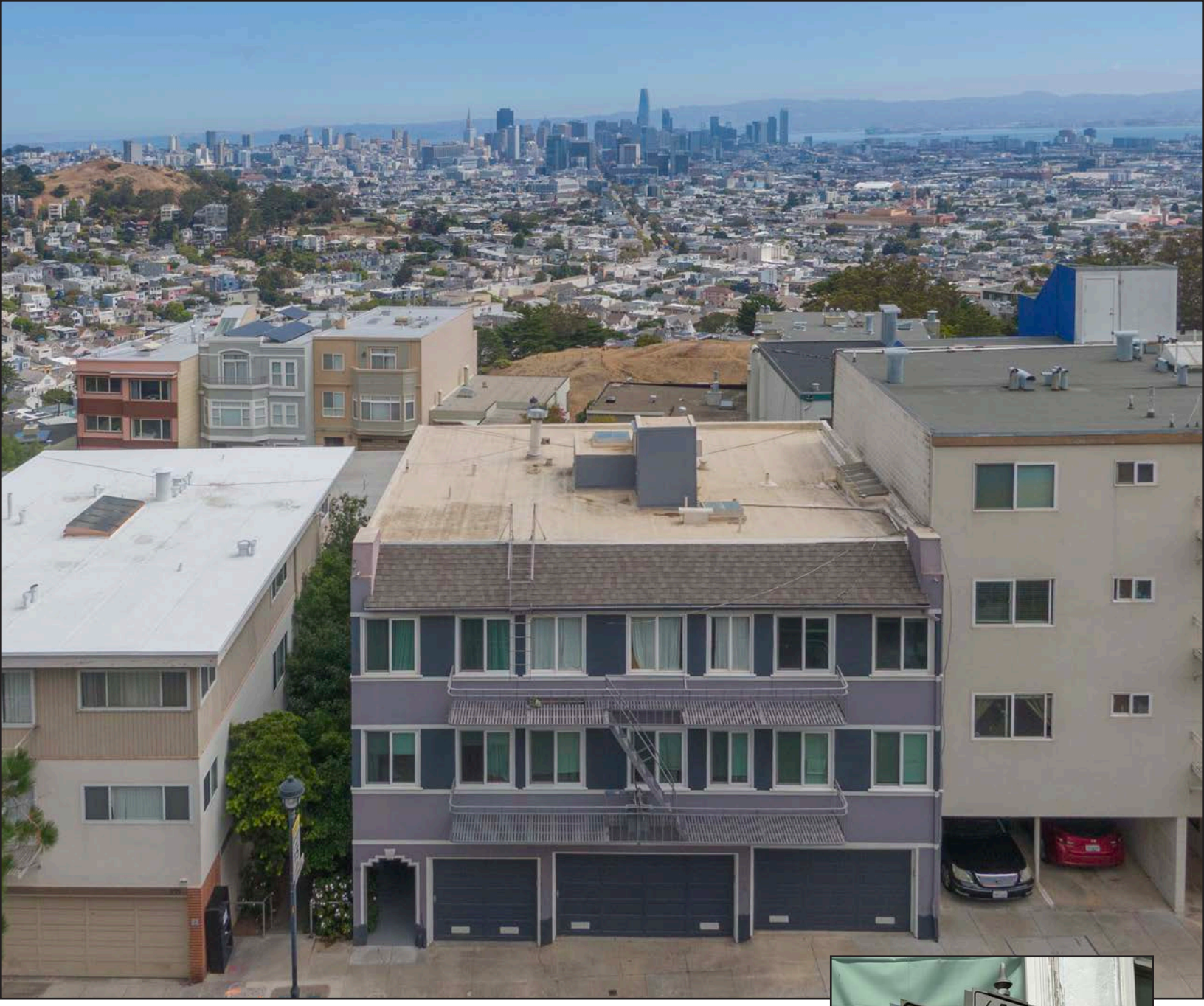





# 301 Graystone Terrace

Six (6) Units | Three (3) Car Parking

Twin Peaks | San Francisco

**Price: $1,995,000**

---

**John Antonini**
415.794.9510
john@antoninisf.com

2007 ➞
ANTONINI SF.

