



140 Gardenside Drive

Seventeen (17) Units | 32 Parking Spaces

Twin Peaks | San Francisco

Price: $5,650,000

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2007 ➞
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PROPERTY OVERVIEW

List Price: $5,650,000

140 GARDENSIDE DRIVE

Year Built	1975
Parcel Number	2854-004
# 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]	18,991 Sqft
Neighborhood	Twin Peaks
Zoning	RH2

1-Per SF Tax Records

11.20 GRM*	**6.02%** Cap Rate*
$433 Price/Foot	**$332k** Price/Unit

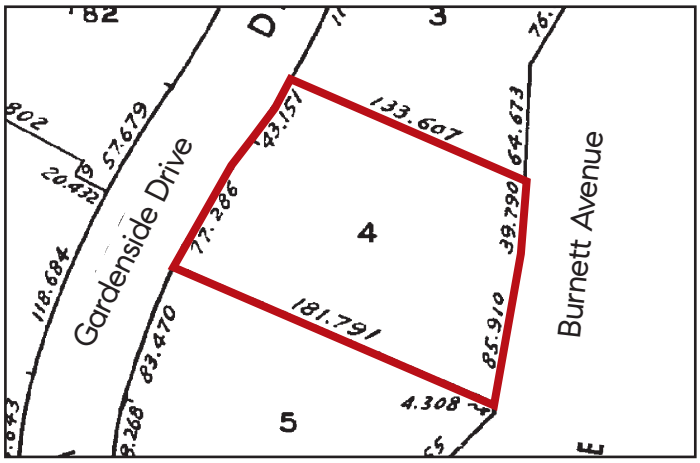
140 Gardenside Drive is a 17-unit apartment building located in Twin Peaks, featuring 16 garage spaces and 16 exterior parking spaces. The property features private decks, many of which offer sweeping, east-facing views of the SF skyline, Noe Valley, and the Mission District. The unit mix consists of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

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



PARCEL MAP



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



Financial Summary

	Current
Price:	$5,650,000
Number of Units:	17
Square Feet:	13,061
Price/Sq. Foot:	**$433**
Price/Unit:	**$332,353**
GRM*:	**11.20**
Cap Rate*:	**6.02%**
Proforma GRM:	7.71
Proforma Cap Rate:	9.94%

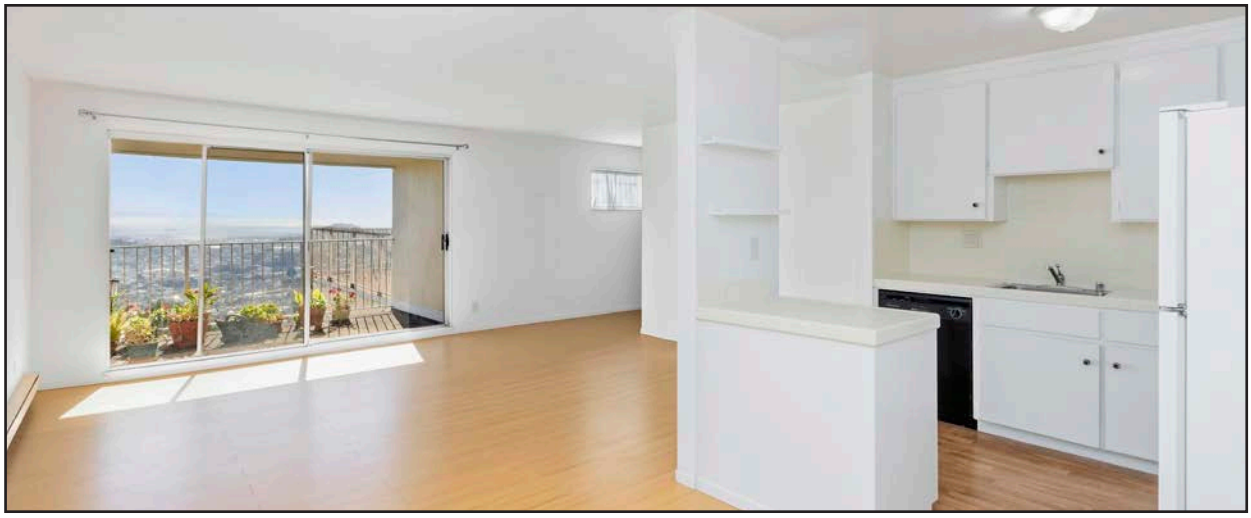
Annualized Operating Data

	Current
Scheduled Gross Income*:	$504,552
Loss to Vacancy:	($15,137)
Gross Operating Income:	$489,415
Less Expenses (Est): (31%)	($149,042)
Net Operating Income (NOI):	**$340,373**

