

3730 25TH STREET

12 UNITS | \$4,750,000

AF

ADAM FILLY



CONTACT INFORMATION

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INVESTMENT OVERVIEW



- ✓ Noe Valley Multifamily Investment
- ✓ First Time Ever on Market
- ✓ Unit Mix: 11 Two-Bedrooms & 1 One-Bedroom
- ✓ Parking for 13 Cars
- ✓ Separately Metered for Gas & Electricity
- ✓ 350 Amp Electrical Service
- ✓ New Subpanels in All Units in 2025
- ✓ Seismic Retrofit Completed in 2019
- ✓ Sleep Alarm Compliant
- ✓ Many New Double-Pane Windows
- ✓ Meticulously Maintained Property
- ✓ Over 60% Upside in Rents

3730 25th Street is a 12-unit investment opportunity in a prime Noe Valley location. The property is situated between Dolores and Guerrero Streets and one block from the 24th Street retail and restaurant corridor, making this an extremely attractive rental location. The building consists of 11 two-bedroom apartments and 1 one-bedroom. There is a total of 13 parking spaces to provide extra income and convenience for the tenants. The structure and common areas have been very well maintained by the same family since the property was constructed in 1962, leaving little deferred maintenance for a new owner. Recent improvements include installing new subpanels in all apartments, sleep alarms, a soft-story seismic retrofit, new double-pane windows, a new water heater, and fresh paint. Most of the apartments have been updated in the recent past. There is a 350 Amp electrical service, and all apartments are separately metered for gas and electricity. This is an excellent opportunity to purchase a turn-key asset with upside in one of the city's best rental locations.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1962
Parcel Number	6512-031
# of Units	12
Unit Mix	1 One-Bedroom & 11 Two-Bedrooms
Sq. Feet	11,600
Lot Sq. Feet	5,500
Neighborhood	Noe Valley
Zoning	RH-3

BUILDING SYSTEMS

Structure	Wood-Frame
Heat Source	Wall Heaters
Parking	13 Cars
Roof	Tar & Gravel
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/1ba	\$3,400.00	\$4,250.00	05/01/2025
2	1bd/1ba	\$1,800.00	\$4,250.00	12/01/2020
3	2bd/1ba	\$1,934.00	\$4,250.00	01/01/2011
4	2bd/1ba	\$3,850.00	\$4,250.00	12/20/2025
5	2bd/1ba	\$1,881.00	\$4,250.00	06/15/2009
6	2bd/1ba	\$1,172.00	\$3,964.00	01/01/1980
7	2bd/1ba	\$2,296.00	\$4,250.00	09/01/2016
8	2bd/1ba	\$3,000.00	\$4,250.00	08/01/2020
9	2bd/1ba	\$2,900.00	\$4,250.00	02/01/2010
10	2bd/1ba	\$2,800.00	\$4,250.00	07/01/2023
11	2bd/1ba	\$3,000.00	\$4,250.00	10/01/2024
12	2bd/1ba	\$1,727.00	\$4,250.00	08/01/1996
	13 Parking Spaces	\$1,610.00	\$4,550.00	
	Laundry	\$193.83	\$350.00	
Estimated Banked Rents*		\$1,859.08		

Monthly Income	\$33,422.91	\$55,614.00
Annual Income	\$401,074.92	\$667,368.00

Upside **66%**

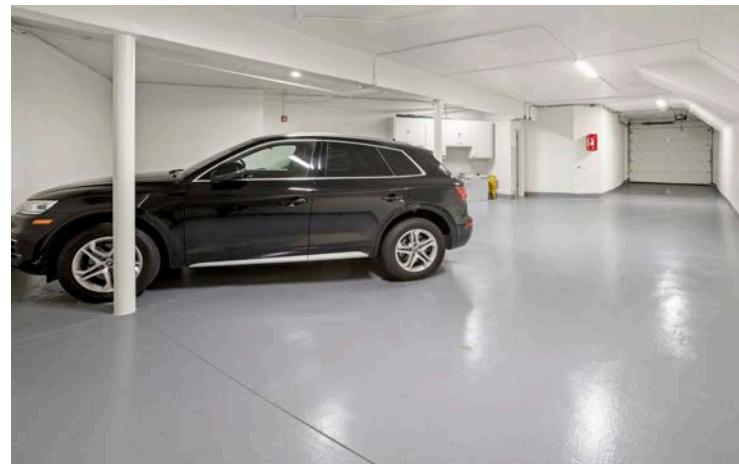
*Buyers should do their own calculations to estimate available banked rents.