# **PROPERTY** OVERVIEW

**List Price: $1,995,000**

## 301 GRAYSTONE TERRACE

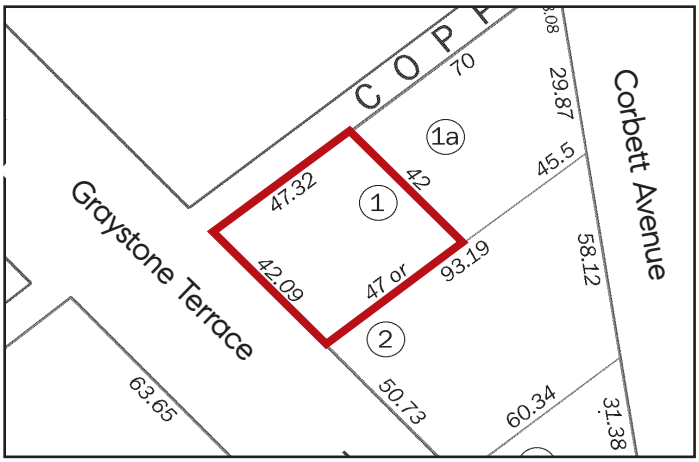
| | |
|---|---|
| Year Built | 1952 |
| Parcel Number | 2745-001 |
| # of Units | Six (6) units |
| Unit Mix | One (1) 2 bed/1 bath<br>Four (4) 1 bed/1 bath<br>One (1) Studio |
| Parking | Seven (7) car parking |
| Sq.Feet[1] | 3,934 Sqft |
| Lot Sq. Feet[1] | 1,973 Sqft |
| Neighborhood | Twin Peaks |
| Zoning | RH2 |

1-Per SF Tax Records

## STRUCTURE + SYSTEMS

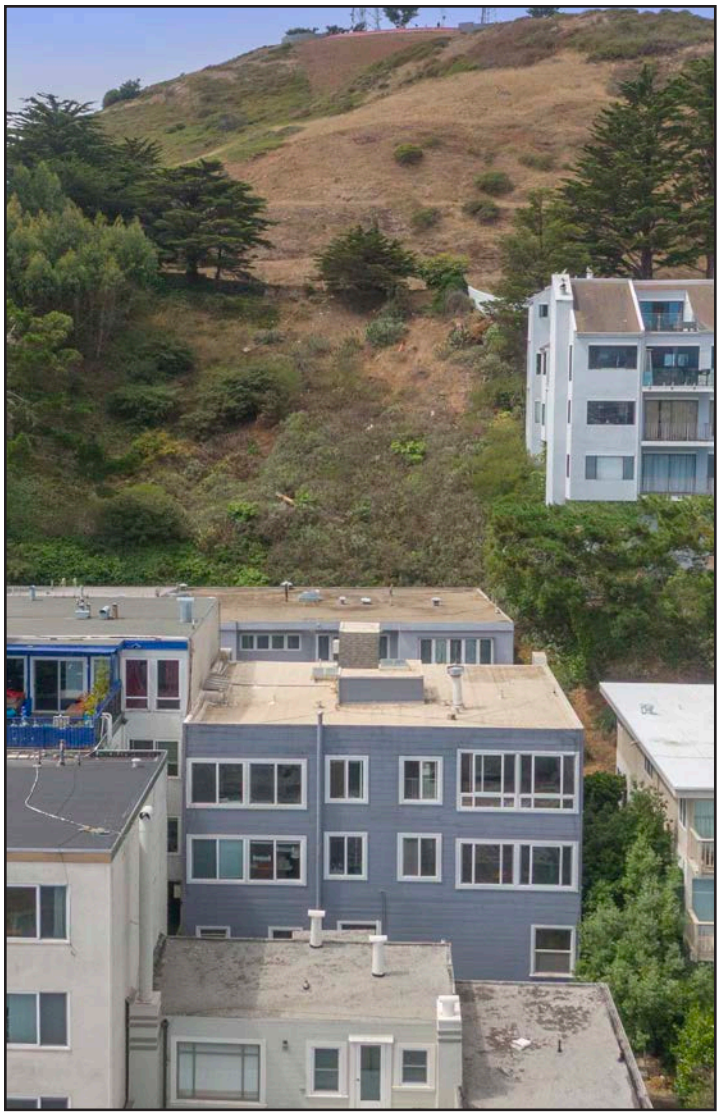
| | |
|---|---|
| Water Heater | 40 gallons |
| Electrical | 120/240 volts |
| Laundry | Coin Op |
| Roof | Composite Shingles |

