

630 LAKE STREET  
11 UNITS | OFFERED AT \$3,250,000

**AF**  
ADAM FILLY

COMPASS COMMERCIAL

CONTACT INFORMATION

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# INVESTMENT OVERVIEW



- 11 Units on the North Side of Lake Street - Directly On Mountain Lake Park
- 10 Large Studios and a 2bd/2ba Penthouse
- Charming Units with Hardwood Floors and Built-In Cabinetry
- 3-Car Garage with Laundry and Storage
- Soft-Story Retrofit Completed
- Newer Double-Pane Windows in Front Facing Units
- Separately Metered
- Impeccably Maintained Property
- Excellent Rental Location
- First Time On Market In Over 50 Years
- Priced at \$295,455 per Unit



# INVESTMENT OVERVIEW

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630 Lake Street presents a rare opportunity to acquire a well-maintained multi-family property in one of San Francisco's most desirable neighborhoods. Owned by the same family for over five decades, the building reflects true pride of ownership.

The property consists of ten large studios, each featuring hardwood floors, built-in cabinetry, high ceilings, and ample closet space. Kitchens and baths maintain much of their original character, offering a classic aesthetic that appeals to tenants. The front-facing units benefit from newer double-pane windows, while the rear units overlook the greenery of Mountain Lake Park. The top-floor 2BD/2BA unit enjoys direct park views and a spacious layout.

Tenants enter through an ornate lobby with wide hallways leading to their units. An elevator provides convenient access to all floors, including the three-car garage, where a coin laundry and a large vacant storage room add further value. The building features 400 Amp electrical service and a newer steam boiler system.

Investment opportunities on Lake Street, particularly those directly on Mountain Lake Park are rare. This is a generational asset that offers long-term growth potential and significant rental upside. The property provides a quiet, residential setting along one of San Francisco's designated Slow Streets, with easy access to Presidio Heights, Laurel Village, the Richmond District, The Presidio, and Golden Gate Park.

# PROPERTY DETAILS



## PROPERTY OVERVIEW

Year Built	1927
Parcel Number	1351-021
# of Units	11
Unit Mix	10 Studios & 1 Penthouse
Parking	3 Car Parking
Sq. Feet	7,965
Lot Sq. Feet	2,880
Neighborhood	Lake Street District
Zoning	RM-2

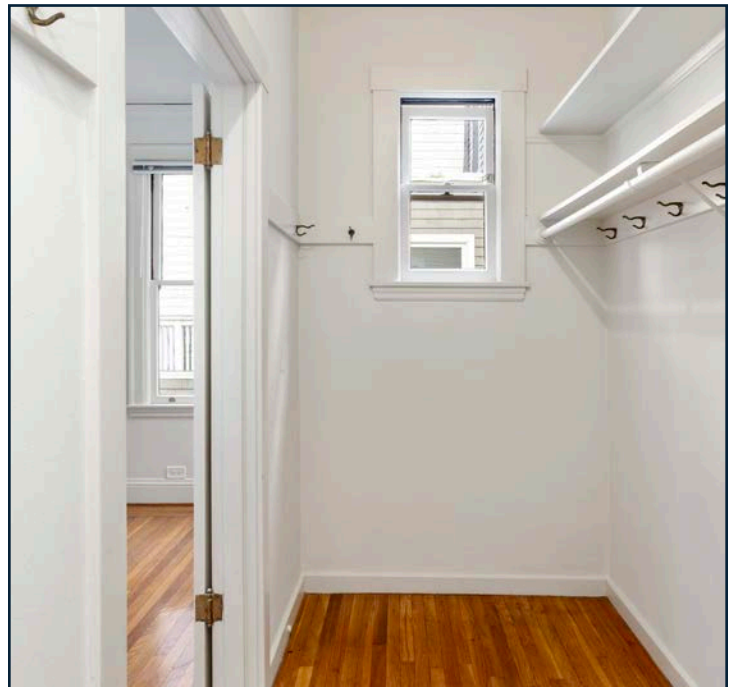
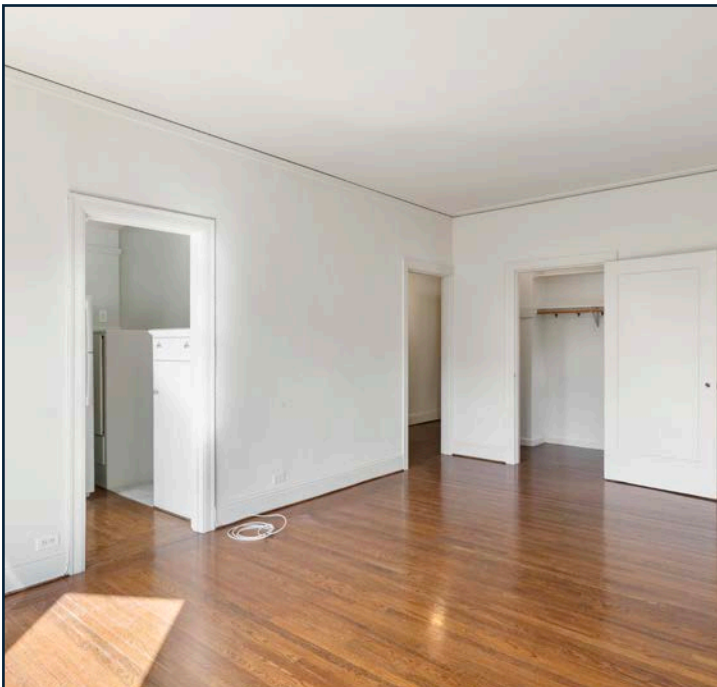
## BUILDING SYSTEMS

