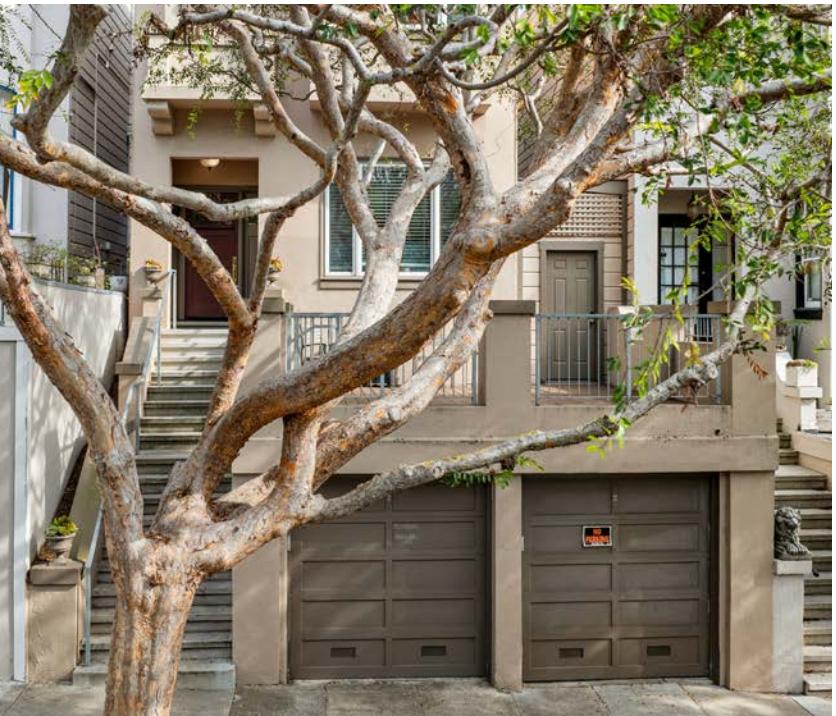
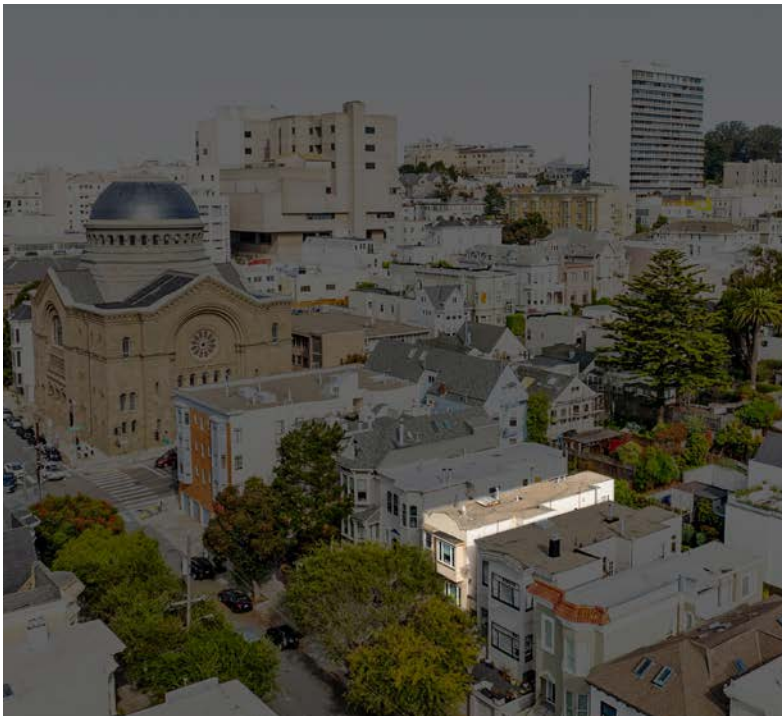
1928 WEBSTER STREET

