

210 JULES AVENUE

8 UNITS | \$1,950,000



ADAM FILLY



CONTACT INFORMATION



ADAM FILLY

415.516.9843

adam@adamfilly.com

DRE 01354775

INVESTMENT OVERVIEW



- 8 Units: Five Studios, Two 1bd/1ba & One Commercial/Storage Unit
- Approximately 24% Upside in Rental Income
- Two Garages Plus Additional Parking Income
- Separately Metered for Gas & Electricity
- Soft Story Seismic Retrofit Completed
- Fire Alarm Panel & Sleep Alarms Completed
- Convenient Ingleside Location Near Ocean Avenue
- Close Proximity to City College of San Francisco & San Francisco State University

210 Jules Avenue is an 8 unit mixed use building situated on a corner in San Francisco's Ingleside neighborhood. Built in 1926, the approximately 5,415 square foot property consists of five studio apartments, two one bedroom apartments, and one commercial unit currently used as storage. The detached corner configuration provides excellent natural light throughout the building, while the apartments offer functional and well designed floor plans.

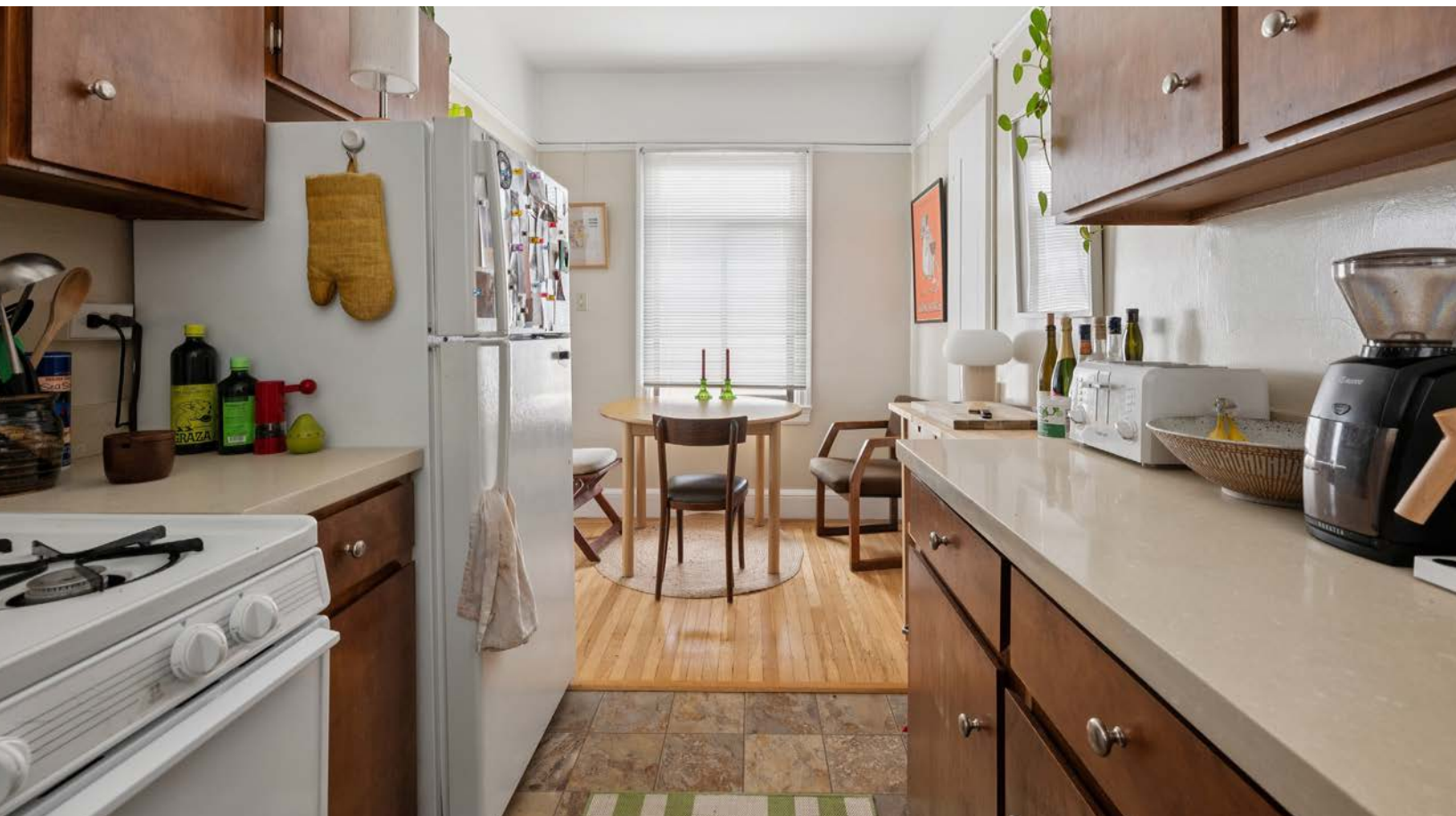
The property currently generates approximately \$166,000 in scheduled annual income, with projected market income of approximately \$206,000, representing approximately 24% upside. The property also benefits from four-car garage parking.

