



779-781 24th Avenue

Two (2) Units | Two (2+) Car Garage

Central Richmond | San Francisco

Price: \$1,950,000



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2007 →

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PROPERTY OVERVIEW

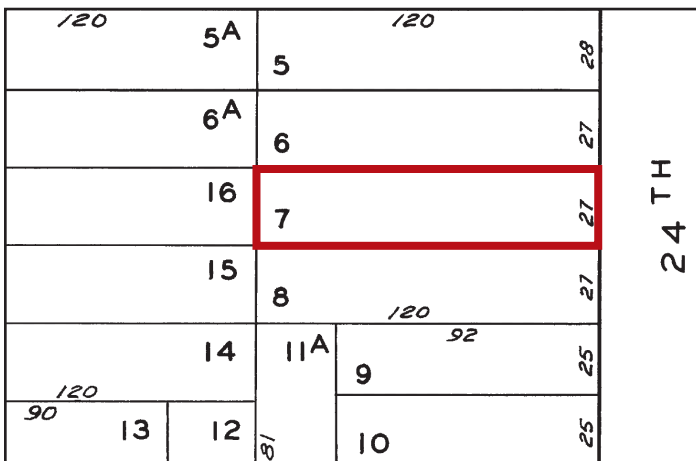
List Price: \$1,950,000

779-781 24TH AVENUE	
Year Built	1923
Parcel Number	1620-007
# of Units	Two
Unit Mix	Two Full Floor Flats
Parking	Two plus Tandem Garage
Sq.Feet ¹	3,600 sq/ft
Lot Sq. Feet ¹	3,236 sq/ft (27'x120')
Neighborhood	Central Richmond
Zoning	RH2

1-Per SF Tax Records

STRUCTURE + SYSTEMS	
Electric Meters	2 Meters
Gas Meters	2 Meters
Heat	Central Heat
Foundation	Concrete
Hot Water Heater	40 gallon x 2
Roof	Bitumen

PARCEL MAP



779–781 24th Avenue is a well-maintained duplex ideally located in the heart of the Central Richmond District, between Balboa and Cabrillo Streets. The approximately 3,600 sq. ft. building sits on a generous 27’ x 120’ lot and consists of two spacious flats. The top flat will be delivered vacant.

Each unit features two bedrooms, a sunroom, an eat-in kitchen, and a dedicated laundry room, offering functional layouts and comfortable living spaces. The upper vacant unit presents an excellent opportunity for owner-occupancy, while the lower tenant-occupied unit benefits from an updated kitchen and an additional half-bathroom.

The large lot allows for graciously sized rooms and a sizable rear yard, ripe for gardening, tree plantings, outdoor entertaining, or recreational space. The large garage, delivered vacant, provides parking for two vehicles plus ample storage and may offer potential for additional living space (buyer to verify).

Situated on a quiet block moments from Golden Gate Park, this property is ideal for owner-users seeking a home with parking, outdoor space, and the potential to add value in one of San Francisco’s most desirable neighborhoods.

FINANCIAL OVERVIEW

Financial Summary

	Current
Price:	\$1,950,000
Number of Units:	2
Square Feet	3,600
Cost/Sq. Foot:	\$542

Annualized Operating Data

	Current
Scheduled Gross Income:	\$107,220
Less Vacancy Rate: (3%)	(\$3,217)
Gross Operating Rate:	\$104,003
Less Expenses (Est):	(\$33,119)
Net Operating Income (NOI):	\$70,885



ESTIMATED EXPENSES



Rent Roll

Unit	Unit Type	Current Rent	Proforma Rent	Move in Date	Notes
781	2-bd, 1.5-ba + sunroom	\$2,935	\$6,000	7/23/2005	Lower Unit
779	2-bd, 1-ba + sunroom	\$6,000	\$6,000	vacant	Upper Unit
Total Monthly Income		\$8,935	\$12,000		
Total Annual Income		\$107,220	\$144,000		

Estimated Expenses

Expense	Current	Notes
Property Taxes	\$22,679	1.18% of list price
Insurance	\$5,400	Estimated \$1.50/ft
PGE	\$960	Estimated \$40/mo/unit
Water	\$1,920	Estimated \$80/mo/unit
Garbage	\$960	Estimated \$40/unit/mo
Repairs & Maintenance	\$1,000	Estimated \$500/unit
Reserves	\$200	Estimated \$100/unit
Total Annual Expenses:	\$33,119	31% of Gross Income

PHOTOS UNIT 779



PHOTOS COMMON AREAS



PHOTOS EXTERIORS



779-781 24TH AVENUE



COMPASS
COMMERCIAL

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