



950 Quintara Street

Eleven (11) Units | Eleven (11) Parking Spaces

Inner Parkside | San Francisco

Price: $3,650,000

John Antonini
415.794.9510
john@antoninisf.com

2007 ➞
ANTONINI SF.

Scan for PDF Version

PROPERTY OVERVIEW

List Price: $3,650,000

950 QUINTARA STREET

Year Built	1963
Parcel Number	2138 010
# of Units	Eleven (11) units
Unit Mix	Four (4) 2 bed/1 bath Seven (7) 1 bed/1 bath
Parking	Eleven (11) spaces
Sq.Feet[1]	10,752 Sqft
Lot Sq. Feet[1]	4,499 Sqft
Neighborhood	Inner Parkside
Zoning	RH2

1-Per SF Tax Records

STRUCTURE + SYSTEMS

Water Heater	2 x 50 gallon
Electrical	400 Amps
Foundation	Concrete
PG&E	12 Separate meters
Heat	Central /Gas Wall (#8)
Soft Story	Exempt

11.3
GRM

5.48%
Cap Rate

$339
Price/Foot

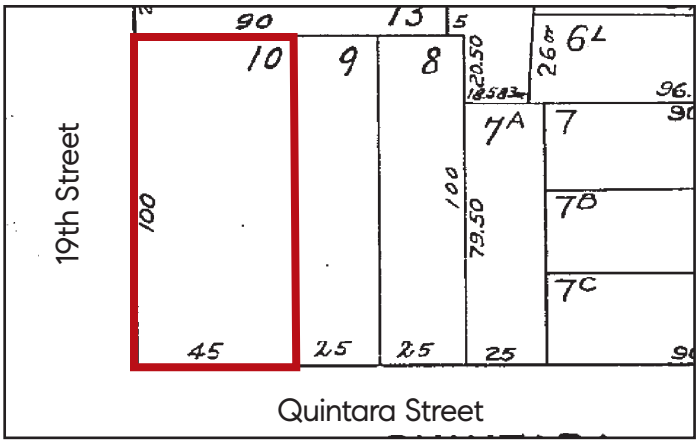
$331k
Price/Unit

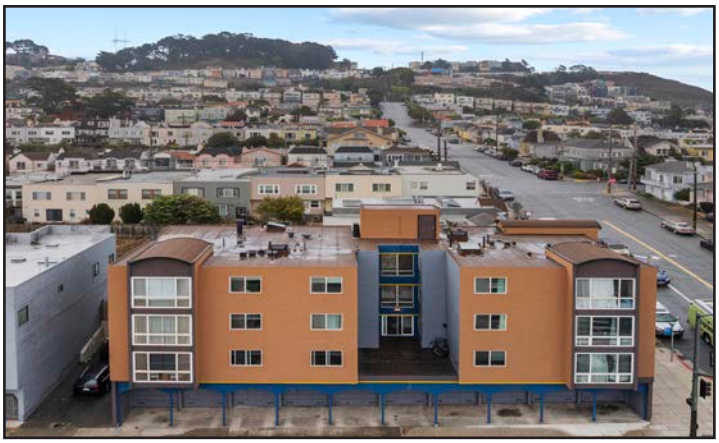
950 Quintara Street is an 11 unit building with 11 car parking located on the corner of Quintara and 19th Avenue in Inner Parkside. The property has a unit mix of seven (7) 1 bed-1 bath units and four (4) 2 bed-1 bath units.

The property collects over $320,000 in annual gross rent with over 60% rental upside. The low expense building is separately metered for PGE. The parking and central location make for an attractive commute for tenants.