## PARCEL MAP

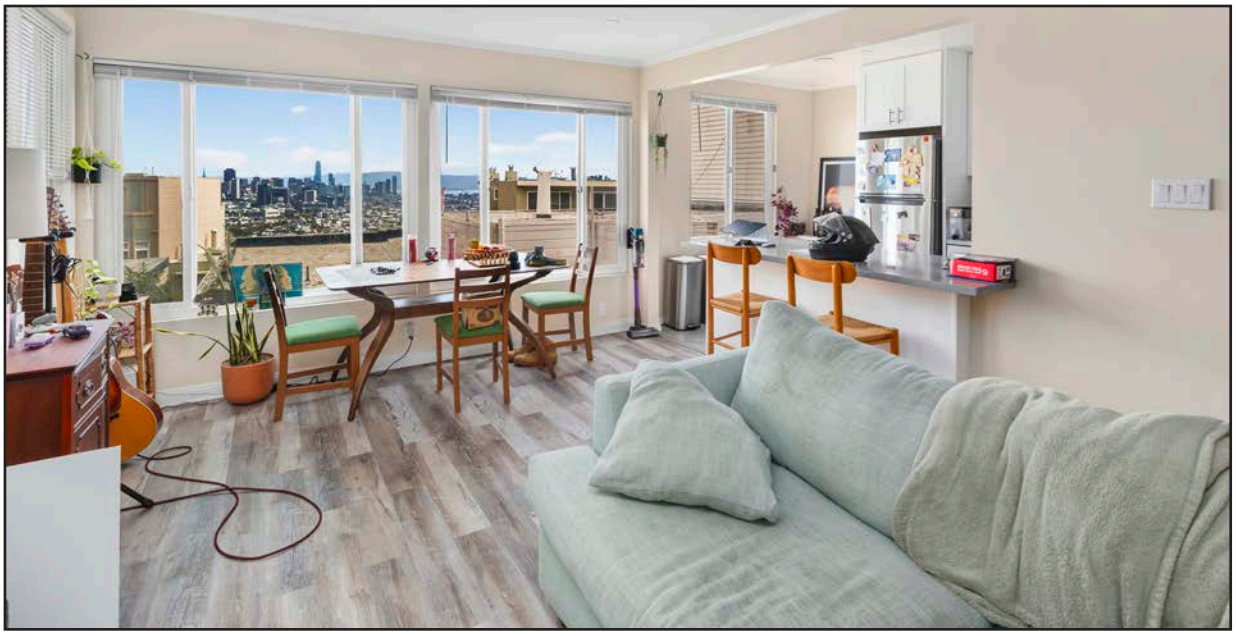



301 Graystone Terrace is a six-unit apartment building with three-car garage parking located in Twin Peaks. The unit mix consists of one (1) studio, four (4) 1-bedroom units, and one (1) 2-bedroom unit. The property features expansive views of the San Francisco skyline and is ideally located on a quiet street in the heart of Twin Peaks.

The property is offered at an attractive 11.8 GRM and 5.1% cap rate, with over 60% rental upside. 301 Graystone Terrace presents an excellent opportunity to acquire a well-located, stable asset in Twin Peaks.



John Antonini 415.794.9515



## Financial Summary

| | Current |
|---|---|
| Price: | $1,995,000 |
| Number of Units: | Six (6) |
| Square Feet: | 3,934 |
| Cost/Sq. Foot: | $507 |
| Cost/Unit: | $332,500 |
| GRM: | 11.84 |
| Cap Rate: | 5.12% |
| Proforma GRM: | 8.08 |
| Proforma Cap Rate: | 8.93% |

## Annualized Operating Data

| | Current |
|---|---|
| Scheduled Gross Income | $168,455 |
| Loss to Vacancy: | ($5,054) |
| Gross Operating Income: | $163,401 |
| Less Expenses (Est): (46%) | ($61,299) |
| **Net Operating Income (NOI):** | **$102,103** |