* 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	$1,909	$3,600	08/01/2009	
102	Studio	$1,251	$2,800	11/01/2005	
103	1 bd/1 ba	$1,847	$3,600	03/01/2005	
201	1 bd/1 ba	$1,847	$3,600	03/01/2005	
202	1 bd/1 ba	$2,839	$3,600	09/01/2025	
203	Studio	$1,646	$2,800	06/29/2009	
204	1 bd/1 ba	$2,795	$3,600	01/27/2024	
205	1 bd/1 ba	$2,678	$3,600	09/12/2024	
301	1 bd/1 ba	$2,450	$3,600	12/16/2022	
302	1 bd/1 ba	$2,850	$3,600	04/06/2023	
303	Studio	$2,800	$2,800		Vacant
304	1 bd/1 ba	$2,850	$3,600	06/14/2025	
305	1 bd/1 ba	$1,965	$3,600	01/28/2011	Section 8
401	1 bd/1 ba	$3,600	$3,600		Vacant
402	1 bd/1 ba	$3,135	$3,600	10/15/2022	
501	2 bd/1 ba	$3,496	$4,600	10/01/2024	
502	2 bd/1 ba	$1,838	$4,600	02/22/1995	
	Laundry	$250	$250		
Total Monthly Income		**$42,046**	**$61,050**		
Total Annual Income		**$504,552**	**$732,600**		**45% upside**

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





Estimated Expenses

	Annual	Notes
Property Taxes	$66,670	1.18% of list price
Insurance	$9,983	Honeycomb Quote
PGE	$8,218	P&L 2025
Water	$15,474	P&L 2025
Garbage	$8,941	P&L 2025
Repairs & Maintenance	$12,724	P&L 2025
Management	$20,159	P&L 2025
Reserves	$1,700	Estimated $100/unit
Landscape	$3,640	P&L 2025
Pest Control	$483	P&L 2025
Security	$1,050	P&L 2025
Total Annual Expenses:	**$149,042**	31% of gross income