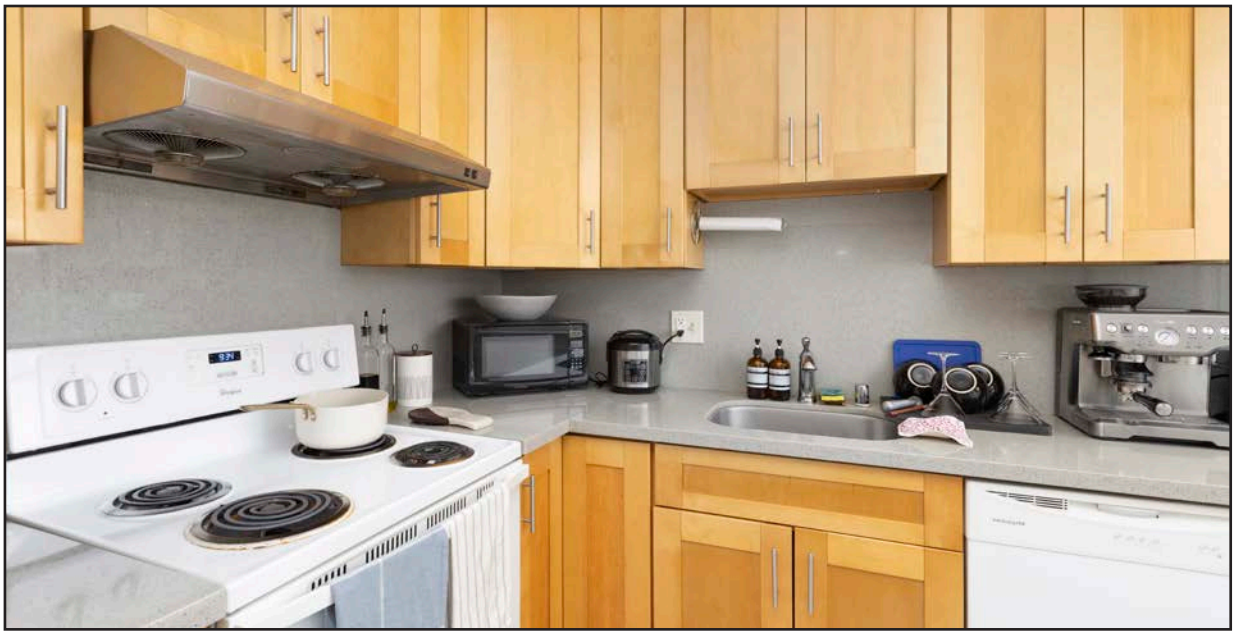
Priced at $339 per foot and $331,000 per unit, 950 Quintara offers excellent value for savvy investors.

PARCEL MAP





John Antonini 415.794.9510



Financial Summary

	Current
Price:	$3,650,000
Number of Units:	Eleven (11)
Square Feet:	10,752
Price/Sq. Foot:	**$339**
Price/Unit:	**$331,818**
GRM:	**11.3**
Cap Rate:	**5.48%**
Proforma GRM:	6.49
Proforma Cap Rate:	11.88%

Annualized Operating Data

	Current
Scheduled Gross Income	$321,273
Loss to Vacancy:	($9,638)
Gross Operating Income:	$311,634
Less Expenses (Est): (35%)	($111,574)
Net Operating Income (NOI):	**$200,059**

Rent Roll

Unit	Unit Type	Current Rent	Proforma Rent	Move-In Date	Notes
1	2bd-2ba	$1,468	$3,950	12/01/94	
2	1bd-1ba	$2,057	$3,950	04/25/21	
3	2bd-1ba	$2,845	$5,000	12/01/23	
4	1bd-1ba	$1,368	$3,950	N/A	
5	1bd-1ba	$3,950	$3,950	Vacant	Vacant
6	1bd-1ba	$2,438	$3,950	040/1/24	
7	2bd-1ba	$2,822	$5,000	04/01/20	
8	1bd-1ba	$2,235	$3,950	01/09/21	
9	1bd-1ba	$3,000	$3,950	04/15/26	
10	1bd-1ba	$1,493	$3,950	09/01/05	
11	2bd-1ba	$2,845	$5,000	05/01/21	
	Laundry	$250	$250		
Total Monthly Income		**$26,773**	**$46,850**		
Total Annual Income		**$321,273**	**$562,200**	**75% upside**	

Estimated Expenses

	Annual	Notes
Property Taxes	$42,450	1.18% of list price
Insurance	$12,475	Honeycomb Quote
PGE	$5,400	P&L 2026
Water	$21,600	P&L 2026
Garbage	$10,200	P&L 2026
Repairs & Maintenance	$5,500	Estimated $500/unit
Management	$12,995	Estimated 4% of gross income
Reserves	$1,100	Estimated $100/unit
Total Annual Expenses:	**$111,574**	35% of gross income