Structure	Wood-Frame
Heat Source	Steam Heat
Yard	Mt. Lake Park
Roof	Modified Bitumen
Laundry	Coin-Op
Water Service	Master Metered
Electrical Service	400 Amps
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

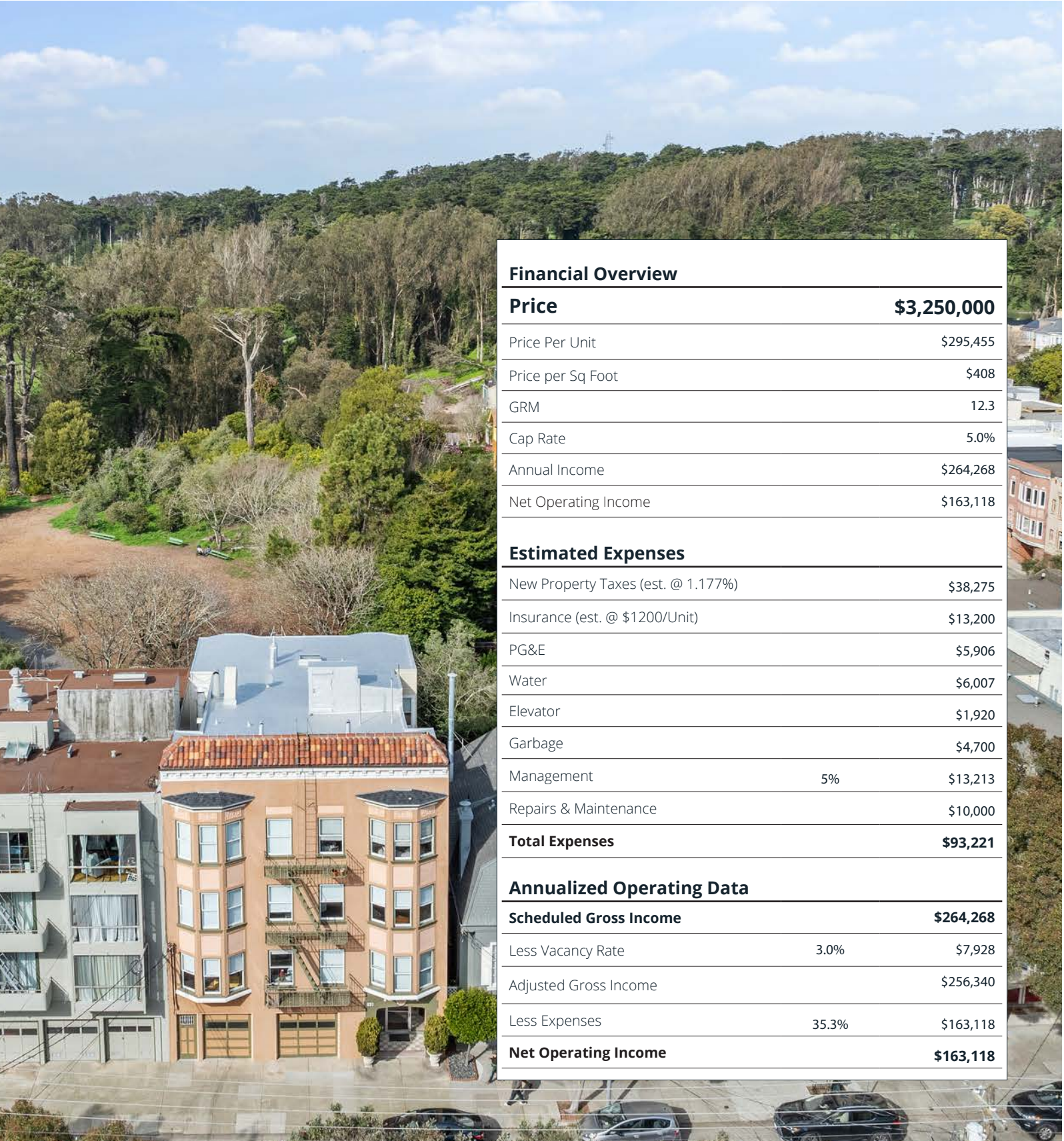
# RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
101	Studio	\$1,321.54	\$2,500.00	08/01/2007
102	Studio	\$2,000.00	\$2,500.00	06/16/2021
103	Studio	\$1,332.16	\$2,500.00	08/01/2002
104	Studio	\$2,500.00	\$2,500.00	Vacant
201	Studio	\$2,500.00	\$2,500.00	Vacant
202	Studio	\$2,150.00	\$2,500.00	08/01/2023
203	Studio	\$2,250.00	\$2,500.00	11/01/2022
204	Studio	\$1,850.00	\$2,500.00	06/01/2021
301	Studio	\$1,487.82	\$2,500.00	01/01/2002
302	Studio	\$1,097.73	\$2,500.00	08/11/1995
303	PH	\$2,833.05	\$5,500.00	12/01/2009
Garage	P1	\$300.00	\$300.00	Unit 103
Garage	P2	\$300.00	\$300.00	Unit 301
Garage	P3	\$0.00	\$300.00	Unit 303
Laundry		\$100.00	\$100.00	

