

3365 25TH STREET  
4 UNITS | OFFERED AT \$1,700,000

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# INVESTMENT OVERVIEW



- ✓ Mission District 4 Units
- ✓ One 3bd/2ba, Two 2bd/2ba, One 2bd/1ba
- ✓ All Units Remodeled Within Last 4 Years
- ✓ Low Operating Expenses
- ✓ Professionally Managed
- ✓ Well-Maintained
- ✓ Excellent Inner Mission Location
- ✓ Priced to Sell at 11.9 GRM & 5.8% Cap Rate

Excellent opportunity to purchase a well-maintained four-unit building in the vibrant Mission district. Every unit has been remodeled since 2020 with a fresh modern feel while maintaining touches of their original character. There are hardwood floors, stone countertops, and built-in cabinetry. Each unit has a private entrance, creating a house-like feel. There is abundant natural light throughout. There is separate heating and hot water heaters for each unit, keeping expenses low. There is a 200 amp electrical service that was upgraded in 2016. The location provides excellent access to public transportation, shopping and nightlife, making these units attractive to a range of tenants. This is a turn-key investment opportunity that will provide immediate cash flow!

# PROPERTY DETAILS



## PROPERTY OVERVIEW

Year Built	1900
Parcel Number	6528-035
# of Units	4
Unit Mix	One 3bd/2ba, Two 2bd/2ba, One 2bd/1ba
Parking	None
Sq. Feet	4,160
Lot Sq. Feet	2,346
Neighborhood	Mission
Zoning	RH-2

## BUILDING SYSTEMS

Structure	Wood-Frame
Heat Source	Wall Heaters
Yard	None
Roof	Shingle
Laundry	None
Water Service	Master Metered
Electrical Service	200 AMP
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

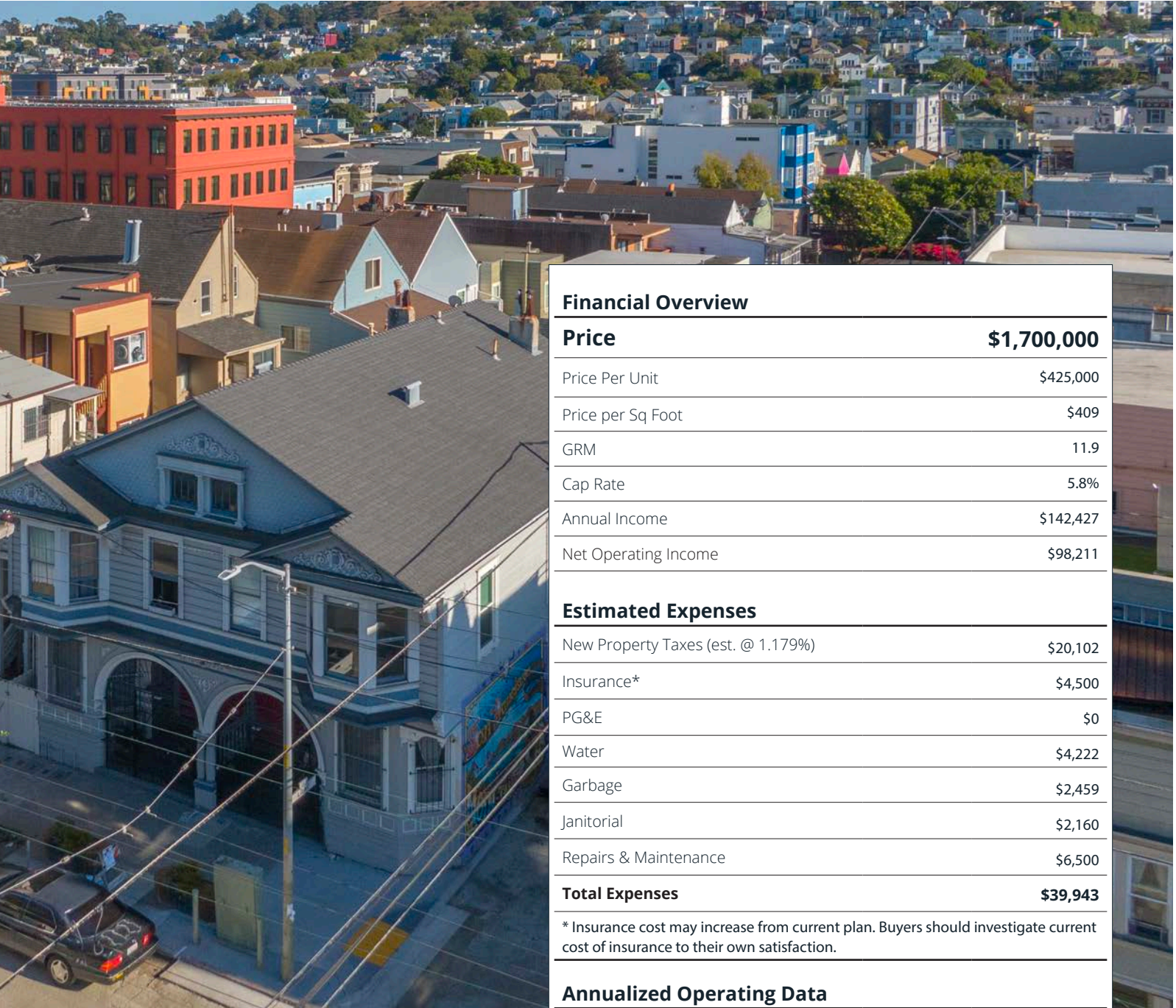
# RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
3365	2bd/1ba	\$2,532.94	\$3,250.00	04/15/2021
3367	3bd/2ba	\$3,499.00	\$3,750.00	02/26/2024
3369	2bd/2ba	\$3,168.89	\$3,400.00	10/11/2021
3371	2bd/2ba	\$2,668.11	\$3,400.00	01/23/2021

<b>Monthly Income</b>	<b>\$11,868.94</b>	<b>\$13,800.00</b>
<b>Annual Income</b>	<b>\$142,427.28</b>	<b>\$165,600.00</b>



# FINANCIAL OVERVIEW



## Financial Overview

<b>Price</b>	<b>\$1,700,000</b>
Price Per Unit	\$425,000
Price per Sq Foot	\$409
GRM	11.9
Cap Rate	5.8%
Annual Income	\$142,427
Net Operating Income	\$98,211

## Estimated Expenses

New Property Taxes (est. @ 1.179%)	\$20,102
Insurance*	\$4,500
PG&E	\$0
Water	\$4,222
Garbage	\$2,459
Janitorial	\$2,160
Repairs & Maintenance	\$6,500

**Total Expenses** **\$39,943**

\* Insurance cost may increase from current plan. Buyers should investigate current cost of insurance to their own satisfaction.

## Annualized Operating Data

<b>Scheduled Gross Income</b>		<b>\$142,427</b>
Less Vacancy Rate	3.0%	\$4,273
Adjusted Gross Income		\$138,154
Less Expenses	28.0%	\$39,943
<b>Net Operating Income</b>		<b>\$98,211</b>





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