UNIT #1 2 BED/2 BATH

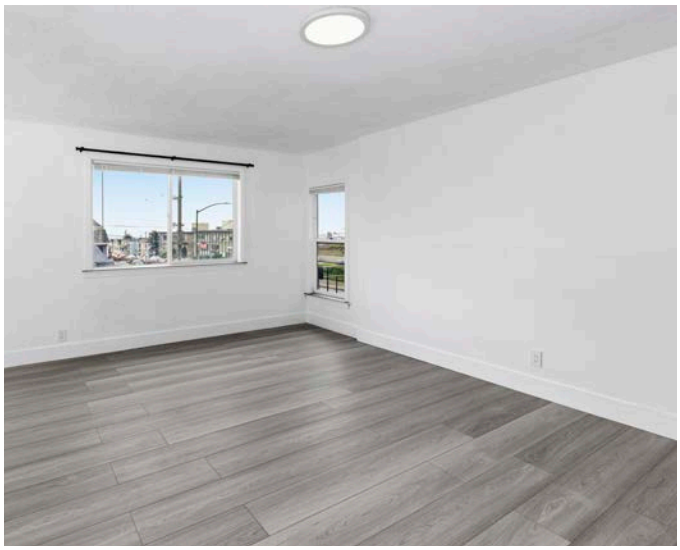


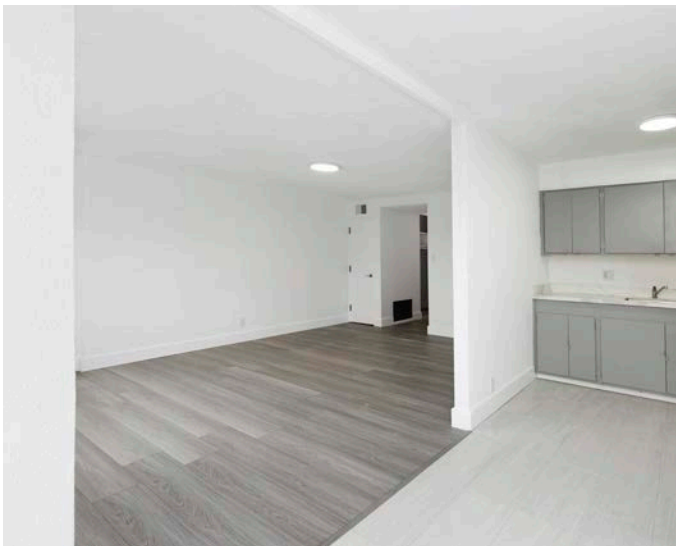


John Antonini 415.794.9510

950 QUINTARA STREET

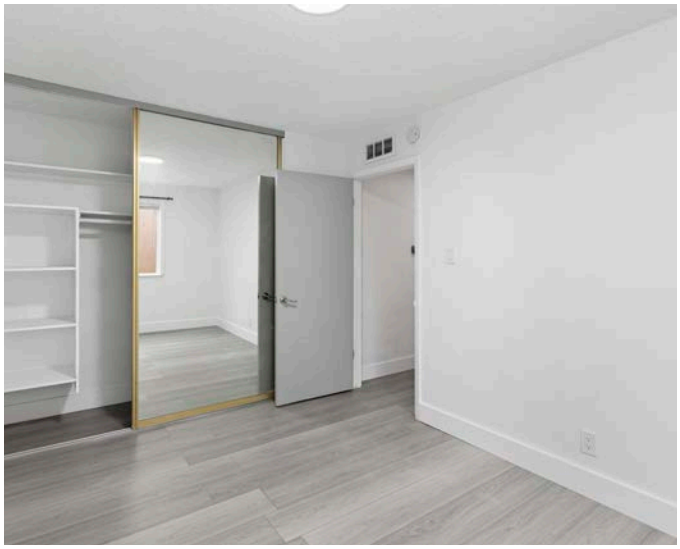
UNIT #5 1 BED/1 BATH