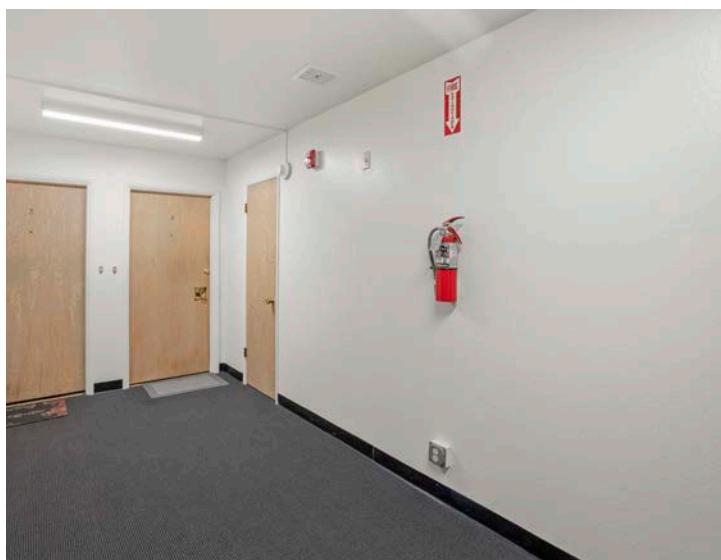
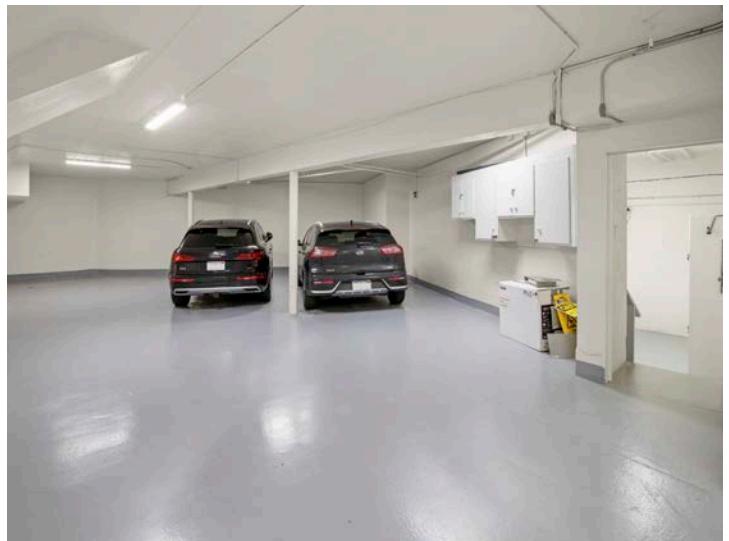
FINANCIAL OVERVIEW



Financial Overview	
Price	\$4,750,000
Price Per Unit	\$395,833
Price per Sq Foot	\$409
GRM	11.8
Cap Rate	5.4%
Annual Income	\$401,075
Net Operating Income	\$255,925
Estimated Expenses	
New Property Taxes (est. @ 1.18268%)	\$56,177
Insurance (new quote)	\$11,818
PG&E	\$9,936
Water	\$12,147
Garbage	\$10,986
Management	5% \$20,054
Repairs & Maintenance	\$12,000
Total Expenses	\$133,118
Annualized Operating Data	
Scheduled Gross Income	\$401,075
Less Vacancy Rate	3.0% \$12,032
Adjusted Gross Income	\$389,043
Less Expenses	33.2% \$133,118
Net Operating Income	\$255,925



PHOTO





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