$2,250,000 | 4 UNITS









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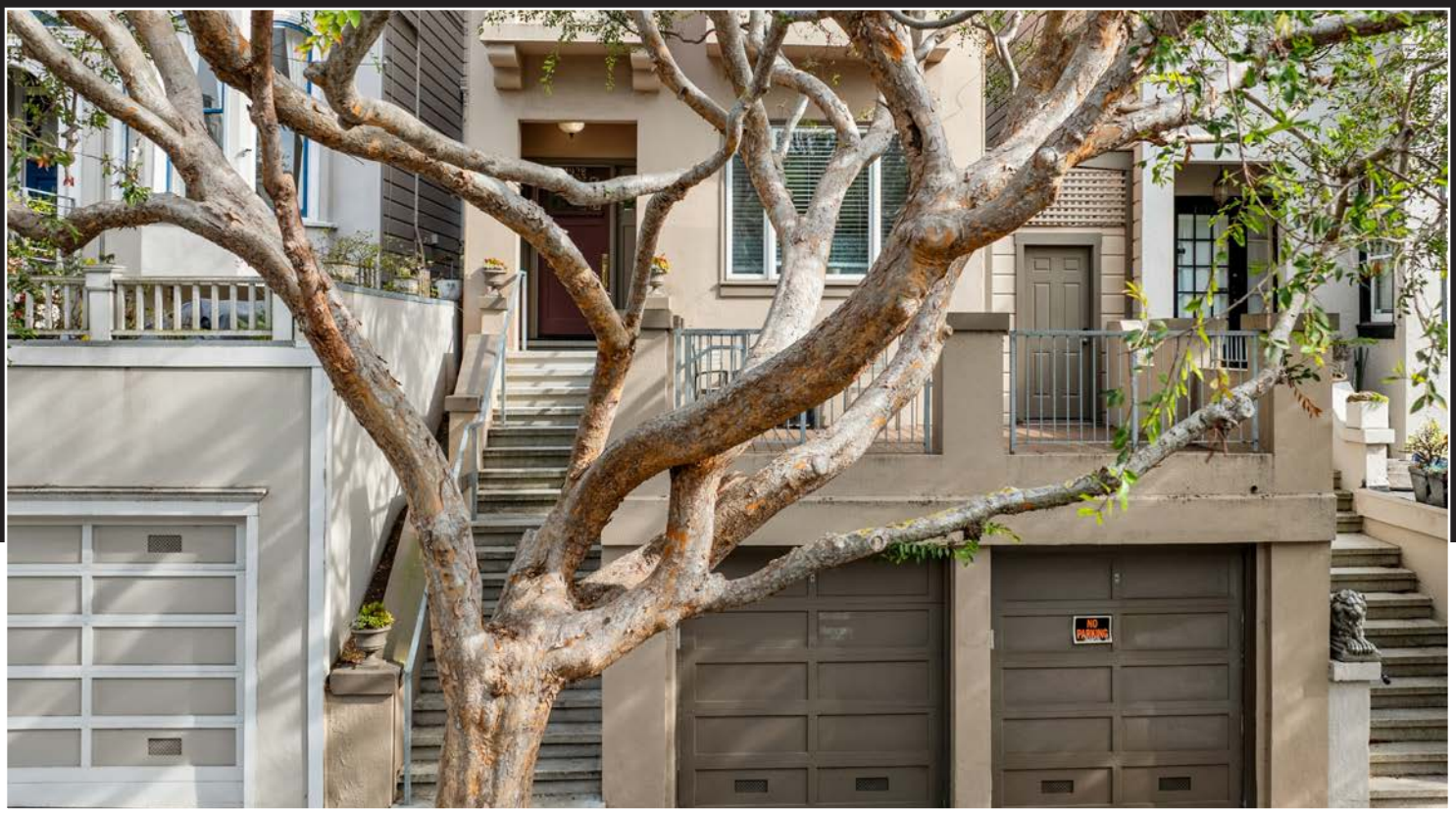
INVESTMENT OVERVIEW



- Lower Pacific Heights Investment
- Four One-Bedroom Apartments
- All Units Nicely Remodeled
- Two-Car Garage
- Front Patio & Rear Yard Spaces
- Pride-of-Ownership Building
- Over 50% Upside in Rents
- A+ Upper Fillmore Rental Location

Situated just one block from the heart of Fillmore Street, 1928 Webster presents an amazing investment opportunity. The property consists of four one-bedrooms, all of which have been beautifully remodeled. The units feature hardwood floors, crown molding, stone countertops, and quality appliances. Newer windows are throughout, and each unit has its own separately metered furnace and water heater. There is a large common front deck above the two-car garage and a relaxing landscaped backyard. The garage is currently leased to a neighbor. The property has been well maintained by the current owner, providing a turn-key investment in one of San Francisco's most desirable rental locations.

POPERTY PROFILE

Year	1906
Parcel Number	0652-021
# of Units	4 One-Bedrooms
Parking	2 Car
Sq. Feet*	1,950
Lot Sq.Feet	2,652

BUILDING INFORMATION

Zoning	RH-2
Heat Source	Individual
Roof	Bitumen
Water Service	Master Meter
Electrical & Gas Meters	Individual Meters
Neighborhood	Pacific Heights



