



180 BEAVER STREET  
8 UNITS | OFFERED AT \$3,500,000



**ADAM FILLY**

415.516.9843  
adam@adamfilly.com  
DRE 01354775



**DAN MCGIVERN**

415.720.9246  
dan@mcgivernsf.com  
DRE 01986926

# INVESTMENT OVERVIEW



- ✓ Rare Corona Heights Investment Opportunity
- ✓ Eight Unit Mid-Century Property
- ✓ Four 2bd and Four 1bd Apartments
- ✓ Eight Garage Spaces
- ✓ 2bd Units Have Private Decks
- ✓ Most Units Feature City Views
- ✓ Separate Meters for Gas & Electric
- ✓ Seismic Retrofit Completed
- ✓ Unique Asset in Excellent Rental Location
- ✓ Walk to Castro and Upper Market

Located in the desirable Corona Heights neighborhood, 180 Beaver Street is an 8-unit apartment building that combines solid design with strong investment potential. Sitting just above the Castro District, most units offer impressive views of San Francisco's skyline.

The building features four one-bedroom and four two-bedroom apartments, all with a clean, mid-century modern design. The two-bedroom units include private decks with stunning city views, and all apartments enjoy ample natural light and hardwood floors. Each unit is separately metered for gas and electricity, with heat supplied via gas wall heaters, thus keeping operating expenses low.

The property includes garage parking for 8 vehicles and 8 individual storage spaces, and coin operated laundry, making it highly attractive to tenants. Additionally, the seller has completed the mandatory soft-story seismic retrofit.

With its excellent location, strong unit mix, and completed upgrades, 180 Beaver Street is a solid opportunity for any investor seeking a well-maintained, income-generating property in a sought-after area of San Francisco.

# PROPERTY DETAILS



## PROPERTY OVERVIEW

Year Built	1960
Parcel Number	2613-022
# of Units	8
Unit Mix	Four 2bd & Four 1bd
Parking	8 Garages
Sq. Feet	6,278
Lot Sq. Feet	3,902
Neighborhood	Corona Heights
Zoning	RH-2

## BUILDING SYSTEMS

Foundation	Concrete
Structure	Wood-Frame
Heat Source	Wall Heaters
Yard	None
Roof	Bitumen
Laundry	Coin Operated
Water Service	Master Metered
Electrical Service	Individually Metered
Gas Service	Individually Metered

# RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	1-Bdr	\$2,143.08	\$3,200.00	07/15/2006
2*	1-Bdr	\$3,100.00	\$3,200.00	04/10/2023
3	1-Bdr	\$3,200.00	\$3,200.00	08/01/2022
4	1-Bdr	\$2,800.00	\$3,200.00	
5	2-Bdr	\$4,100.00	\$4,100.00	07/10/2023
6	2-Bdr	\$3,640.00	\$4,100.00	
7	2-Bdr	\$3,200.00	\$4,100.00	03/13/2021
8	2-Bdr	\$3,400.00	\$4,100.00	

G1-8	Garage Parking	\$0.00	\$2,000.00	
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<b>Monthly Income</b>	<b>\$25,583.08</b>	<b>\$31,200.00</b>
<b>Annual Income</b>	<b>\$306,996.96</b>	<b>\$374,400.00</b>

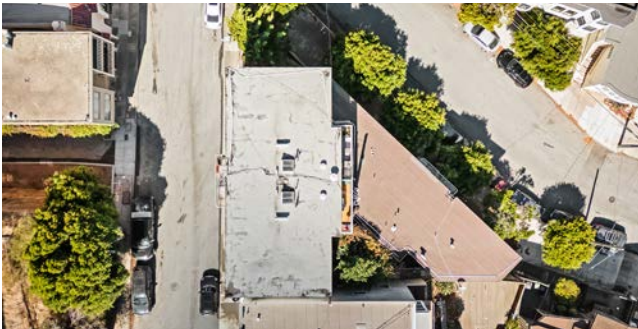
\*Tenant receives a \$400 monthly credit for property management



# FINANCIAL OVERVIEW



<b>Financial Overview</b>		
<b>Price</b>		<b>\$3,500,000</b>
Price Per Unit		\$437,500
Price per Sq Foot		\$558
GRM		11.4
Cap Rate		5.7%
Annual Income		\$306,997
Net Operating Income		\$198,055
<b>Estimated Expenses</b>		
New Property Taxes (est. @ 1.179%)		\$41,291
Insurance (Est. New Quote)		\$12,000
PG&E		\$1,334
Water		\$6,083
Garbage		\$3,671
Pest Control		\$812
Management	5%	\$15,350
Repairs & Maintenance		\$13,051
<b>Total Expenses</b>		<b>\$93,592</b>
<b>Annualized Operating Data</b>		
<b>Scheduled Gross Income</b>		<b>\$306,997</b>
Less Vacancy Rate	5.0%	\$15,350
Adjusted Gross Income		\$291,647
Less Expenses	30.5%	\$93,592
<b>Net Operating Income</b>		<b>\$198,055</b>





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