



130 Gardenside Drive

Seventeen (17) Units | 32 Parking Spaces

Twin Peaks | San Francisco

Price: $5,400,000

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2007 ➞
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PROPERTY OVERVIEW

List Price: $5,400,000

130 GARDENSIDE DRIVE

Year Built	1975
Parcel Number	2854-005
# of Units	17 units
Unit Mix	Two (2) 2 bed/1 bath Twelve (12) 1 bed/1 bath Three (3) Studio
Parking	32 car parking (16 garage, 16 exterior)
Sq.Feet[1]	13,061 Sqft
Lot Sq. Feet[1]	20,134 Sqft
Neighborhood	Twin Peaks
Zoning	RH2

1-Per SF Tax Records

STRUCTURE + SYSTEMS

Water Heater	100 gallons
Electrical	600 Amp
Fire Alarms	Not updated. See disclosures for quote to upgrade
Laundry	Coin Op, owner
Seismic Retrofit	Completed 2025
SB 721 + Sect 604	Completed by COE

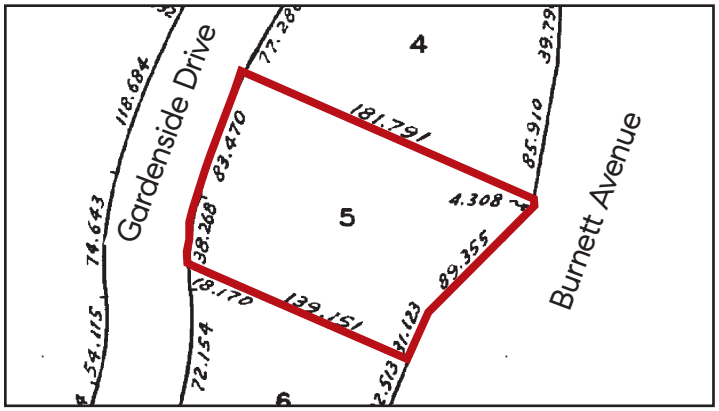


11.16 GRM*	**5.98%** Cap Rate*
$413 Price/Foot	**$317k** Price/Unit

130 Gardenside Drive is a 17-unit apartment building located in Twin Peaks, featuring 16 garage spaces and 16 exterior parking spaces. The property features private decks, many of which offer sweeping, east-facing views of the SF skyline, Noe Valley, and the Mission District. The unit mix consists of three (3) studios, twelve (12) 1-bedroom units, and two (2) 2-bedroom units. One unit will be delivered vacant. Built in 1975, the property contains approximately 13,061 square feet on an 18,991-square-foot lot.

130 Gardenside Drive offers investors a stable asset with significant achievable upside in a desirable Twin Peaks location.

PARCEL MAP



*-Gross income includes annual rental increase effective Nov. 1, 2026

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Financial Summary

	Current
Price:	$5,400,000
Number of Units:	17
Square Feet:	13,061
Price/Sq. Foot:	**$413**
Price/Unit:	**$317,647**
GRM*:	**11.16**
Cap Rate*:	**5.98%**
Proforma GRM:	7.71
Proforma Cap Rate:	9.87%

Annualized Operating Data

	Current
Scheduled Gross Income*:	$483,828
Loss to Vacancy:	($14,515)
Gross Operating Income:	$469,313
Less Expenses (Est): (32%)	($146,300)
Net Operating Income (NOI):	**$323,013**

*-Gross income includes annual rental increase effective Nov. 1, 2026

Rent Roll		Current	Proforma		
Unit	**Unit Type**	**Rent***	**Rent**	**Move-In Date**	**Notes**
101	1 bd/1 ba	$2,888	$3,600	08/22/2020	
102	Studio	$2,128	$2,800	06/21/2026	
103	1 bd/1 ba	$2,599	$3,600	05/16/2021	
201	1 bd/1 ba	$2,538	$3,600	08/01/2021	
202	1 bd/1 ba	$2,737	$3,600	07/15/2021	
203	Studio	$1,593	$2,800	01/20/2010	
204	1 bd/1 ba	$2,870	$3,600	08/13/2021	
205	1 bd/1 ba	$1,261	$3,600	04/11/1995	Section 8
301	1 bd/1 ba	$2,816	$3,600	04/15/2023	
302	1 bd/1 ba	$1,202	$3,600	N/A	
303	Studio	$1,593	$2,800	12/01/2010	
304	1 bd/1 ba	$3,422	$3,600	03/11/2017	
305	1 bd/1 ba	$800	$800	08/10/2024	Res. Mgr.
401	1 bd/1 ba	$1,441	$3,600	12/07/1996	
402	1 bd/1 ba	$3,600	$3,600		Vacant
501	2 bd/1 ba	$3,697	$4,600	04/5/2024	
502	2 bd/1 ba	$2,759	$4,600	09/18/2010	
	Laundry	$250	$250		
	Parking	$125	$125		Outside tenant
Total Monthly Income		**$40,319**	**$58,375**		
Total Annual Income		**$483,828**	**$700,500**		**31% upside**