Building improvements include a completed soft story seismic retrofit, fire alarm panel, and sleep alarms. The property is separately metered for gas and electricity, helping keep operating expenses manageable.

210 Jules Avenue is conveniently located near the shops, restaurants, cafes, grocery stores, and public transportation along Ocean Avenue. City College of San Francisco is nearby, with San Francisco State University also easily accessible. The location provides convenient access to neighborhood amenities, transit, and major transportation corridors.

This is an excellent opportunity to purchase a turn-key asset with upside in Ingleside.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1926
Parcel Number	6939-026
# of Units	8
Unit Mix	2 One-Bedrooms, 5 Studios & 1 Commercial
Sq. Feet	5,415
Lot Sq. Feet	2,495

BUILDING SYSTEMS

Structure	Wood-Frame
Neighborhood	Ingleside
Heat Source	Wall Heaters
Parking	Four Car Parking
Water Service	Master Metered
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
210-1	1bd/1ba	\$2,400	\$2,950	4/4/2025
210-2	Studio	\$1,602	\$2,000	12/11/2011
210-3	Studio	\$872	\$2,000	2/1/1990
210-4	1bd/1ba	\$2,076	\$2,950	4/17/2008
210-5	Studio	\$1,959	\$2,000	1/11/2024
210-6	Studio	\$1,638	\$2,000	8/30/2018
212	Commercial	\$800	\$800	Lease/Storage
750	Studio	\$2,000	\$2,000	Vacant
	Parking	\$250	\$250	Vacant
	RUBS- Passthrough	\$239	\$239	

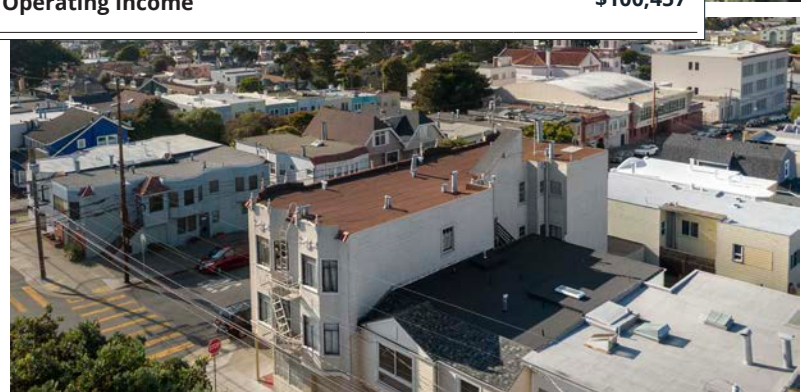
Monthly Income	\$13,835.82	\$17,189
Annual Income	\$166,029.80	\$206,268
Upside	24.2%	



FINANCIAL OVERVIEW



Financial Overview		
Price		\$1,950,000
Price Per Unit		\$243,750
Price per Sq Foot		\$360
GRM		11.7
Cap Rate		5.2%
Annual Income		\$166,030
Net Operating Income		\$100,457
Estimated Expenses		
New Property Taxes (est. @ 1.18268%)		\$23,062
Insurance		\$9,618
PG&E		\$144
Water		\$3,876
Garbage		\$3,203
Janitorial		\$2,400
Pest Control		\$1,987
Management	5%	\$8,301
Repairs & Maintenance		\$8,000
Total Expenses		\$60,592
Annualized Operating Data		
Scheduled Gross Income		\$166,030
Less Vacancy Rate	3.0%	\$4,981
Adjusted Gross Income		\$161,049
Less Expenses	36.5%	\$60,592
Net Operating Income		\$100,457



PHOTOS





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