UNIT #301 1 BED/1 BATH









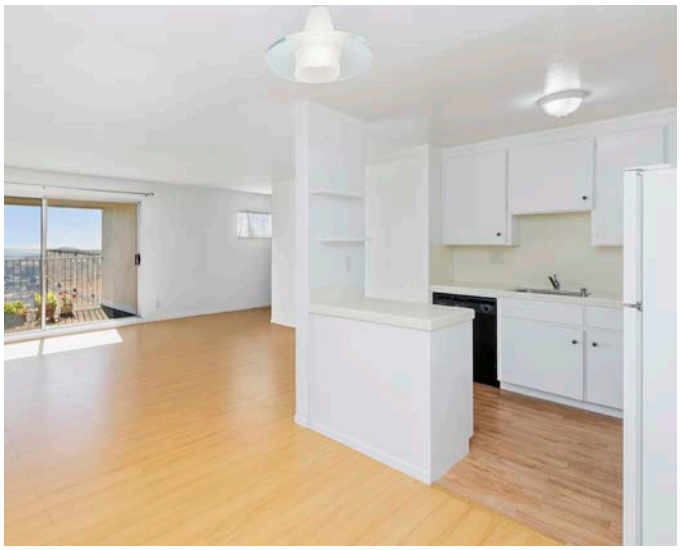




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UNIT #401 1 BED/1 BATH













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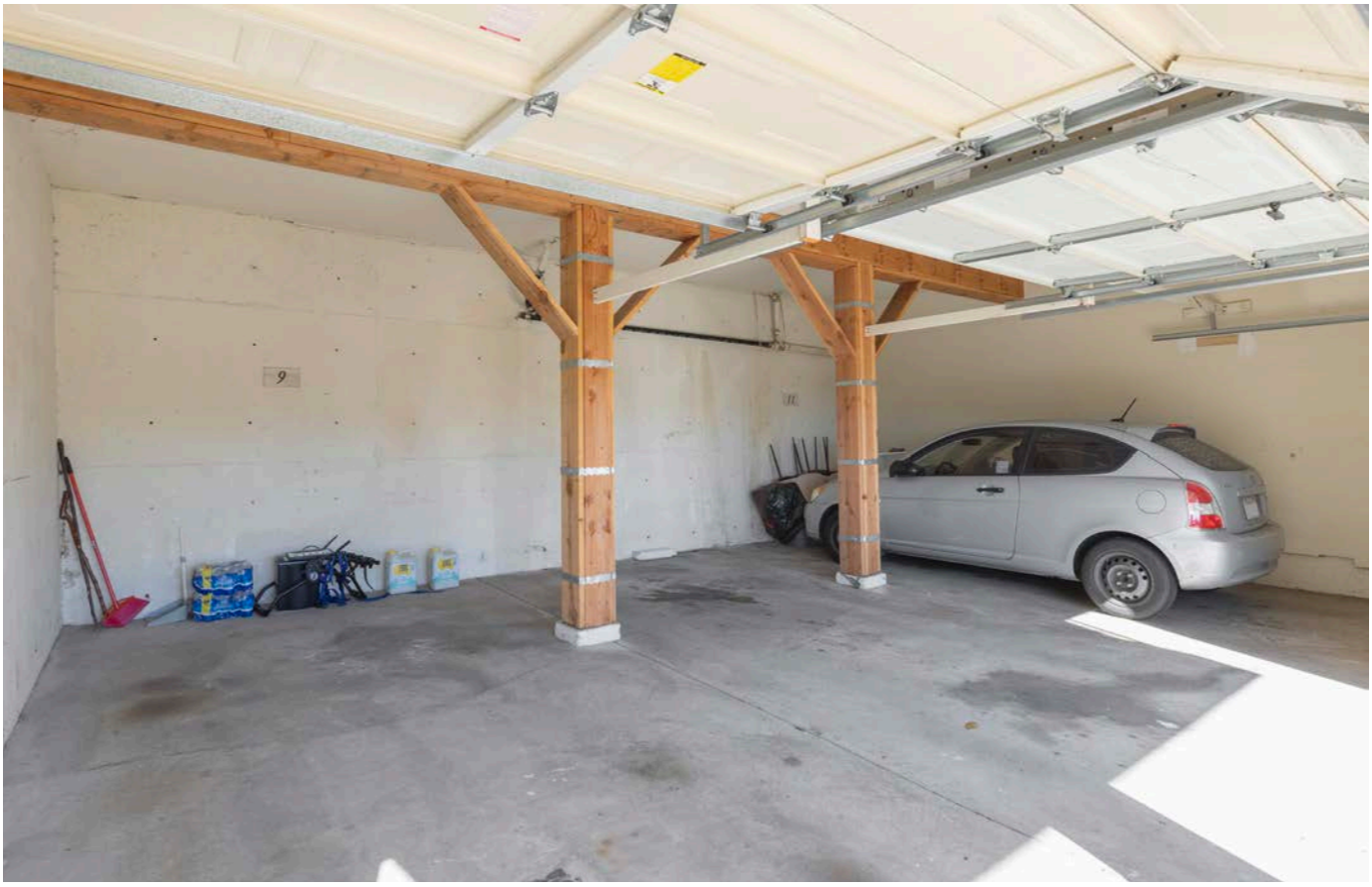




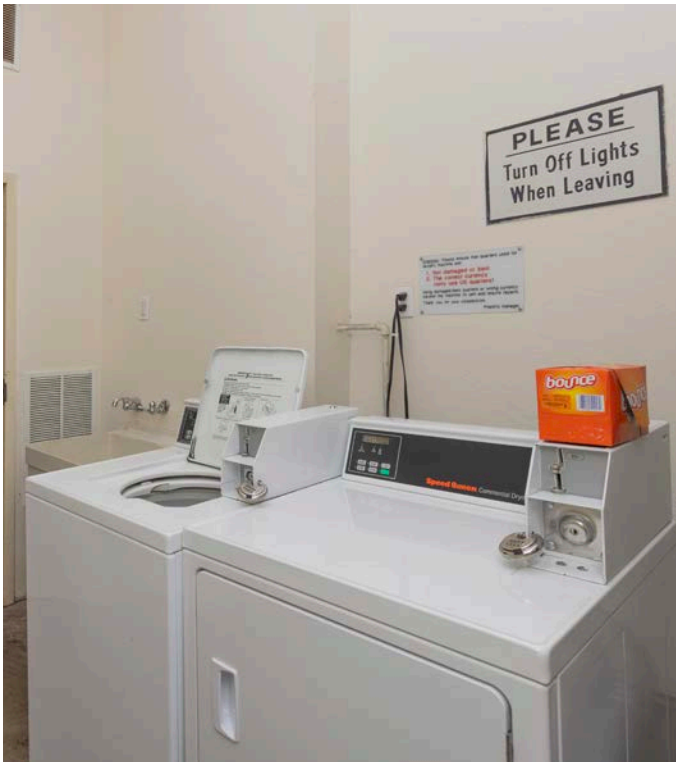




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