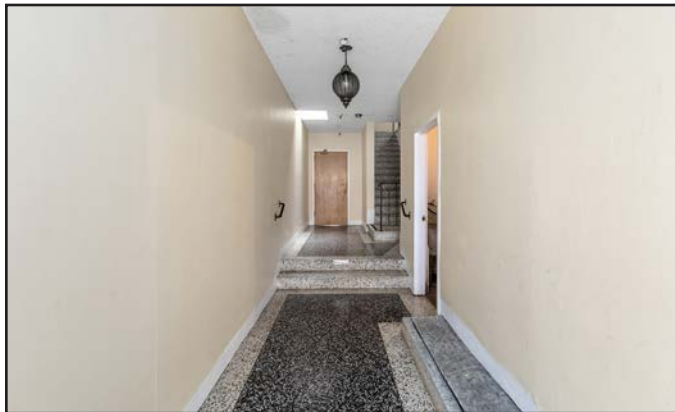
Projected Profit + Loss

	Current
Scheduled Gross Income:	\$90,024
Less Vacancy Rate: (3%)	(\$2,701)
Gross Operating Income:	\$87,323
Less Expenses (Est):	(\$40,862)
Net Operating Income (NOI):	\$46,460

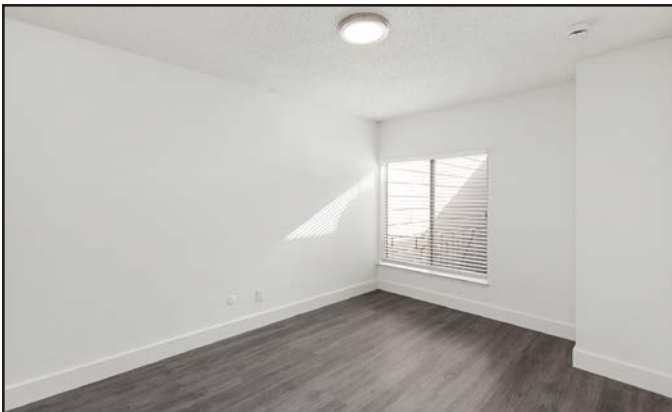
PHOTOS REAR YARD



COMMON AREA



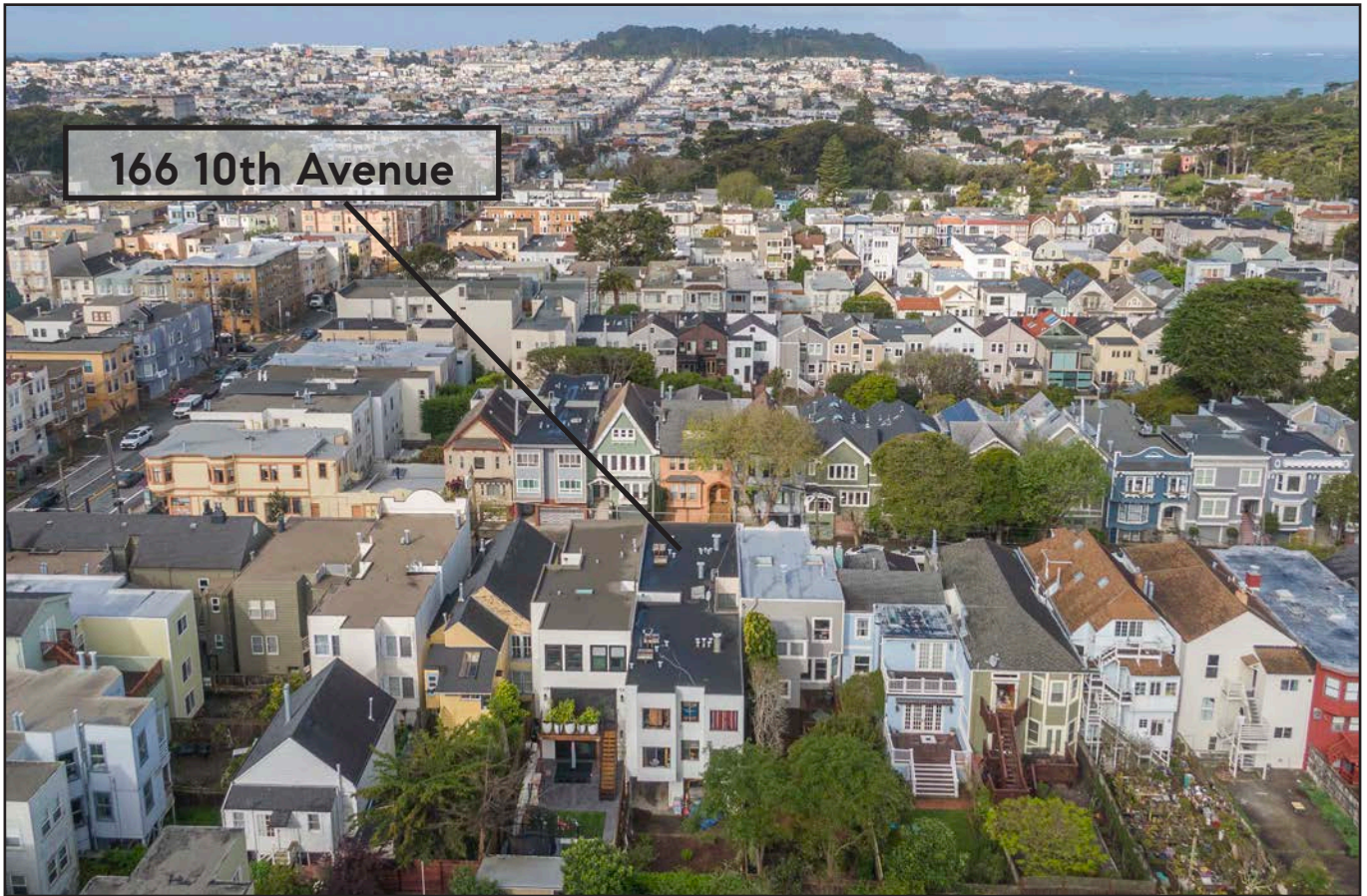
PHOTOS UNIT#3



BUILDING SYSTEMS



NEIGHBORHOOD



NEIGHBORHOOD



166 10th Avenue



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