

1901 WEBSTER STREET  
9 UNITS | OFFERED AT \$2,900,000

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# 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	9
Unit Mix	1 Three-Bedroom, 1 Two-Bedroom, 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	Type	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	

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

\*Unit 1901A includes \$102.20 for Capital Improvement Passthrough



# FINANCIAL OVERVIEW



<b>Financial Overview</b>		
Price		\$2,900,000
Price Per Unit		\$322,222
Price per Sq Foot		\$402
GRM		10.5
Cap Rate		5.7%
Annual Income		\$275,784
Net Operating Income		\$165,543
<b>Estimated Expenses</b>		
New Property Taxes (est. @ 1.17769%)		\$34,153
Insurance (New Estimate)		\$8,000
PG&E		\$5,324
Water		\$7,482
Garbage		\$13,170
Janitor		\$1,375
Pest Control		\$1,379
Fire Alarm Monitoring		\$3,780
Management	5%	\$13,789
Repairs & Maintenance		\$8,000
Total Expenses		\$96,451
<b>Annualized Operating Data</b>		
Scheduled Gross Income		\$275,784
Less Vacancy Rate	5.0%	\$13,789
Adjusted Gross Income		\$261,994
Less Expenses	35.0%	\$96,451
Net Operating Income		\$165,543





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