*-Gross income includes annual rental increase effective Nov. 1, 2026

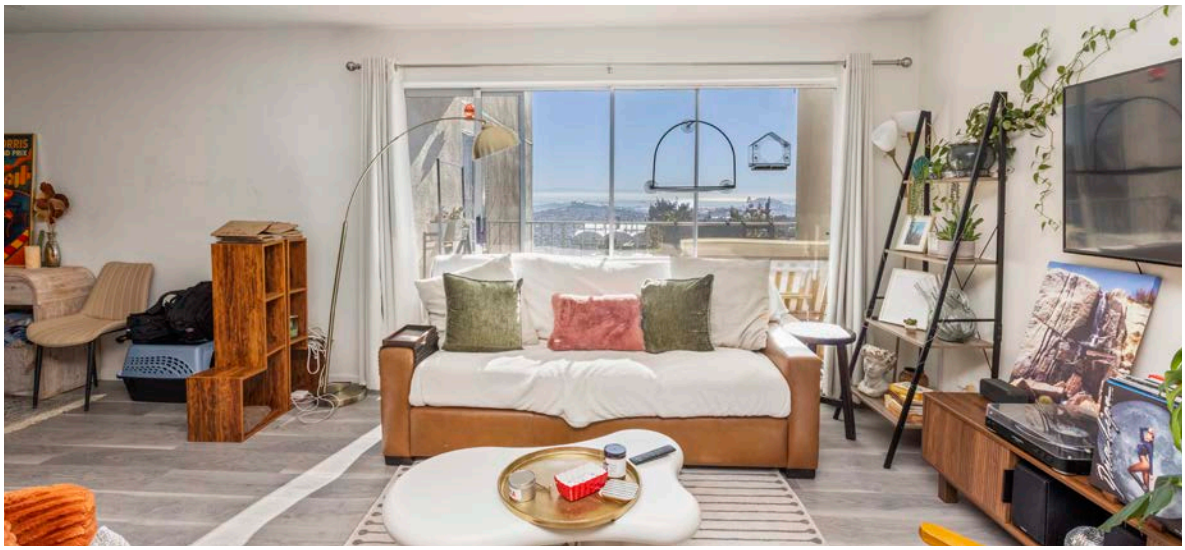




Estimated Expenses

	Annual	Notes
Property Taxes	$63,720	1.18% of list price
Insurance	$9,983	Honeycomb Quote
PGE	$8,337	P&L 2025
Water	$14,922	P&L 2025
Garbage	$8,881	P&L 2025
Repairs & Maintenance	$13,703	P&L 2025
Management	$20,159	P&L 2025
Reserves	$1,700	Estimated $100/unit
Landscape	$3,640	P&L 2025
Pest Control	$430	P&L 2025
Security	$825	P&L 2025
Total Annual Expenses:	**$146,300**	32% of gross income