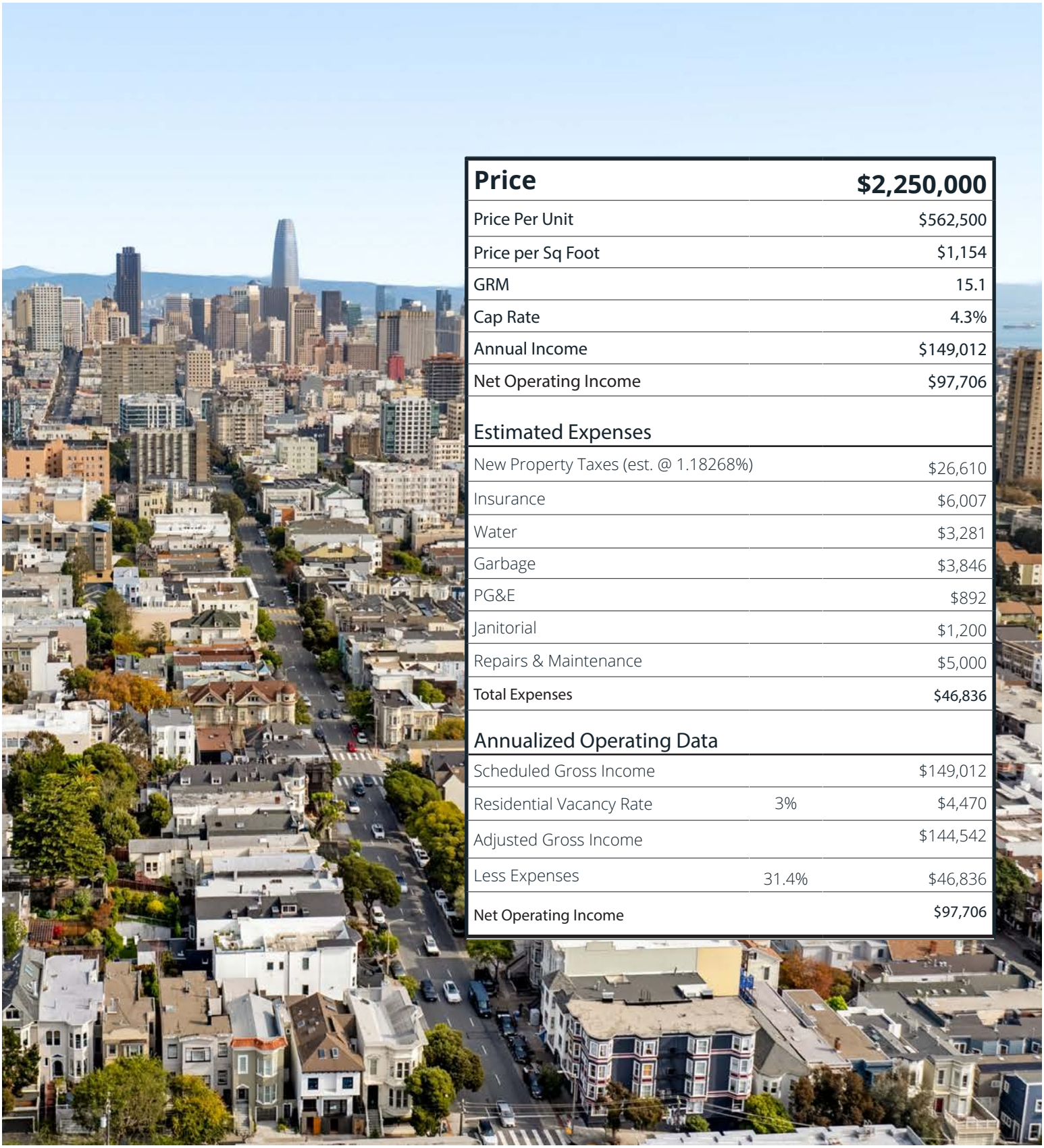
RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	One-Bedroom	$2,730	$4,650	11/15/2024
2	One-Bedroom	$2,538	$4,650	10/01/2008
3	One-Bedroom	$3,350	$4,650	11/29/2023
4	One-Bedroom	$3,300	$4,650	03/23/2026
2-Car Garage	Parking	$500	$1,000	Non-Tenant

Monthly Income	**$12,418**	**$19,600**
Annual Income	**$149,012**	**$235,200**
Upside	**57.8%**	



FINANCIAL OVERVIEW



Price		**$2,250,000**
Price Per Unit		$562,500
Price per Sq Foot		$1,154
GRM		15.1
Cap Rate		4.3%
Annual Income		$149,012
Net Operating Income		$97,706
Estimated Expenses		
New Property Taxes (est. @ 1.18268%)		$26,610
Insurance		$6,007
Water		$3,281
Garbage		$3,846
PG&E		$892
Janitorial		$1,200
Repairs & Maintenance		$5,000
Total Expenses		$46,836
Annualized Operating Data		
Scheduled Gross Income		$149,012
Residential Vacancy Rate	3%	$4,470
Adjusted Gross Income		$144,542
Less Expenses	31.4%	$46,836
Net Operating Income		$97,706

ADAM FILLY

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