



## 1968 Post Street

Six Units

Lower Pac Heights | San Francisco

**Price: \$2,895,000**



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1968 POST STREET

Year Built	1905
Parcel Number	0683 017
# of Units	6 units
Unit Mix	4 x Five Room Flat 2 x Six Room Flat
Parking	Street
Sq.Feet <sup>1</sup>	8,271 sq/ft
Lot Sq. Feet <sup>1</sup>	3,023 sq/ft
Neighborhood	Lower Pacific Heights
Zoning	RM3

1-Per SF Tax Records

STRUCTURE + SYSTEMS

Electric Meters	Separately Metered
Gas Meters	Separately Metered
Hot Water	Individual Water Heaters
Heat	Forced Air
Laundry	In-unit (5 of 6 units)
Roof	Bitumen
Foundation	Concrete

10.96  
GRM

5.95%  
Cap Rate

\$350  
Price/Foot

\$483k  
Price/Unit



PARCEL MAP





## FINANCIAL OVERVIEW



### Financial Summary

Current

Price:	\$2,895,000
Number of Units:	6
Square Feet:	8,271
Cost/Sq. Foot:	\$350
Cost/Unit	\$482,500
GRM	10.96
Cap Rate	5.95%
Proforma GRM	9.46
Proforma Cap Rate	7.85%

### Annualized Operating Data

Current

Scheduled Gross Income	\$264,147
Less Vacancy Rate: (5%)	(\$13,207)
Gross Operating Rate:	\$250,940
Less Expenses (Est): (30%)	(\$78,818)
<b>Net Operating Income (NOI):</b>	<b>\$172,122</b>

# RENT ROLL EXPENSES



## Rent Roll

Unit	Unit Type	Current Rent	Proforma Rent	Move-In Date	Notes
1700 Steiner	5 Room Flat	\$4,000	\$4,250	8/10/2024	Laundry
1702 Steiner	6 Room Flat	\$2,046	\$4,250	9/20/1994	
1704 Steiner	6 Room Flat	\$4,157	\$4,250	4/1/2022	Laundry
1968 Post	5 Room Flat	\$3,900	\$4,250	3/1/2025	Laundry
1970 Post	5 Room Flat	\$4,009	\$4,250	1/1/2022	Laundry
1972 Post	5 Room Flat	\$3,900	\$4,250	8/1/2024	Laundry
Total Monthly Income		\$22,012	\$25,500		
<b>Total Annual Income</b>		<b>\$264,147</b>	<b>\$306,000</b>		<b>16% upside</b>

Estimated Expenses	Annual	Notes
Property Taxes	\$33,669	1.18% of sales price
Insurance	\$9,068	Commercial Coverage Indicator
PGE	\$89	Actual 2024
Water	\$8,793	Actual 2024
Garbage	\$11,833	Actual 2024
Pest Control	\$1,200	Actual 2024
Repairs & Maintenance	\$3,000	Estimated \$500/unit
Management	\$10,566	Estimated 4% of gross income
Reserves	\$600	Estimated \$100/unit
<b>Total Annual Expenses:</b>	<b>\$78,818</b>	30% of gross income



## INTERIOR PHOTOS





## INTERIOR PHOTOS





## EXTERIOR & UTILITIES PHOTOS



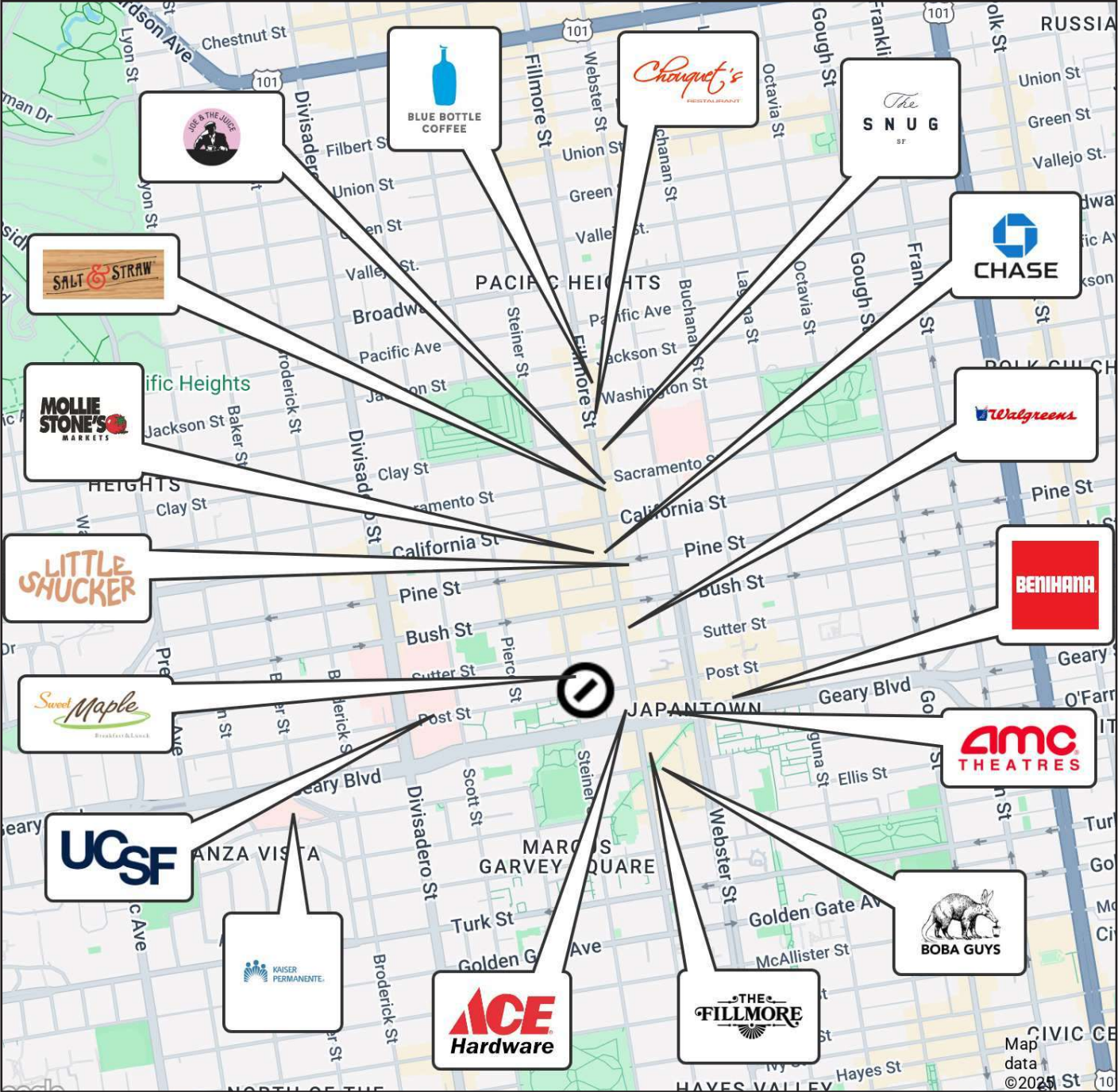


## NEIGHBORHOOD PHOTOS





NEIGHBORHOOD MAP





# 1968 Post Street



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