



## 3021 22nd Street

Three (3) Units | Inner Mission

**Price: \$699,995**



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# PROPERTY OVERVIEW

List Price: \$699,995

<b>3021 22ND STREET</b>	
Year Built	1900
Parcel Number	3638-064
# of Units	3 units
Unit Mix	1 x Two bed/one bath 1 x One bed/one bath 1 x Studio
Parking	Street
Sq.Feet <sup>1</sup>	2,422 sq/ft
Lot Sq. Feet <sup>1</sup>	1,459 sq/ft
Neighborhood	Inner Mission
Zoning	RH3

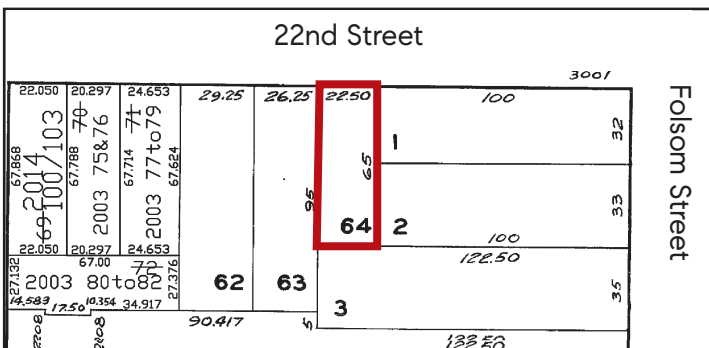
1-Per SF Tax Records

3021 22nd Street is a charming triplex located in the heart of San Francisco's vibrant Inner Mission neighborhood. The property consists of a top-floor two-bedroom, one-bath unit; a middle-floor one-bedroom, one-bath unit; and a ground-floor studio. The studio unit will be delivered vacant, offering flexibility for an owner-user or investor. The building is separately metered for gas and electricity and features individual water heaters for each unit, along with a shared outdoor space. With its prime location and versatile unit mix, 3021 22nd Street presents an excellent opportunity to own a quaint, income-producing property in one of San Francisco's most desirable neighborhoods.

<b>STRUCTURE + SYSTEMS</b>	
PGE	Separately Metered
Hot Water	Individual Water Heaters
Heat	Gas Wall Heaters
Laundry	Varies by Unit
Roof	Composition Shingle
Foundation	Some concrete/some brick



