

326 11TH AVENUE

**4 UNITS | \$1,600,000**

AF

ADAM FILLY



**CONTACT INFORMATION**

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# INVESTMENT OVERVIEW

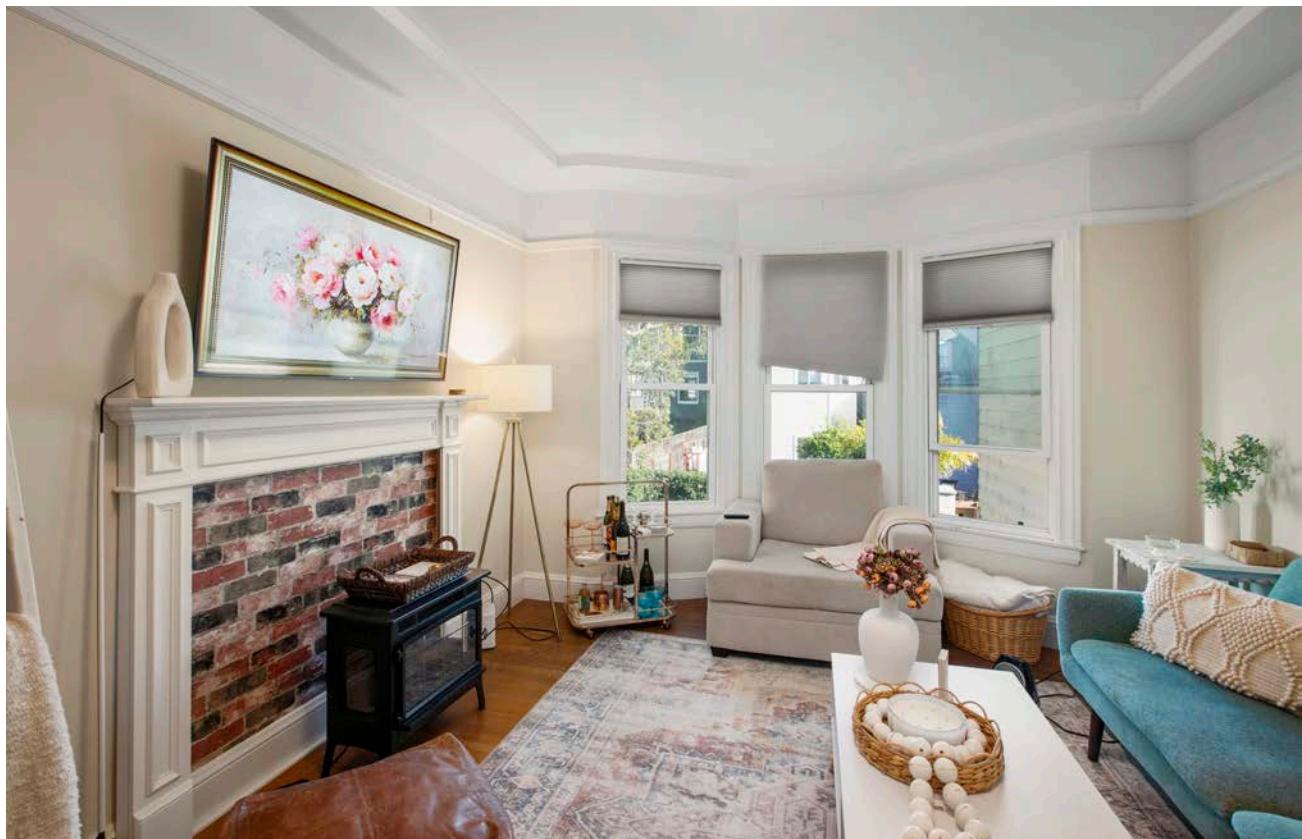


- ✓ Inner Richmond Investment Opportunity
- ✓ Four Spacious One-Bedrooms
- ✓ Huge Vacant Garage
- ✓ Charming Units with Period Details
- ✓ Large Rear Garden
- ✓ Many Newer Windows
- ✓ Well-Maintained Property
- ✓ Separately Metered for Gas & Electricity
- ✓ Half Block to Clement Street Shopping
- ✓ Excellent Value at Only \$447 per Square Foot

326 11th Avenue is a four-unit investment opportunity in the heart of the Richmond District. The property consists of four spacious one-bedroom apartments. The units boast hardwood floors, high ceilings, built-in cabinetry, decorative fireplaces, large closets, and great natural light. There is a large garage that can likely accommodate three cars in tandem that will be delivered vacant. A large backyard is available for the tenant's enjoyment. At the rear of the garage is an extra room and bathroom. This unwarranted bonus space may provide ADU potential (which buyers should investigate to their own satisfaction). This prime Inner Richmond location is just steps away from the heart of Clement Street, providing tenants with convenient access to restaurants, nightlife, and shopping. This property provides buyers with a turn-key investment property with upside potential in an amazing rental location.

# PROPERTY DETAILS

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## PROPERTY OVERVIEW

Year Built	1928
Parcel Number	1442-040
# of Units	4
Unit Mix	4 One-Bedrooms
Sq. Feet	3,580
Lot Sq. Feet	2,996
Neighborhood	Inner Richmond
Zoning	RM-1

## BUILDING SYSTEMS

Structure	Wood-Frame
Heat Source	Wall Heaters
Parking	3 + Car Tandem
Roof	Foam
Laundry	None
Water Service	Master Metered
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

## RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	One-Bedroom	\$1,818.12	\$3,250.00	04/28/2007
2	One-Bedroom	\$2,350.00	\$3,250.00	11/19/2021
3	One-Bedroom	\$2,550.00	\$3,250.00	07/23/2022
4	One-Bedroom	\$2,500.00	\$3,250.00	08/10/2024
Parking	Vacant Parking	\$600.00	\$600.00	Vacant

<b>Monthly Income</b>	<b>\$9,818.12</b>	<b>\$13,600.00</b>
<b>Annual Income</b>	<b>\$117,817.44</b>	<b>\$163,200.00</b>

<b>Upside</b>	<b>39%</b>
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# FINANCIAL OVERVIEW



## Financial Overview

Price	\$1,600,000
Price Per Unit	\$400,000
Price per Sq Foot	\$447
GRM	13.6
Cap Rate	4.5%
Annual Income	\$117,817
Net Operating Income	\$71,208

## Estimated Expenses

New Property Taxes (est. @ 1.18268%)	\$18,923	
Insurance (new quote)	\$4,800	
PG&E	\$2,985	
Water	\$4,690	
Garbage	\$2,964	
Management	5%	\$5,891
Repairs & Maintenance	\$4,000	
<b>Total Expenses</b>	<b>\$44,253</b>	

## Annualized Operating Data

Scheduled Gross Income	\$117,817	
Less Vacancy Rate	2.0%	\$2,356
Adjusted Gross Income		\$115,461
Less Expenses	37.6%	\$44,253
<b>Net Operating Income</b>	<b>\$71,208</b>	

## PHOTOS

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