## Rent Roll

| Unit | Unit Type | Current Rent | Proforma Rent | Move-In Date | Notes |
|---|---|---|---|---|---|
| 1 | 1 bed-1 bath | $1,716 | $3,000 | 08/01/2010 | |
| 2 | 1 bed-1 bath | $2,794 | $3,500 | 03/07/2025 | view |
| 3 | Studio | $1,452 | $2,500 | 06/17/2017 | |
| 4 | 1 bed-1 bath | $2,794 | $3,000 | 03/01/2025 | $254/mo Misc Fee |
| 5 | 1 bed-1 bath | $1,900 | $3,500 | 08/01/2010 | view |
| 7[1] | 2 bed-2 bath | $2,799 | $5,000 | 7/1/2008 | $249.50/mo Misc Fee |
| | Misc. Fees[2] | $503.80 | | | |
| | Laundry | $80 | $80 | | estimated |
| **Total Monthly Income** | | **$14,038** | **$20,580** | | |
| **Total Annual Income** | | **$168,455** | **$246,960** | | **47% upside** |

1 - Units #6 & Unit #7 combined
2 - Monthly Misc. Fees only apply to Unit #4 & Unit #7

## Estimated Expenses

| | Annual | Notes |
|---|---|---|
| Property Taxes | $23,202 | 1.18% of list price |
| Insurance | $5,901 | Estimated $1.50/ft |
| PGE | $6,895 | T12 Avg |
| Water | $7,033 | 2025 P+L |
| Garbage | $2,802 | 2025 P+L |
| Repairs & Maintenance | $3,000 | Estimated $500/unit |
| Management | $6,738 | Estimated 4% of gross income |
| Reserves | $600 | Estimated $100/unit |
| Janitorial | $3,000 | Est $250/mo |
| Fire Extng/Alarm | $1,728 | 2025 P+L |
| Licenses & Fees | $400 | 2025 P+L |
| **Total Annual Expenses:** | **$61,299** | 36% of gross income |