UNIT #205 1 BED/1 BATH











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130 GARDENSIDE DRIVE

UNIT #302 1 BED/1 BATH













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UNIT #303 STUDIO











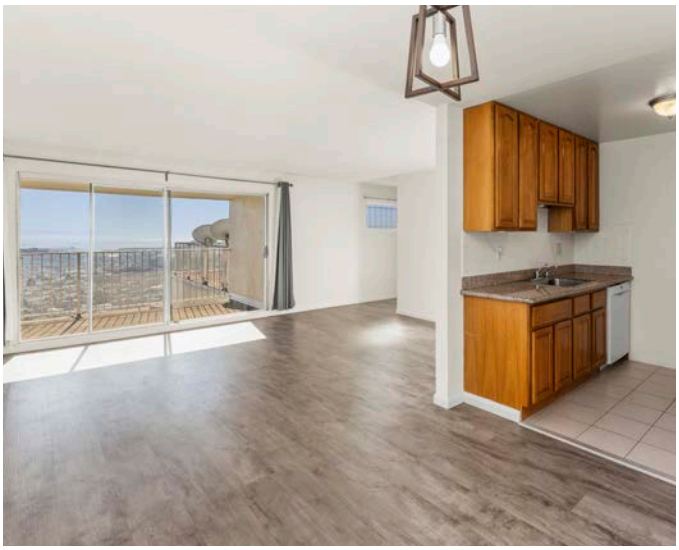


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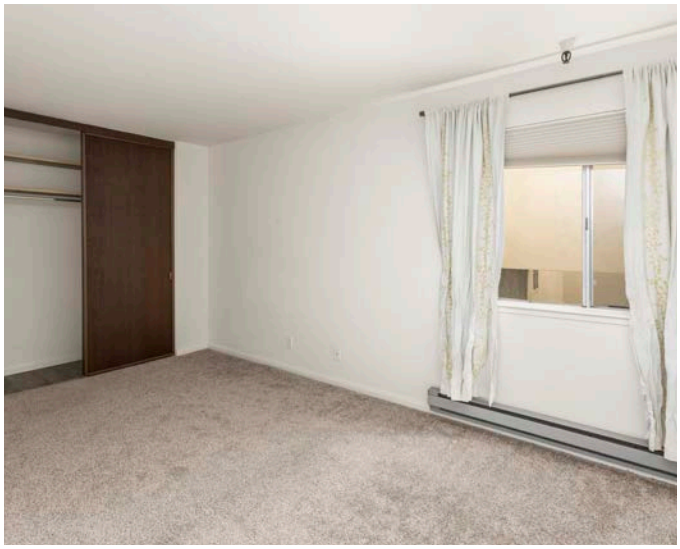
UNIT #401 1 BED/1 BATH











