# 1901 WEBSTER STREET









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**COMPASS** COMMERCIAL 1699 Van Ness Ave, San Francisco, CA 94109

## **INVESTMENT OVERVIEW**



- Lower Pacific Heights Investment
- Nine Charming Apartments
- Nice Mix of Different Unit Types
- Loads of Period Charm
- Low Operating Expenses

- Soft-Story Retrofit Completed
- Sleep Alarm Compliant
- Most Units Recently Updated
- Amazing Location 1 Block to Fillmore
- 10.5 GRM | 5.7% Cap Rate

1901 Webster Street is a charming nine-unit apartment building in Lower Pacific Heights, just one block from the vibrant Fillmore Street corridor, offering premier shopping, dining, and retail experiences.

This well-maintained property features a diverse mix of unit types, including a studio, six one-bedroom apartments, a two-bedroom unit, and a stunning top-floor 3BD/2BA flat. The units showcase classic San Francisco charm with hardwood floors, high ceilings, built-in cabinetry, and wainscoting. Many have been thoughtfully updated while preserving their character.

Key property highlights include separate gas and electric metering, individual water heaters in most apartments, and wall furnaces to provide heat. The building is in compliance with both the city's soft-story retrofit and sleep alarm ordinances.

Professionally managed and held by the same family for many years, this turn-key investment is located in one of the city's most desirable rental markets. With its prime location near the best of Pacific Heights, strong tenant demand, and significant rental upside, 1901 Webster Street presents an exceptional opportunity for investors.

## **PROPERTY DETAILS**



### **PROPERTY OVERVIEW**

#### Year Built 1910 Parcel Number 0653-006 # of Units 1 Three-Bedroom, 1 Two-Bedroom, Unit Mix 6 One-Bedrooms & 1 Studios Parking None Sq. Feet 7,208 Lot Sq. Feet 2,363 Neighborhood **Lower Pacific Heights** Zoning RH2

### **BUILDING SYSTEMS**

Foundation	Concrete	
Heat Source	Wall Heaters	
Yard	None	
Roof	Tar & Gravel	
Laundry	Coin Op	
Water Service	Master Meter	
Electrical Service	Separately Metered	
Gas Service	Separately Metered	
Soft Story	Completed	
Sleep Alarm	Completed	

# **RENT ROLL**

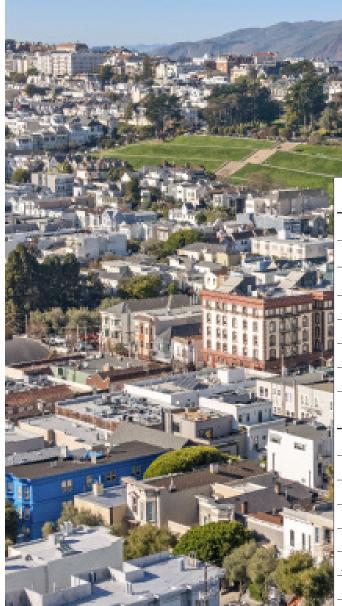
Unit	Туре	Rent	Market Rent	Move-In Date
1901A	1bd/1ba	\$1,240.23	\$2,350.00	11/12/1990
1901B	1bd/1ba	\$2,395.00	\$2,750.00	07/01/2024
1903	3bd/2ba	\$4,616.39	\$6,500.00	10/01/2019
1905A	1bd/1ba	\$1,886.21	\$2,350.00	12/16/2020
1905B	1bd/1ba	\$2,371.25	\$3,150.00	01/01/2022
1907	1bd/1ba	\$2,418.03	\$3,150.00	04/09/2022
1909	1bd/1ba	\$2,740.81	\$3,150.00	02/15/2023
1911	2bd/1ba	\$3,661.20	\$4,250.00	09/15/2023
2200	Studio	\$1,562.84	\$1,950.00	02/15/2021
	Laundry	\$90.00	\$90.00	

Monthly Income	\$22,981.96	\$29,690.00	
Annual Income	\$275,783.52	\$356,280.00	
Upside	29%		

<sup>\*</sup>Unit 1901A includes \$102.20 for Capital Improvement Passthrough



# **FINANCIAL OVERVIEW**





7	A DO TO SHAPE
	\$2,900,000
	\$322,222
	\$402
	10.5
	5.7%
	\$275,784
	\$165,543
	\$34,153
	\$8,000
	\$5,324
	\$7,482
	\$13,170
	\$1,375
	\$1,379
	\$3,780
5%	\$13,789
	\$8,000
	\$96,451
	\$275,784
5.0%	\$13,789
	\$261,994
35.0%	\$96,451
	\$165,543
	5.0%



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