1280 PINE STREET

AF ADAM FILLY

25 UNITS | OFFERED AT \$5,900,000



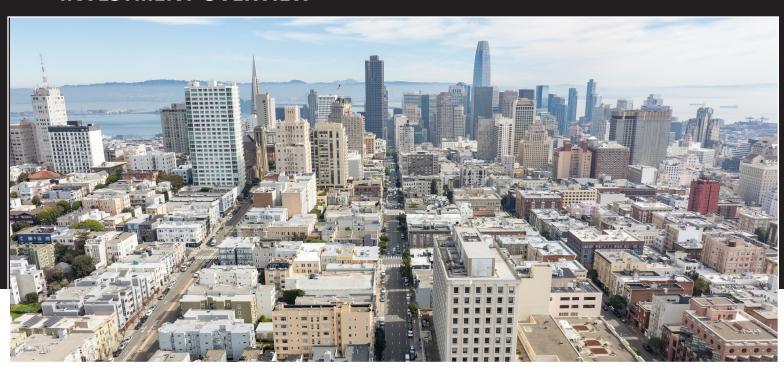


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INVESTMENT OVERVIEW

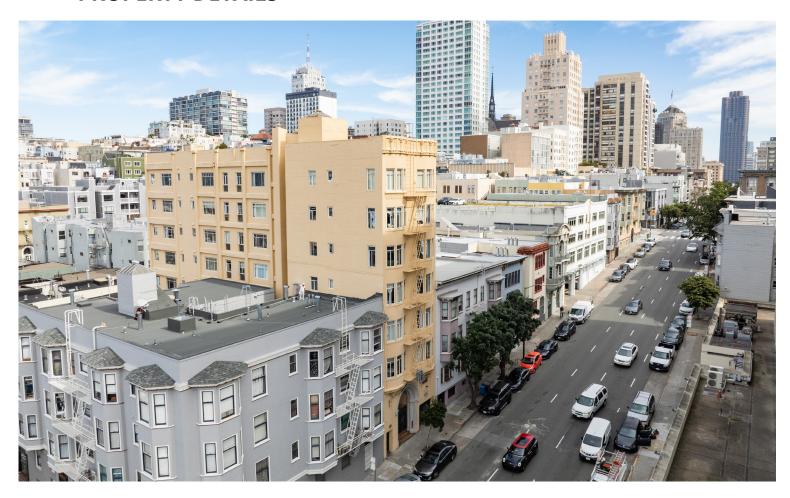


- Prime Nob Hill Investment Opportunity

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- Excellent Rental Location
- 9.9 GRM | 5.6% Cap Rate

PROPERTY DETAILS



PROPERTY OVERVIEW

BUILDING SYSTEMS

Year Built	1927
Parcel Number	0251-014
# of Units	25
Unit Mix	6 One-Bedrooms & 18 Studios & 1 Mezzanine
Sq. Feet	16,680
Lot Sq. Feet	3,781
Neighborhood	Nob Hill
Zoning	RC-4

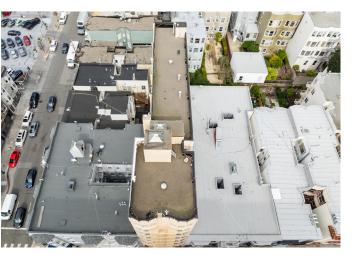
Foundation	Concrete
Heat Source	
Yard	
Roof	Modified Bitumen
Water Service	Master Meter
Electrical Service	Separately Metered
Gas Service	Separately Metered
Sleep Alarm	

RENT ROLL

Unit	Туре	Rent	Market Rent	Move-In Date
Mezzanine	Resident Manager	\$1,343.69	\$3,250.00	09/01/2009
101	1bd	\$2,495.00	\$2,650.00	08/01/2022
102	Studio	\$1,627.20	\$1,850.00	10/08/2021
103	Studio	\$1,678.05	\$1,850.00	09/20/2021
104	Studio	\$1,850.00	\$1,850.00	10/06/2023
201	1bd	\$2,700.00	\$2,750.00	05/18/2024
202	Studio	\$1,750.00	\$1,850.00	11/23/2024
203	Studio	\$1,850.00	\$1,850.00	04/01/2023
204	Studio	\$1,817.48	\$1,850.00	11/01/2020
301	1bd	\$2,069.52	\$2,900.00	05/15/2009
302	Studio	\$1,850.00	\$1,850.00	09/01/2024
303	Studio	\$1,795.00	\$1,850.00	11/08/2024
304	Studio	\$1,795.00	\$1,850.00	01/15/2022
401	1bd	\$2,650.00	\$2,950.00	08/01/2023
402	Studio	\$1,850.00	\$1,850.00	02/25/2023
403	Studio	\$1,800.00	\$1,850.00	09/24/2023
404	Studio	\$1,850.00	\$1,850.00	01/09/2022
501	1bd	\$1,299.39	\$2,950.00	10/01/1993
502	Studio	\$1,850.00	\$1,950.00	01/01/2022
503	Studio	\$1,895.00	\$1,950.00	09/15/2022
504	Studio	\$2,215.00	\$1,950.00	03/08/1974
601	1bd	\$2,975.47	\$3,250.00	06/16/2017
602	Studio	\$1,950.00	\$2,050.00	07/18/2024
603	Studio	\$1,900.00	\$2,050.00	07/01/2021
604	Studio	\$2,050.00	\$2,050.00	01/01/2025
	Parking	\$300.00	\$300.00	Vacant
	Parking	\$300.00	\$300.00	Vacant
	Laundry	\$200.00	\$200.00	
	Monthly Income Annual Income	\$49,705.80 \$596,469.60	\$55,700.00 \$668,400.00	

FINANCIAL OVERVIEW





	Financial Overview	10 10 10 10 10 10 10 10 10 10 10 10 10 1	
	Price	\$	5,900,000
n n	Price Per Unit	·	\$236,000
	Price per Sq Foot		\$354
I	GRM		9.9
1	Cap Rate		5.6%
	Annual Income		\$596,470
1	Net Operating Income		\$330,104
	Estimated Expenses		
1	New Property Taxes (est. @ 1.17769%)		\$69,443
1	Insurance		\$16,125
	Water		\$25,135
	Garbage		\$17,086
	PG&E		\$39,447
	Intercom		\$1,023
7	Resident Manager		\$16,188
	License & Permits		\$2,272
	Management	5%	\$29,823
	Repairs & Maintenance		\$20,000
	Total Expenses		\$236,542
	Annualized Operating Data		
	Scheduled Gross Income		\$596,470
	Less Vacancy Rate	5.0%	\$29,823
	Adjusted Gross Income		\$566,646
	Less Expenses	39.7%	\$236,542
	Net Operating Income		\$330,104



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