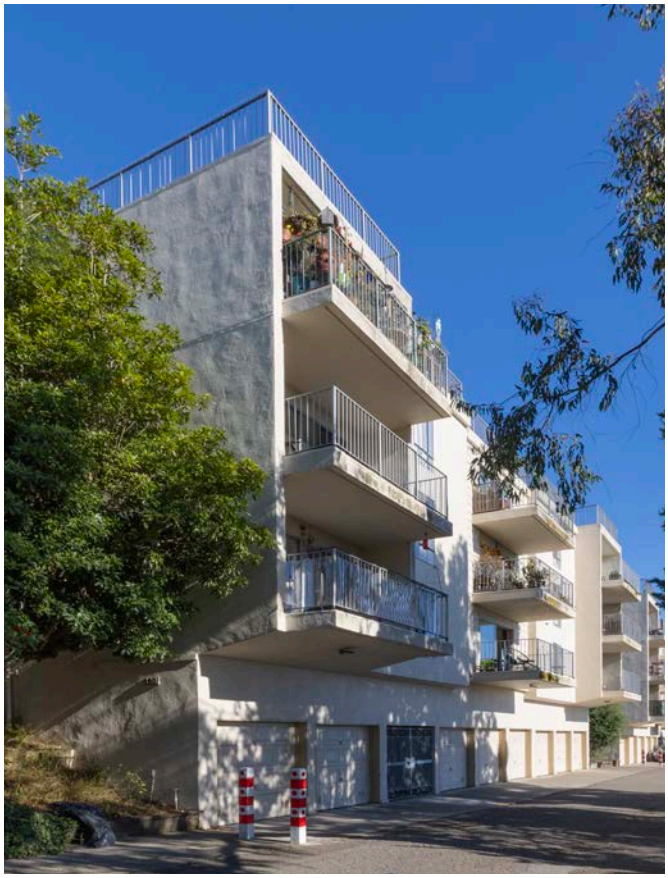


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PHOTOS EXTERIOR

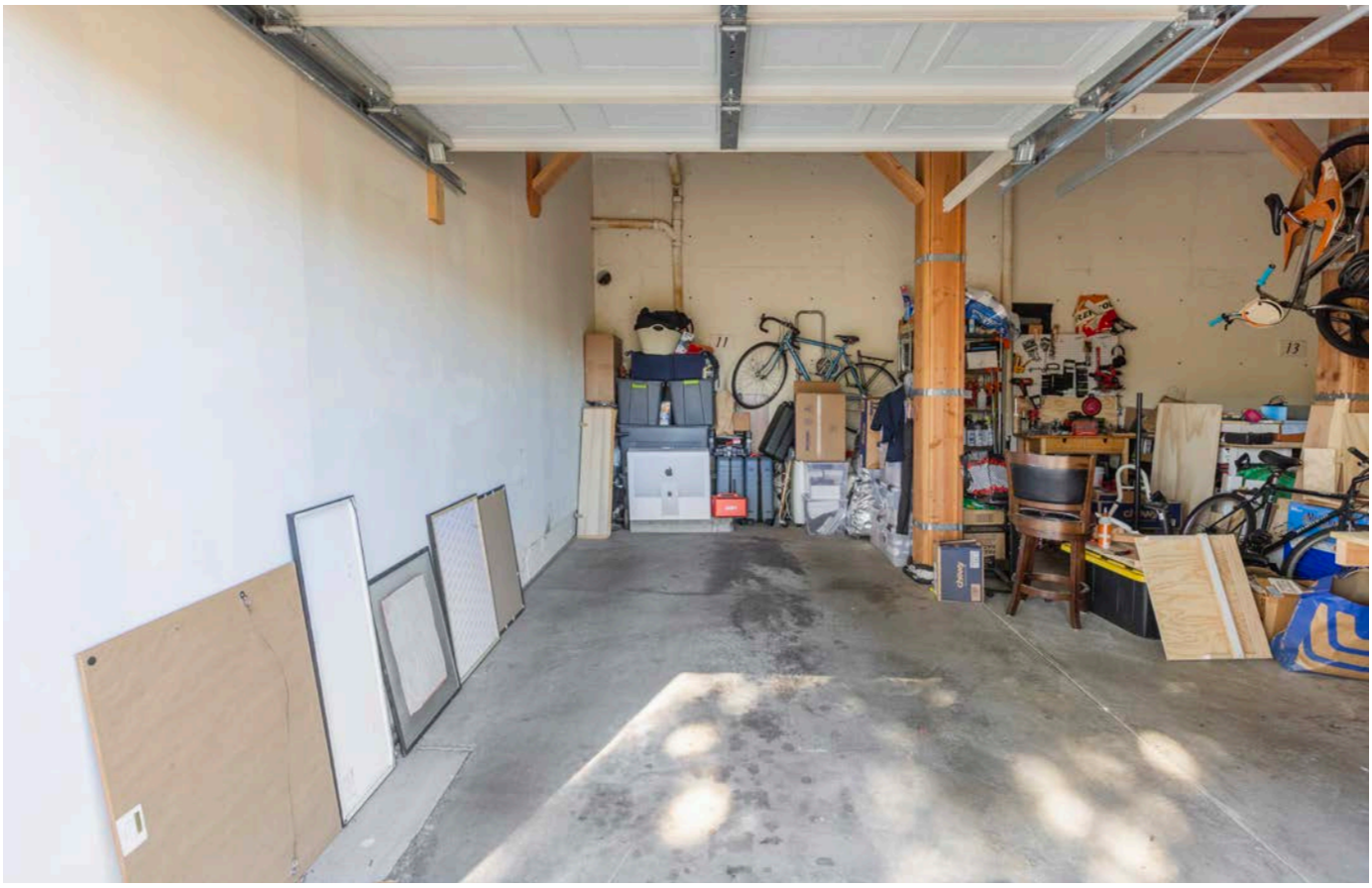


