

420 TARAVAL STREET

4 UNITS | \$1,575,000



ADAM FILLY



CONTACT INFORMATION

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INVESTMENT OVERVIEW



- ✓ Modern Four-Unit Investment
- ✓ All Units 2bd/1ba
- ✓ Spacious Floor Plans
- ✓ Four Car Garage
- ✓ Meticulously Maintained
- ✓ Professionally Managed
- ✓ 80% Upside in Rents
- ✓ Walking Distance to West Portal
- ✓ Convenient Location Near Transit & Amenities
- ✓ Priced at \$358 per Square Feet

INVESTMENT OVERVIEW



Constructed in 1971, this four unit building offers an exceptional investment opportunity. Upon entry, you are welcomed by a bright and well maintained lobby with classic terrazzo flooring. The property consists of four spacious 2 bedroom, 1.5 bathroom units, each featuring an identical floor plan with expansive kitchen and living room combinations, high ceilings, and abundant natural light. The upper front unit enjoys Ocean views.

The large garage provides independent parking for four cars, and coin operated laundry is located at the rear of the garage for tenant convenience. Tenants also enjoy access to a terraced backyard.

Each unit is separately metered for gas and electricity and equipped with its own forced air furnace, helping keep landlord expenses low. The property has been professionally managed and meticulously maintained over the years.

Ideally located near West Portal and Inner Parkside, the property offers tenants easy access to a wide variety of neighborhood amenities within walking distance. With approximately 80% upside in the current rents, this is a rare opportunity to acquire a well maintained asset with substantial long term growth potential.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1971
Parcel Number	2343-041
# of Units	4
Unit Mix	4 Two-Bedrooms
Sq. Feet	4,400
Lot Sq. Feet	3,183
Neighborhood	Inner Parkside
Zoning	NC-2

BUILDING SYSTEMS

Structure	Wood-Frame
Heat Source	Wall Heaters
Parking	4 Car Parking
Roof	Bitumen
Laundry	Coin-Op
Water Service	Master Metered
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	2bd/1.5ba	\$1,548	\$4,000	12/1/1992
2	2bd/1.5ba	\$1,422	\$4,000	05/04/1979
3	2bd/1.5ba	\$3,096	\$4,000	11/07/2008
4	2bd/1.5ba	\$3,400	\$4,000	02/22/2024
	Laundry	\$67	\$100	
	General Bond Passthrough	\$36	\$50	
	Utility/Water Passthrough	\$21	\$30	

Monthly Income	\$9,589	\$16,180
Annual Income	\$115,071	\$194,160



FINANCIAL OVERVIEW



Financial Overview		
Price		\$1,575,000
Price Per Unit		\$393,750
Price per Sq Foot		\$358
GRM		13.7
Cap Rate		4.2%
Annual Income		\$115,071
Net Operating Income		\$65,360
Estimated Expenses		
New Property Taxes (est. @ 1.18268%)		\$18,627
Insurance (new quote)		\$3,871
PG&E		\$4,924
Water		\$5,084
Garbage		\$3,072
Janitorial		\$804
Pest Control		\$123
Management	5%	\$5,754
Repairs & Maintenance		\$4,000
Total Expenses		\$46,259
Annualized Operating Data		
Scheduled Gross Income		\$115,071
Less Vacancy Rate	3.0%	\$3,452
Adjusted Gross Income		\$111,619
Less Expenses	40.2%	\$46,259
Net Operating Income		\$65,360

PHOTOS





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