# **UNIT #3** 1 STUDIO







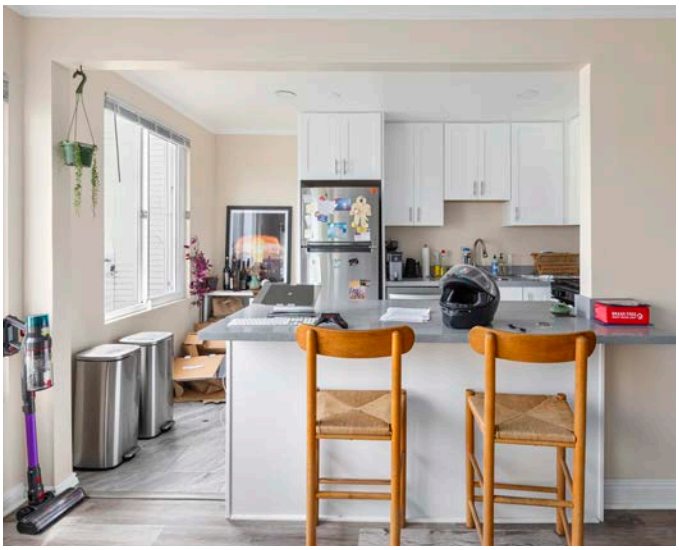


John Antonini 415.794.9515

**301 GRAYSTONE TERRACE**

## **UNIT #4** 1 BED/1 BATH









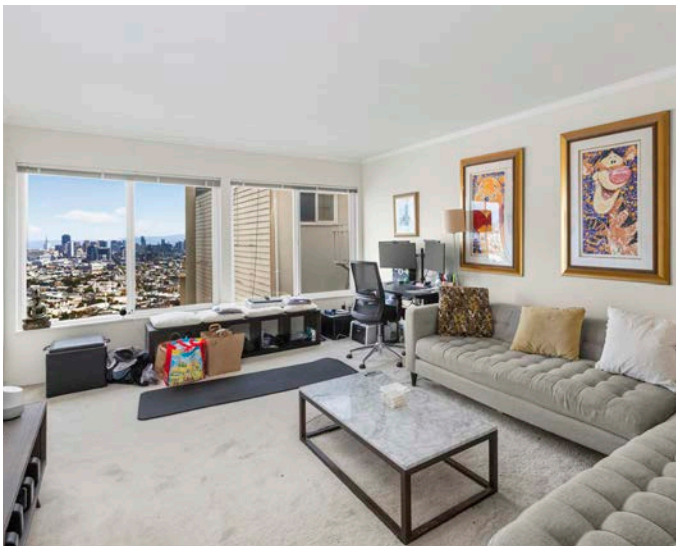


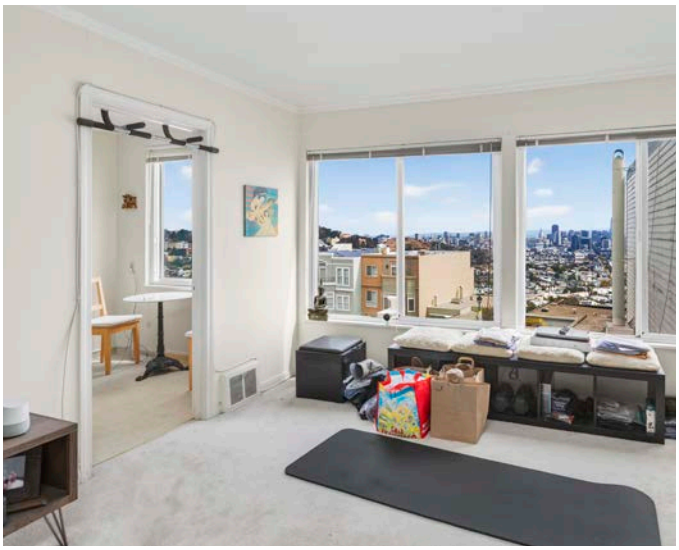


John Antonini 415.794.9515

# 301 GRAYSTONE TERRACE

## **UNIT #5** 1 BED/1 BATH

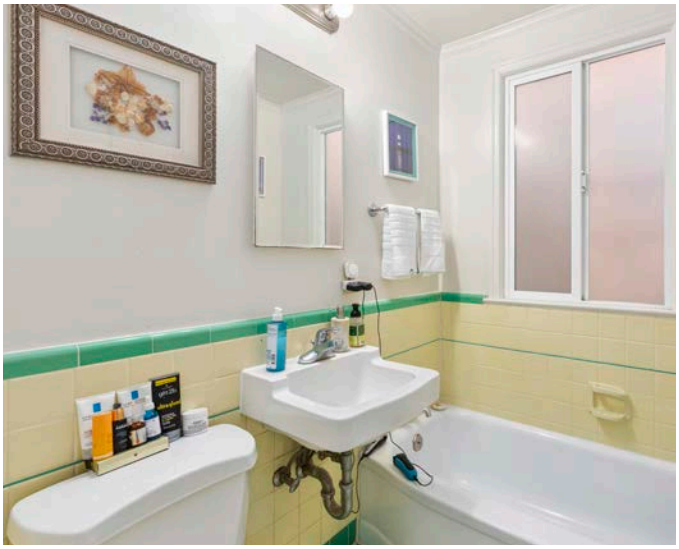












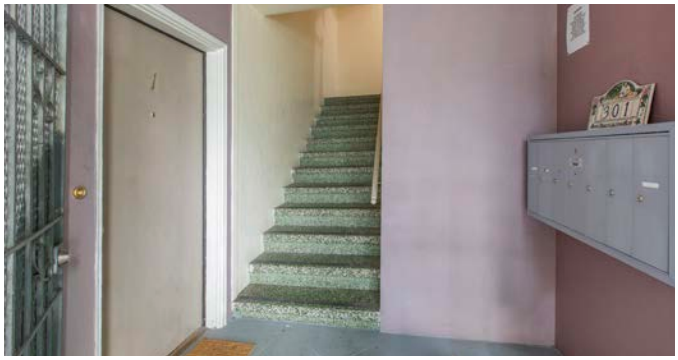
John Antonini 415.794.9515

# 301 GRAYSTONE TERRACE

# **PHOTOS** EXTERIOR













John Antonini 415.794.9515

**301 GRAYSTONE TERRACE**








John Antonini 415.794.9515

# 301 Graystone Terrace




The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site. The Offering Memorandum was prepared by Compass. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein. The owner and Compass expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass is not authorized to make any representations or agreements on behalf of the owner.



JOHN ANTONINI

Senior Vice President
Mobile: 415.794.9510
john@antoninisf.com
Lic# 01842830

2007 ➞
ANTONINI SF.