## PARCEL MAP



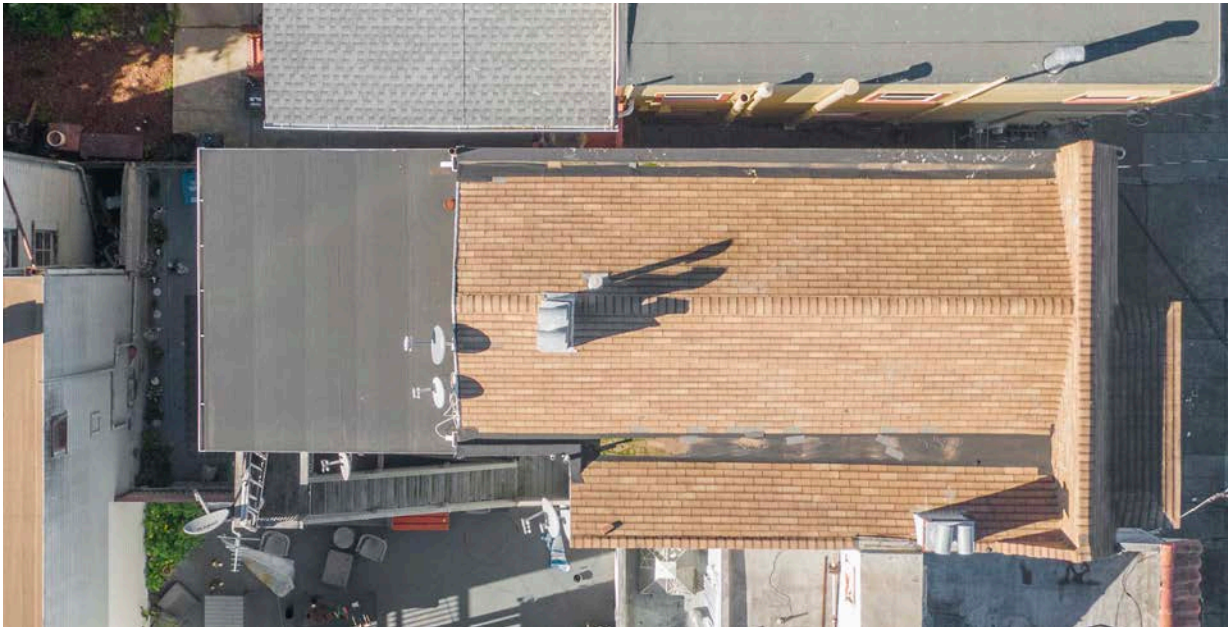
**15.3**  
GRM

**4.03%**  
Cap Rate

**\$289**  
Price/Foot

**\$233k**  
Price/Unit

# FINANCIAL OVERVIEW



## Financial Summary

	Current
Price:	\$699,995
Number of Units:	3
Square Feet:	2,422
Cost/Sq. Foot:	\$289
Cost/Unit:	\$233,332
GRM:	15.30
Cap Rate:	4.03%
Proforma GRM:	6.41
Proforma Cap Rate:	13.09%

## Annualized Operating Data

	Current
Scheduled Gross Income	\$45,747
Gross Operating Income:	\$45,747
Less Expenses (Est): (38%)	(\$17,534)
<b>Net Operating Income (NOI):</b>	<b>\$28,213</b>

# RENT ROLL EXPENSES

## Rent Roll

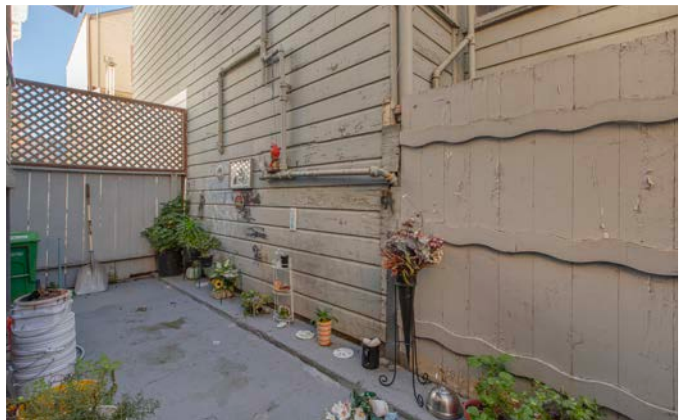
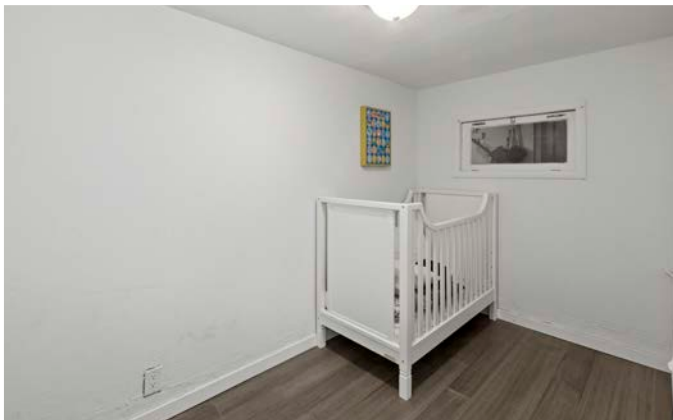
Unit	Unit Type	Move-In	Current Rent	Proforma Rent	Notes
A	2 Bedroom, 1 Bath	3/9/1994	\$1,162	\$3,750	
B	1 Bedroom, 1 Bath	8/1/2000	\$300	\$2,995	
C	Studio	Vacant	\$2,350	\$2,350	Vacant
<b>Total Monthly Income</b>			<b>\$3,812</b>	<b>\$9,095</b>	
<b>Total Annual Income</b>			<b>\$45,747</b>	<b>\$109,140</b>	<b>139% upside</b>

## Estimated Expenses

	Annual	Notes
Property Taxes	\$8,141	1.18% of suggested list price
Insurance	\$3,633	Estimated \$1.50/ft
PGE	\$1,440	Estimated \$40/mo/unit
Water	\$2,880	Estimated \$80/mo/unit
Garbage	\$1,440	Estimated \$40/unit/mo
<b>Total Annual Expenses:</b>	<b>\$17,534</b>	<b>38% of gross income</b>



# UNIT #C STUDIO



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**3021 22ND STREET**

# NEIGHBORHOOD PHOTOS



# NEIGHBORHOOD MAP



# 3021 22nd Street



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