

388 5TH STREET  
12 UNITS | OFFERED AT \$3,250,000



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# INVESTMENT OVERVIEW



- ✓ Exempt from SF Rent Control
- ✓ 12 Units in South of Market
- ✓ Six Three-Bedrooms & Six Two-Bedrooms
- ✓ Impeccably Maintained Property
- ✓ Excellent Workforce Housing
- ✓ Soft-Story Retrofit Compliant
- ✓ 9.1 GRM | 7.1% Cap Rate w/ Allowable Increases
- ✓ Separately Metered for Gas & Electric
- ✓ Located Near Freeway & Amenities
- ✓ Rare Ability to Increase Rents Beyond SF Rent Ordinance

388 5th Street is a 12-unit apartment building in San Francisco's South of Market neighborhood. This building has been exempted from San Francisco's rent control via substantial rehabilitation in 1989, allowing the landlord to increase rents without typical SF limitations. The property consists of 6 three-bedrooms and 6 two-bedrooms. The units are well maintained and have functional layouts that work well for roommates or families. The structure and systems appear to be very well maintained. The property underwent a soft-story seismic retrofit in 2018. The units are separately metered for gas and electricity, and each has its own water heater, keeping operating expenses very low. The property's location provides easy access to the freeway, downtown, and many neighborhood amenities. This is truly a rare opportunity to purchase a building without SF rent control restrictions.



# PROPERTY DETAILS



## PROPERTY OVERVIEW

Year Built	1909
Parcel Number	3753-009
# of Units	12
Unit Mix	6 Three-Bedrooms & 6 Two-Bedrooms
Parking	None
Sq. Feet	9,810
Lot Sq. Feet	4,463

## BUILDING SYSTEMS

Foundation	Concrete
Structure	Wood-Frame
Zoning	MUR
Seismic Retrofit	2018
Water Service	Master Metered
Electrical Service	Individually Metered
Gas Service	Individually Metered



## RENT ROLL

Unit	Type	Current	Allowable Increase*	Move-In Date
1	2bd	\$1,900.00	\$2,019.70	10/01/2023
2	3bd	\$1,825.00	\$1,939.98	05/01/2015
3	2bd	\$2,025.00	\$2,152.58	02/01/2025
4	3bd	\$3,750.00	\$3,750.00	Vacant
5	2bd	\$2,525.00	\$2,684.08	06/01/2024
6	3bd	\$2,000.00	\$2,126.00	08/01/2024
7	2bd	\$2,200.00	\$2,338.60	11/01/2024
8	3bd	\$2,500.00	\$2,657.50	08/01/2024
9	2bd	\$2,395.00	\$2,545.89	05/19/2024
10	3bd	\$2,200.00	\$2,338.60	04/22/2023
11	2bd	\$2,200.00	\$2,338.60	10/01/2021
12	3bd	\$2,400.00	\$2,551.20	12/01/2020
Laundry		\$265.00	\$265.00	

**Monthly Income**

**\$28,185.00**

**\$29,707.71**

**Annual Income**

**\$338,220.00**

**\$356,492.52**

\*Buyers should consult with their own counsel and verify allowable increase amounts to their own satisfaction.





# FINANCIAL OVERVIEW

Financial Overview		
Price		\$3,250,000
Price Per Unit		\$270,833
Price per Sq Foot		\$331
GRM		9.6
Cap Rate		6.5%
Annual Income		\$338,220
Net Operating Income		\$204,348
Gross Income w/ Allowable Increase		\$356,493
NOI w/ Allowable Increase		\$221,159
Cap Rate w/ Allowable Increase		7.1%
Estimated Expenses		
New Property Taxes (est. @ 1.1714%)		\$38,071
Insurance (New Quote)		\$11,140
PG&E		\$3,766
Water		\$15,697
Garbage		\$16,880
Telephone		\$675
Pest Control		\$2,116
Legal & Accounting		\$1,370
Licenses & Fees		\$1,481
Management	5%	\$16,911
Repairs & Maintenance		\$7,500
<b>Total Expenses</b>		<b>\$115,607</b>
Annualized Operating Data		
<b>Scheduled Gross Income</b>		<b>\$338,220</b>
Less Vacancy Rate	3.0%	\$10,147
Adjusted Gross Income		\$328,073
Less Expenses	34.2%	\$115,607
<b>Net Operating Income</b>		<b>\$212,467</b>



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