<b>Monthly Income</b>	<b>\$22,022.30</b>	<b>\$31,500.00</b>
<b>Annual Income</b>	<b>\$264,267.60</b>	<b>\$378,000.00</b>
<b>Upside</b>	<b>43%</b>	



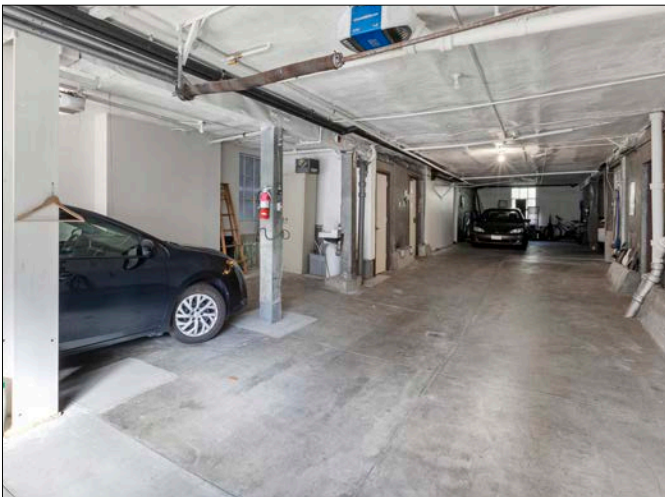
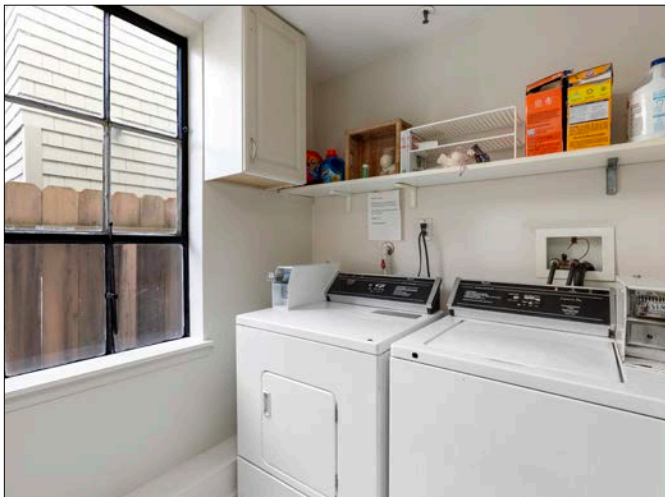
# FINANCIAL OVERVIEW



<b>Financial Overview</b>		
<b>Price</b>		<b>\$3,250,000</b>
Price Per Unit		\$295,455
Price per Sq Foot		\$408
GRM		12.3
Cap Rate		5.0%
Annual Income		\$264,268
Net Operating Income		\$163,118
<b>Estimated Expenses</b>		
New Property Taxes (est. @ 1.177%)		\$38,275
Insurance (est. @ \$1200/Unit)		\$13,200
PG&E		\$5,906
Water		\$6,007
Elevator		\$1,920
Garbage		\$4,700
Management	5%	\$13,213
Repairs & Maintenance		\$10,000
<b>Total Expenses</b>		<b>\$93,221</b>
<b>Annualized Operating Data</b>		
<b>Scheduled Gross Income</b>		<b>\$264,268</b>
Less Vacancy Rate	3.0%	\$7,928
Adjusted Gross Income		\$256,340
Less Expenses	35.3%	\$163,118
<b>Net Operating Income</b>		<b>\$163,118</b>

# PHOTOS

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