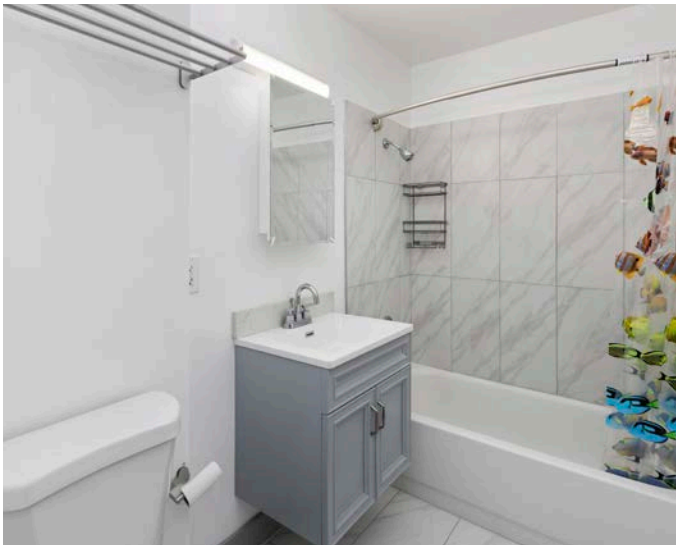








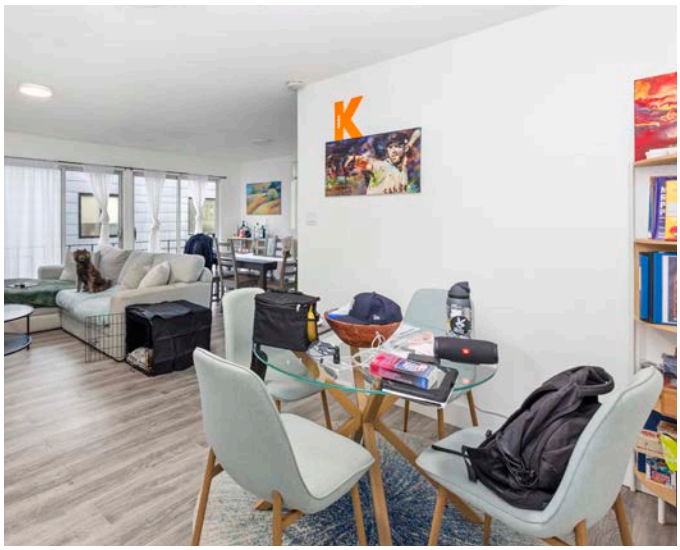


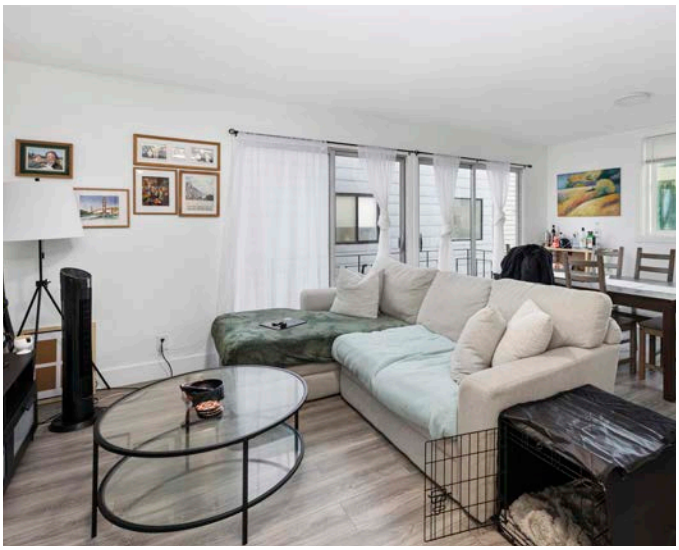


John Antonini 415.794.9510

950 QUINTARA STREET

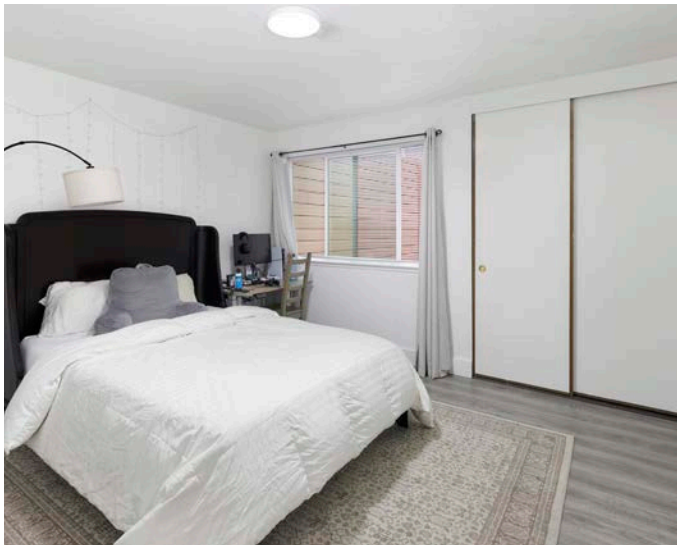
UNIT #6 1 BED/1 BATH