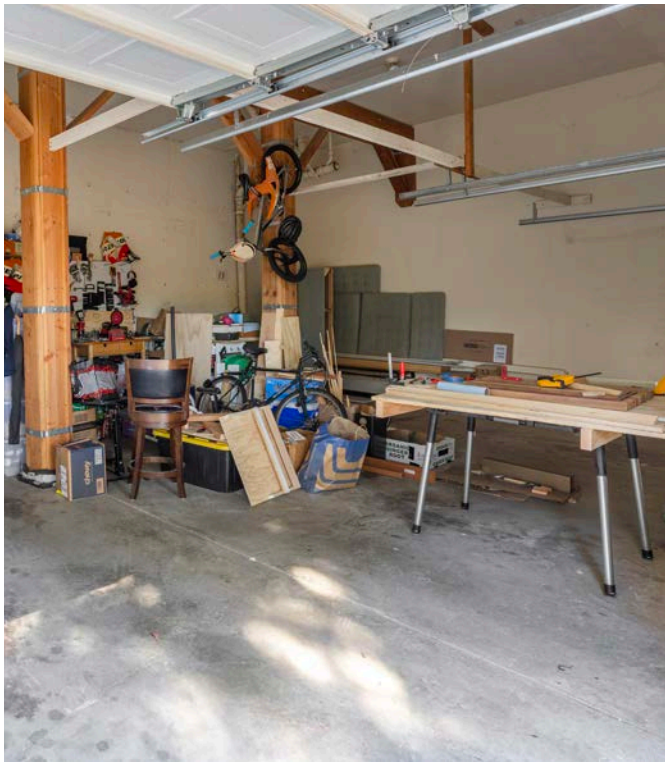






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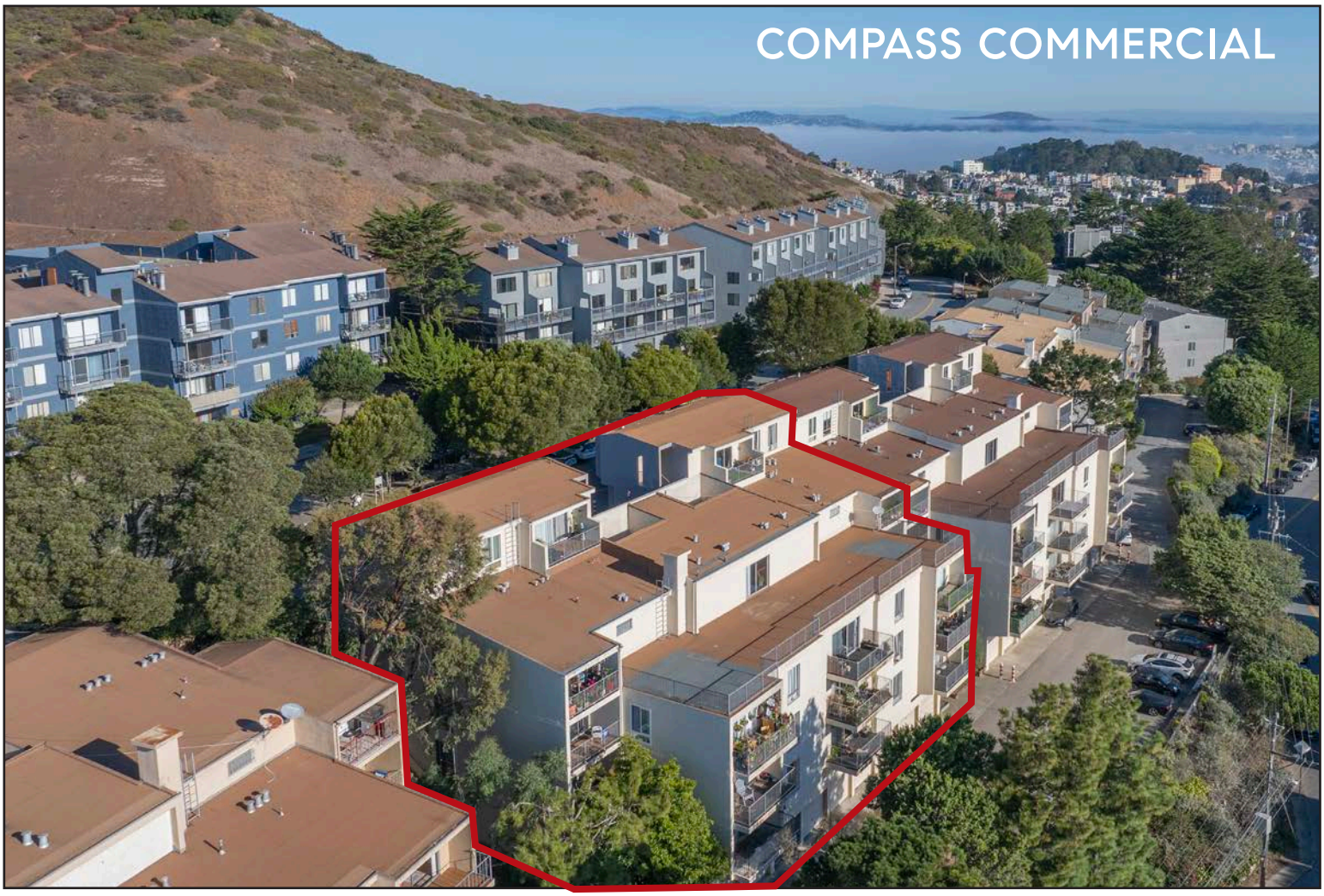






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