

3365 25TH STREET
4 UNITS | OFFERED AT \$1,650,000

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COMPASS COMMERCIAL
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INVESTMENT OVERVIEW



- ✓ Mission District 4 Units
- ✓ Two 3bd/2ba, One 2bd/2ba, One 2bd/1ba
- ✓ All Units Remodeled Within Last 4 Years
- ✓ Low Operating Expenses
- ✓ Professionally Managed
- ✓ Well-Maintained
- ✓ Excellent Inner Mission Location
- ✓ Priced to Sell at 11.6 GRM & 6.0% Cap Rate

Excellent opportunity to purchase a well-maintained four-unit building in the vibrant Mission district. Every unit has been remodeled since 2020 with a fresh modern feel while maintaining touches of their original character. There are hardwood floors, stone countertops, and built-in cabinetry. Each unit has a private entrance, creating a house-like feel. There is abundant natural light throughout. There is separate heating and hot water heaters for each unit, keeping expenses low. There is a 200 amp electrical service that was upgraded in 2016. The location provides excellent access to public transportation, shopping and nightlife, making these units attractive to a range of tenants. This is a turn-key investment opportunity that will provide immediate cash flow!

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1900
Parcel Number	6528-035
# of Units	4
Unit Mix	Two 3bd/2ba, One 2bd/2ba, One 2bd/1ba
Parking	None
Sq. Feet	4,160
Lot Sq. Feet	2,346
Neighborhood	Mission
Zoning	RH-2

BUILDING SYSTEMS

Structure	Wood-Frame
Heat Source	Wall Heaters
Yard	None
Roof	Shingle
Laundry	None
Water Service	Master Metered
Electrical Service	200 AMP
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

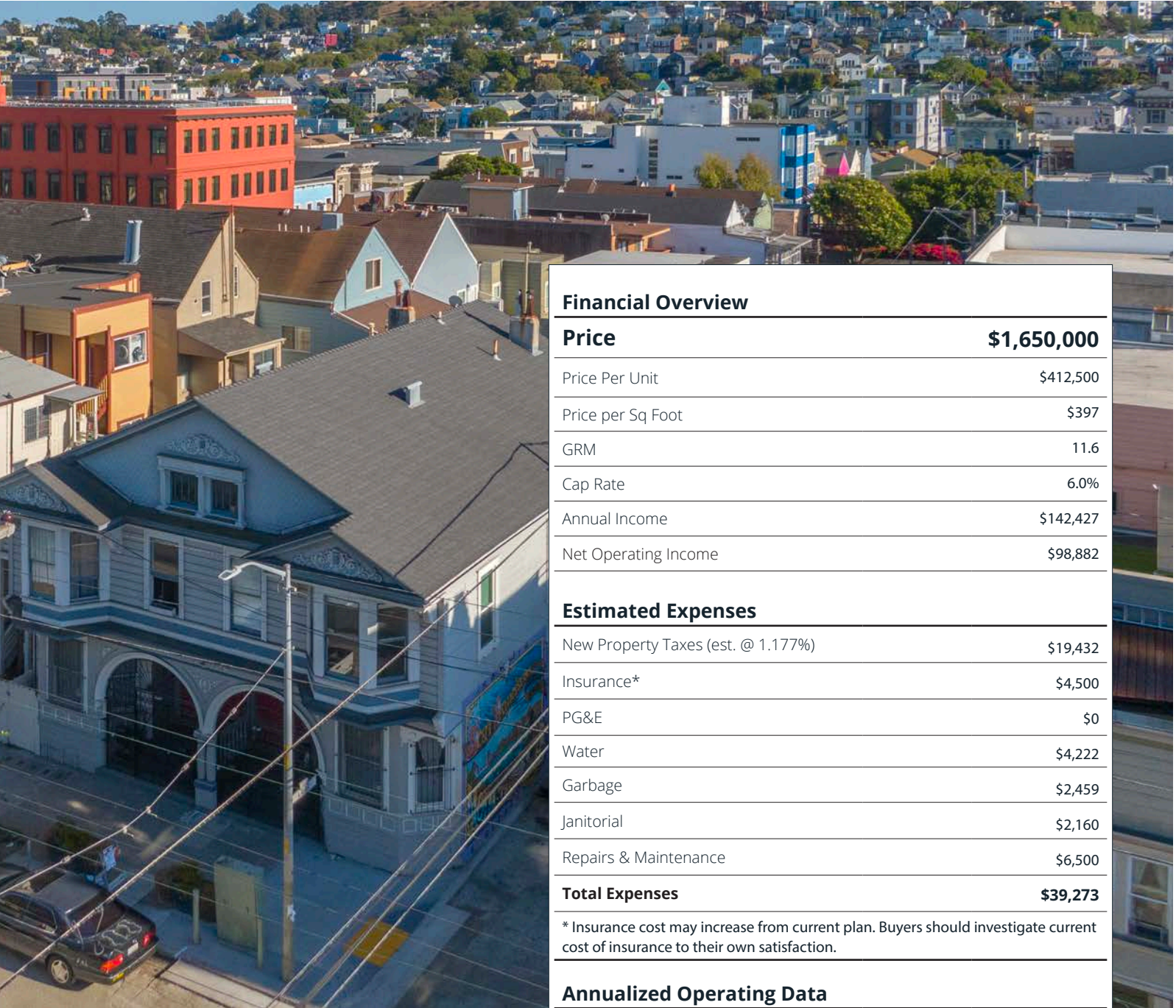
RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
3365	2bd/1ba	\$2,532.94	\$3,250.00	04/15/2021
3367	3bd/2ba	\$3,499.00	\$3,750.00	02/26/2024
3369	3bd/2ba	\$3,168.89	\$3,750.00	10/11/2021
3371	2bd/2ba	\$2,668.11	\$3,400.00	01/23/2021

Monthly Income	\$11,868.94	\$14,150.00
Annual Income	\$142,427.28	\$169,800.00
Upside	19%	



FINANCIAL OVERVIEW



Financial Overview

Price **\$1,650,000**

Price Per Unit \$412,500

Price per Sq Foot \$397

GRM 11.6

Cap Rate 6.0%

Annual Income \$142,427

Net Operating Income \$98,882

Estimated Expenses

New Property Taxes (est. @ 1.177%) \$19,432

Insurance* \$4,500

PG&E \$0

Water \$4,222

Garbage \$2,459

Janitorial \$2,160

Repairs & Maintenance \$6,500

Total Expenses **\$39,273**

* Insurance cost may increase from current plan. Buyers should investigate current cost of insurance to their own satisfaction.

Annualized Operating Data

Scheduled Gross Income **\$142,427**

Less Vacancy Rate 3.0% \$4,273

Adjusted Gross Income \$138,154

Less Expenses 27.6% \$39,273

Net Operating Income **\$98,882**





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