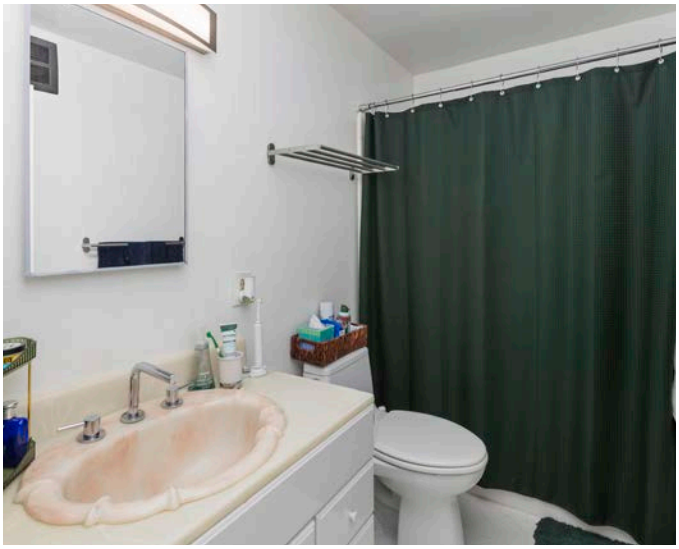








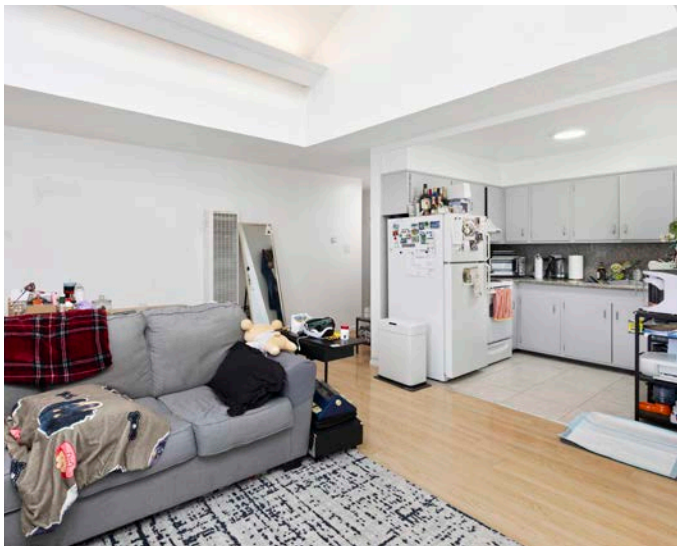




John Antonini 415.794.9510

950 QUINTARA STREET

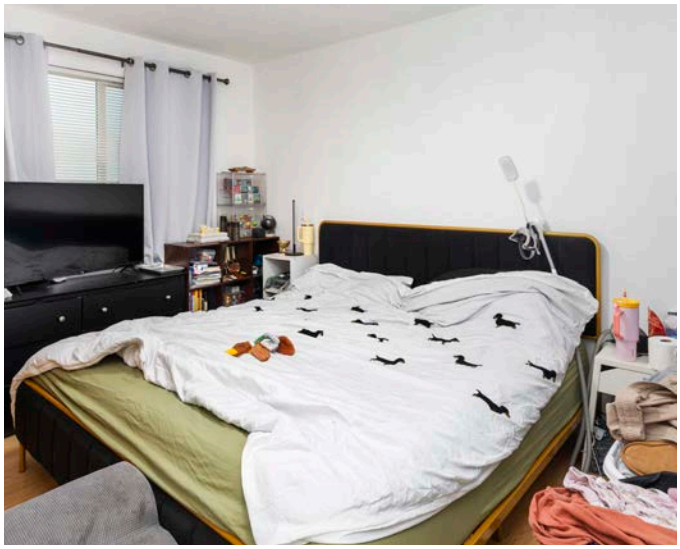
UNIT #8 1 BED/1 BATH

