

1784 DOLORES STREET
4 UNITS | OFFERED AT \$1,600,000

AF
ADAM FILLY



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INVESTMENT OVERVIEW



- ✓ Noe Valley Investment Opportunity
- ✓ Four One-Bedroom Apartments
- ✓ Three Car Garage - Plus Storage
- ✓ One Unit Delievered Vacant
- ✓ Charming Units w/ Hardwood Floors & Double Pane Windows
- ✓ Coin Laundry
- ✓ Separate Meters for Gas & Electricity
- ✓ Newer 200 Amp Electrical Service
- ✓ Meticulously Maintained
- ✓ Excellent Rental Location

1784 Dolores is a four-unit investment property in Noe Valley. The building consists of four charming and practical one-bedroom apartments. The units have hardwood floors, great natural light, and most have been nicely updated. One unit will be delivered vacant. The building is separately metered for gas and electricity, and heat is supplied via wall heaters, so operating expenses are very low. The garage can accommodate three cars, but is currently used for two cars only.. There are storage closets for each apartment in the garage, as well as coin operated laundry. The building has been maintained to a high-standard throughout, providing a turn-key investment opportunity for a new owner. This excellent location provides tenants with access to the best of Noe Valley, Mission, Glen Park, and Bernal Heights. Public transportation and freeway access are also very convenient.

PROPERTY DETAILS



PROPERTY OVERVIEW

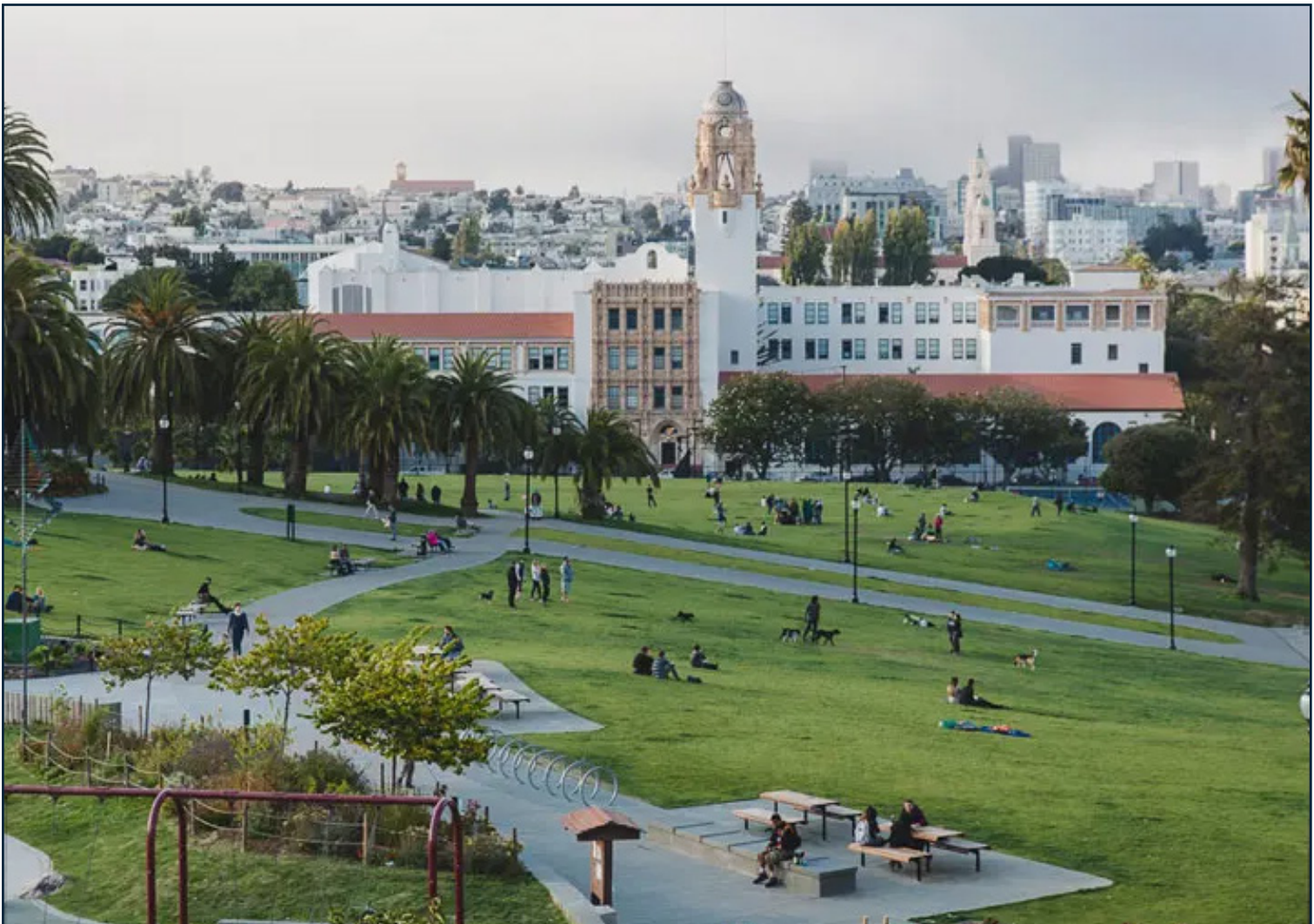
Year Built	1953
Parcel Number	6657-011
# of Units	4
Unit Mix	Four One-Bedrooms
Parking	3 Car Garage
Sq. Feet	3,040
Lot Sq. Feet	2,173
Neighborhood	Noe Valley
Zoning	RH-2

