

1359 VALENCIA STREET

6 UNITS | \$1,695,000



ADAM FILLY



CONTACT INFORMATION

ADAM FILLY

415.516.9843

adam@adamfilly.com

DRE 01354775

INVESTMENT OVERVIEW



- ✓ Six Unit Investment Property
- ✓ Unit Mix: One 2bd, Two 1bd & 3 Studios
- ✓ Units Boast Classic San Francisco Charm
- ✓ One Unit Delivered Vacant
- ✓ Large Rear Parking Pad
- ✓ Over 80% Upside in Rents
- ✓ New Roof in 2023
- ✓ Prime Mission District Location

This six-unit Mission District investment property features a desirable mix of one two-bedroom, two one-bedroom apartments and three studios, with classic San Francisco charm throughout. One unit will be delivered vacant, providing immediate flexibility for a new owner. The property includes a large parking pad at the rear of the property that may offer future development potential.

With over 80% upside in rents, the property offers substantial potential to increase income over time. Recent capital improvements include a and a new roof installed in 2023. Located in a prime Mission District location, this is a great turn-key investment opportunity with excellent upside.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1909
Parcel Number	6515-021
# of Units	6
Unit Mix	1 Two-Bedroom, 2 One-Bedrooms & 3 Studios
Sq. Feet	4,050
Lot Sq. Feet	2,938

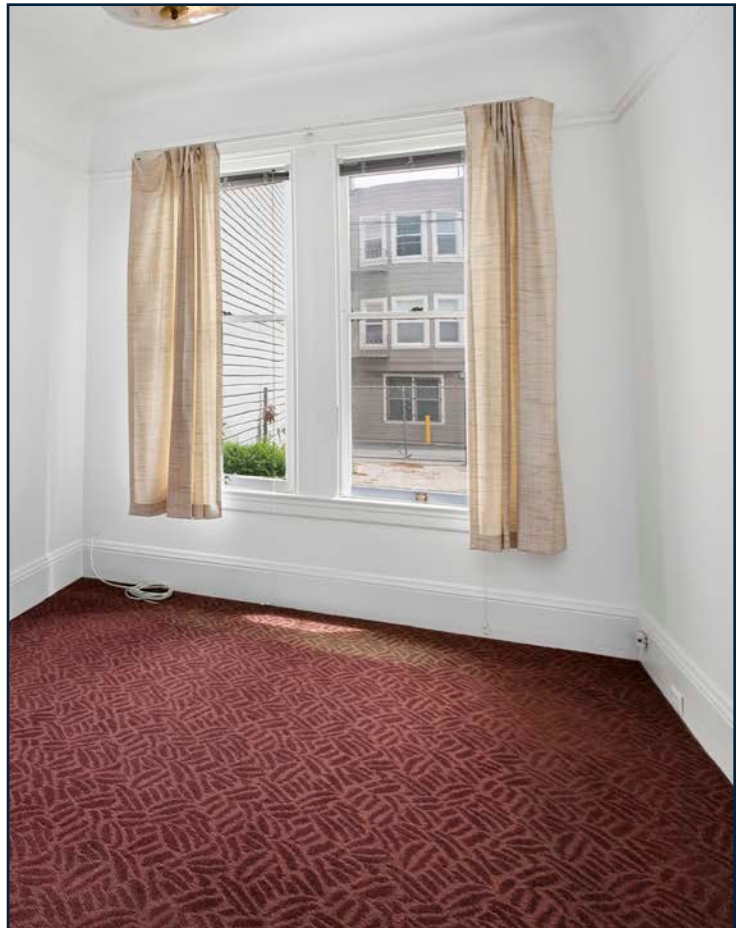
BUILDING SYSTEMS

Structure	Wood-Frame
Neighborhood	Mission
Heat Source	Wall Heaters
Parking	3 Cars
Water Service	Master Metered
Electrical Meter	Master Metered
Gas Meter	Master Metered

RENT ROLL

Unit	Type	Rent	Market	Move-In Date
Apt #1	Studio	\$1,333.56	\$2,950.00	2/15/2012
Apt #2	2bd	\$4,000.00	\$4,000.00	Vacant
Apt #3	Studio	\$1,593.70	\$2,950.00	5/15/2008
Apt #4	1bd	\$1,708.67	\$3,750.00	9/15/2013
Apt #5	Studio	\$1,583.29	\$2,950.00	2/15/2012
Apt #6	1bd	\$712.03	\$2,950.00	10/15/1980
Parking 1	Parking	\$125.00	\$400.00	
Parking 2	Parking	\$125.00	\$400.00	

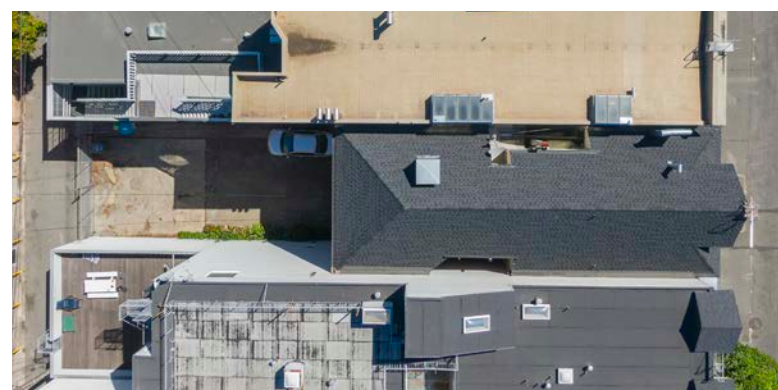
Monthly Income	\$11,181.25	\$20,350.00
Annual Income	\$134,174.97	\$244,200.00
	Upside	82%



FINANCIAL OVERVIEW



Financial Overview		
Price		\$1,695,000
Price Per Unit		\$282,500
Price per Sq Foot		\$419
GRM		12.6
Cap Rate		4.7%
Annual Income		\$134,175
Net Operating Income		\$78,929
Estimated Expenses		
New Property Taxes (est. @ 1.18268%)		\$20,046
Insurance		\$7,200
PG&E		\$5,545
Water		\$3,429
Garbage		\$2,291
Management	5%	\$6,709
Repairs & Maintenance		\$6,000
Total Expenses		\$51,220
Annualized Operating Data		
Scheduled Gross Income		\$134,175
Less Vacancy Rate	3.0%	\$4,025
Adjusted Gross Income		\$130,150
Less Expenses	38.2%	\$51,220
Net Operating Income		\$78,929





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