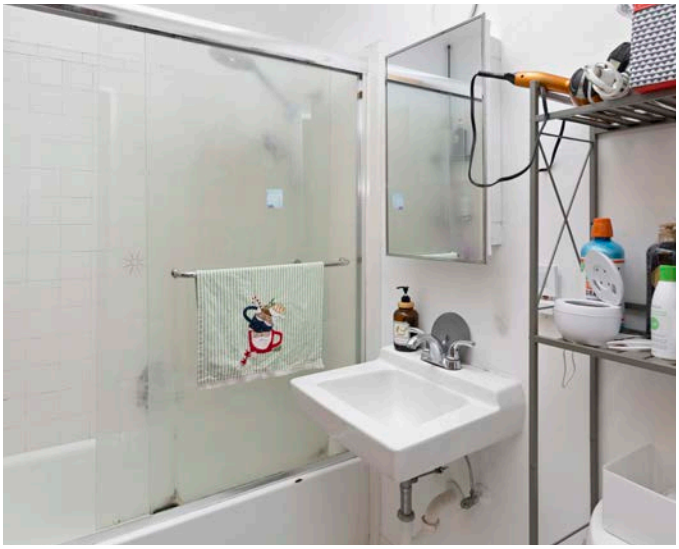








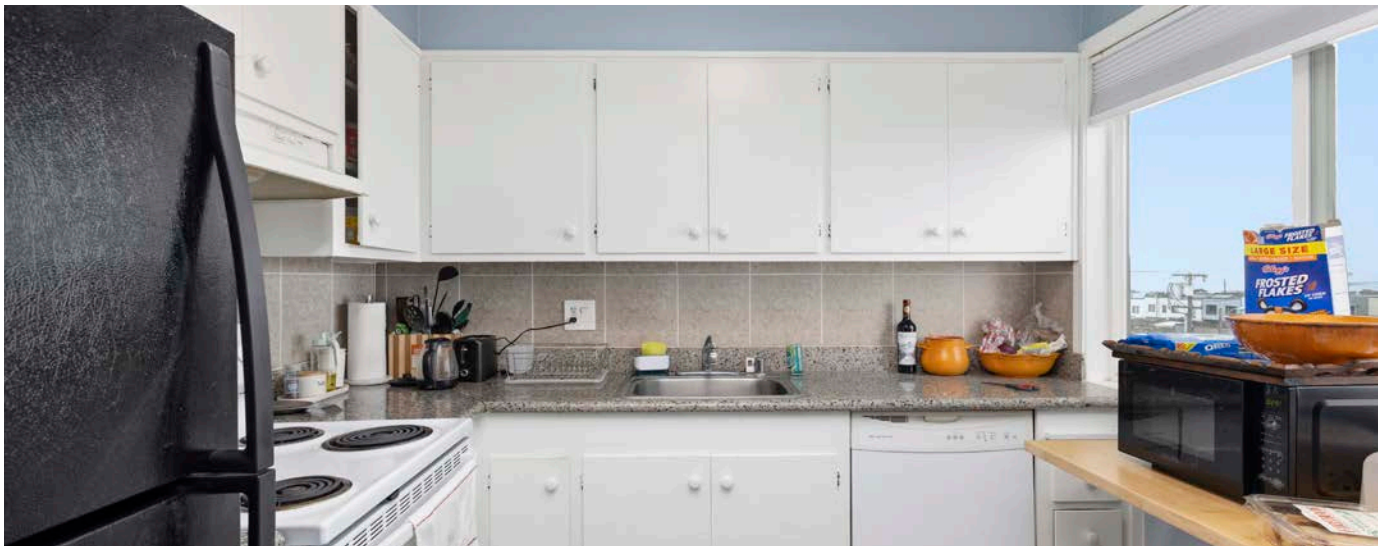




John Antonini 415.794.9510

950 QUINTARA STREET

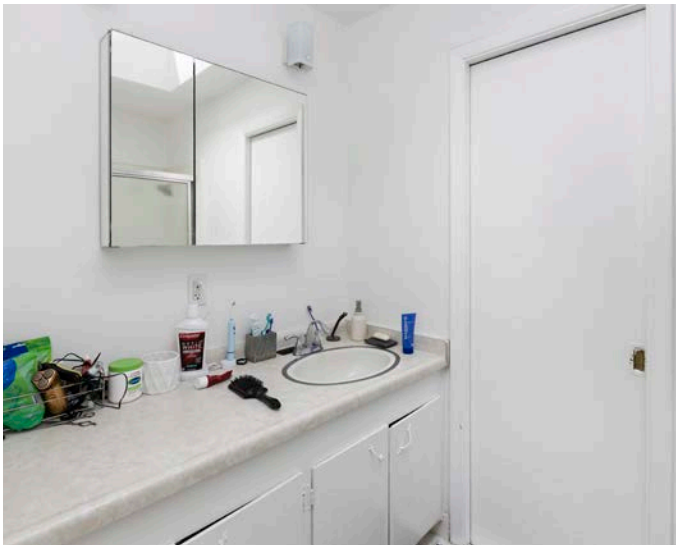
UNIT #11 2 BED/1 BATH









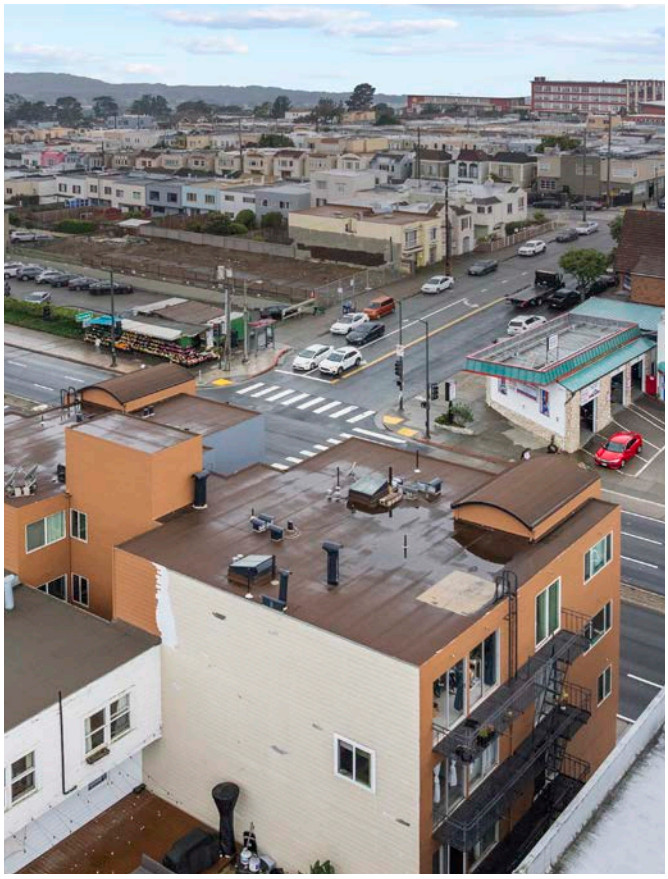