BUILDING SYSTEMS

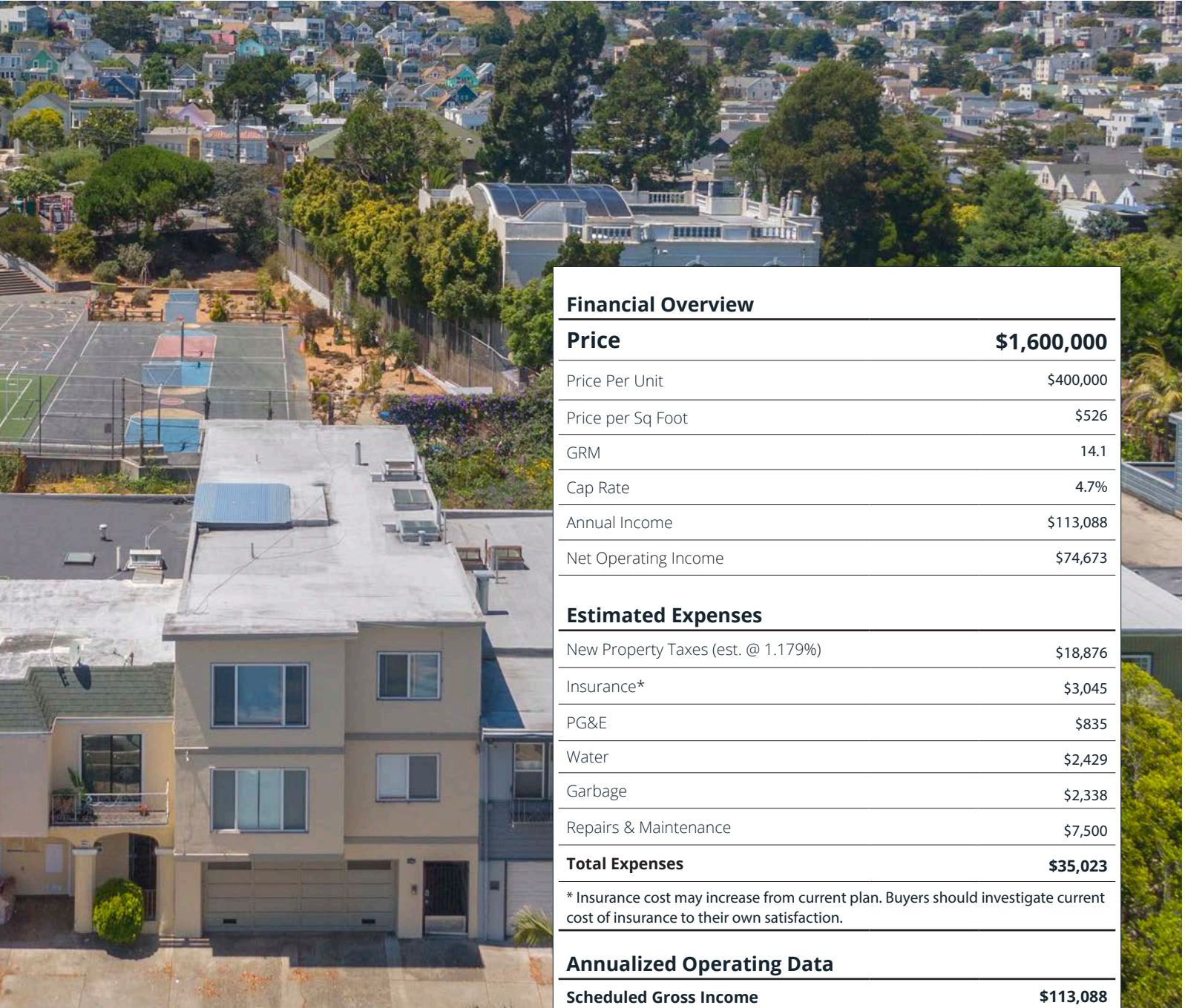
Structure	Wood-Frame
Heat Source	Wall Heaters
Yard	Rear Patio
Roof	Bitumen
Laundry	Coin-Op
Water Service	Master Metered
Electrical Service	200 AMP
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date	Notes
1	One-Bedroom	\$2,850.00	\$2,850.00	Vacant	
2	One-Bedroom	\$2,553.00	\$2,850.00	06/10/2021	includes parking
3	One-Bedroom	\$1,575.00	\$2,850.00		includes parking
4	One-Bedroom	\$2,371.00	\$2,850.00	04/01/2024	
	Garage 1		\$200.00		
	Garage 2		\$200.00		
	Laundry	\$75.00			
Monthly Income		\$9,424.00	\$11,800.00		
Annual Income		\$113,088.00	\$141,600.00		



FINANCIAL OVERVIEW



Financial Overview		
Price		\$1,600,000
Price Per Unit		\$400,000
Price per Sq Foot		\$526
GRM		14.1
Cap Rate		4.7%
Annual Income		\$113,088
Net Operating Income		\$74,673
Estimated Expenses		
New Property Taxes (est. @ 1.179%)		\$18,876
Insurance*		\$3,045
PG&E		\$835
Water		\$2,429
Garbage		\$2,338
Repairs & Maintenance		\$7,500
Total Expenses		\$35,023
* Insurance cost may increase from current plan. Buyers should investigate current cost of insurance to their own satisfaction.		
Annualized Operating Data		
Scheduled Gross Income		\$113,088
Less Vacancy Rate	3.0%	\$3,393
Adjusted Gross Income		\$109,695
Less Expenses	31.0%	\$35,023
Net Operating Income		\$74,673



PHOTOS





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