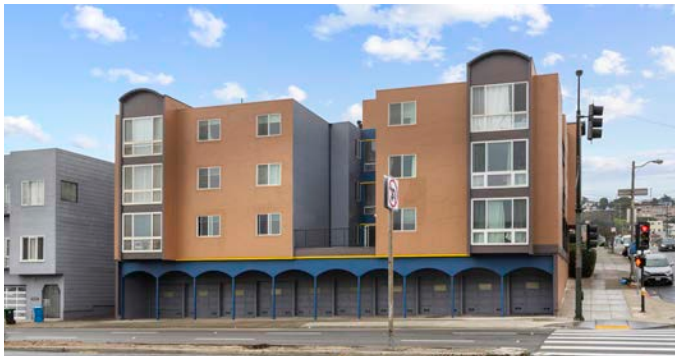
John Antonini 415.794.9510

950 QUINTARA STREET

PHOTOS EXTERIOR





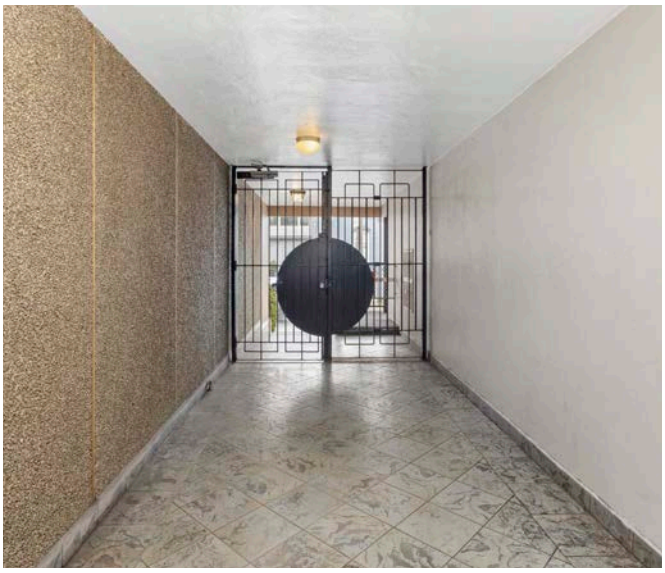


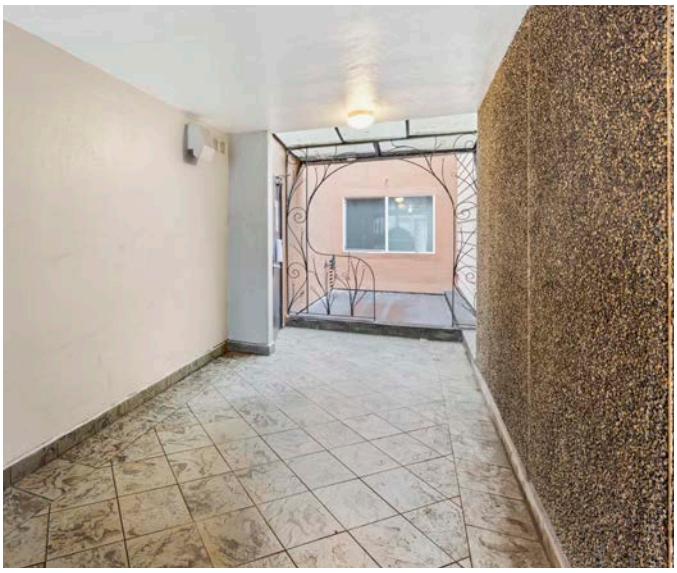


John Antonini 415.794.9510

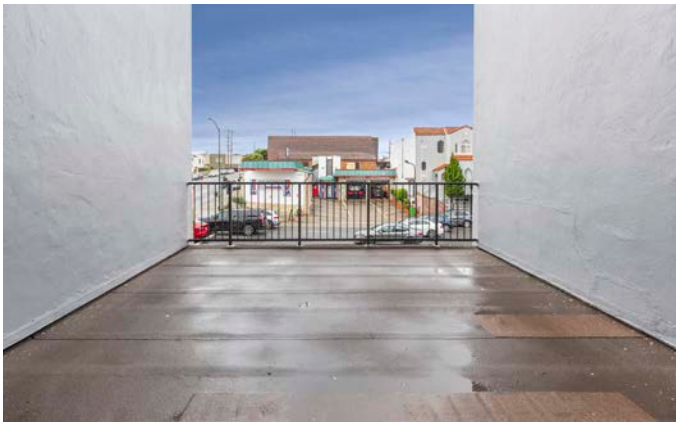
950 QUINTARA STREET

PHOTOS COMMON AREAS













John Antonini 415.794.9510

950 Quintara Street



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.

Scan for PDF Version