

1230 CLAYTON STREET

8 UNITS | \$3,695,000



ADAM FILLY



CONTACT INFORMATION

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INVESTMENT OVERVIEW



- Eight 1BD Apartments
- Private Deck & City Views from Every Unit
- Panoramic Downtown Views from Select Units
- Eight Individual Parking Spaces
- Three Units Delivered Vacant
- Updated Kitchens & Bathrooms in Some Units
- Separately Metered Gas & Electricity; Individual Furnaces
- Attractive 11.3 GRM & 6% Cap Rate



INVESTMENT OVERVIEW



1230 Clayton Street is an 8-unit investment property situated above Cole Valley, near Twin Peaks. Constructed in 1958, the property consists of eight one-bedroom apartments, each with a private deck and city views. Several units enjoy panoramic views of downtown San Francisco. The building also offers eight individual parking spaces, one for each apartment.

The apartments and common areas feature a clean mid-century modern aesthetic. Some units have benefited from recent updates, including remodeled kitchens and bathrooms. Three apartments will be delivered vacant, providing immediate flexibility for a new owner. Each unit is separately metered for gas and electricity and has its own furnace, helping to minimize operating expenses.

The property's elevated location offers convenient access to Cole Valley, Haight-Ashbury, the Castro, and Noe Valley. With attractive amenities, updated interiors, and strong in-place income, 1230 Clayton Street presents an excellent opportunity to acquire a turnkey investment property priced at an 11.3 GRM and 6% cap rate!

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1958
Parcel Number	2655-029
# of Units	8
Unit Mix	8 One-Bedrooms
Sq. Feet	5,210
Lot Sq. Feet	2,909
Neighborhood	Corona Heights
Zoning	RM-1

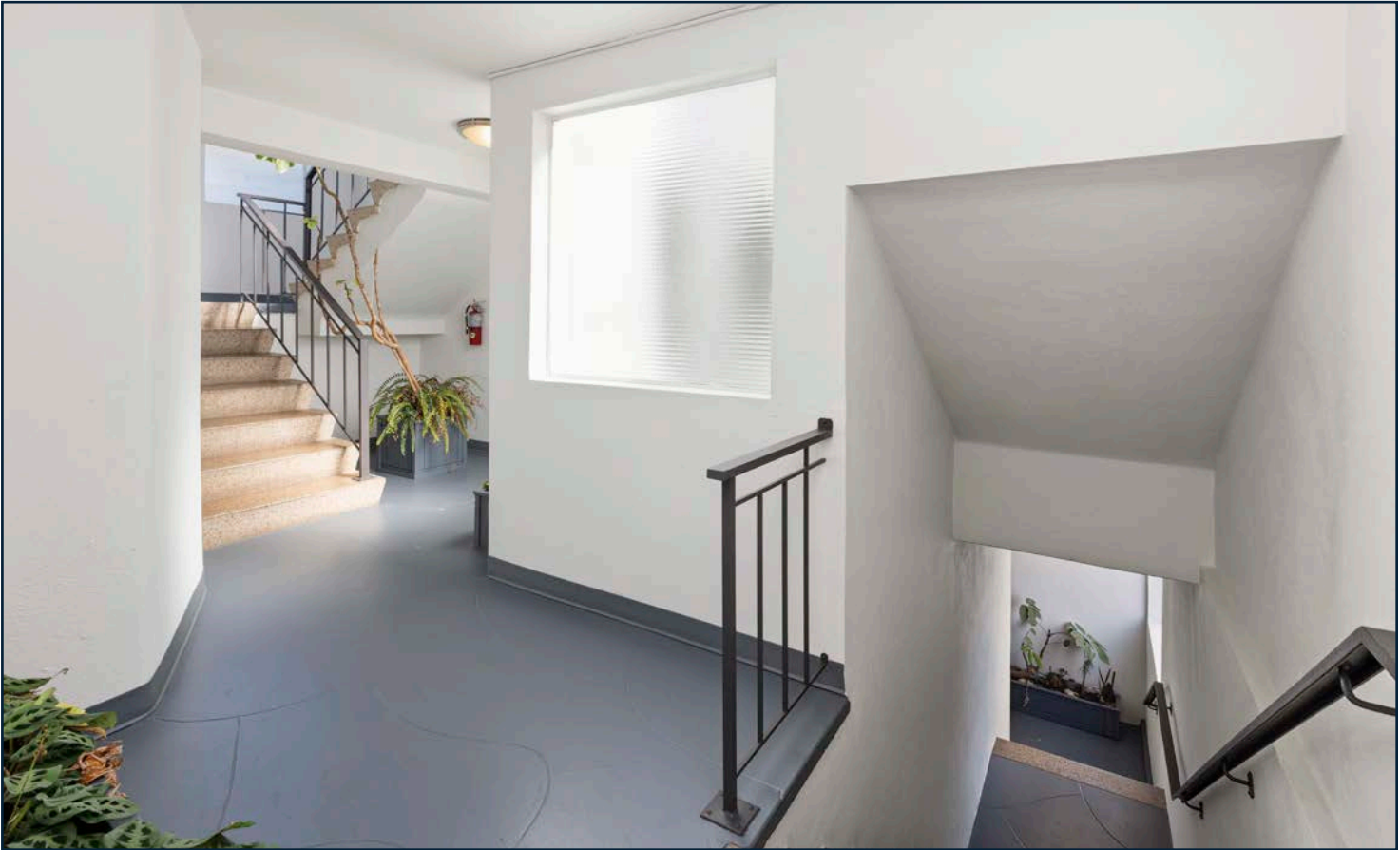
BUILDING SYSTEMS

Structure	Wood-Frame
Heat Source	Forced Air
Parking	8 Car Parking
Roof	Bitumen
Laundry	Coin-Op
Water Service	Master Metered
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

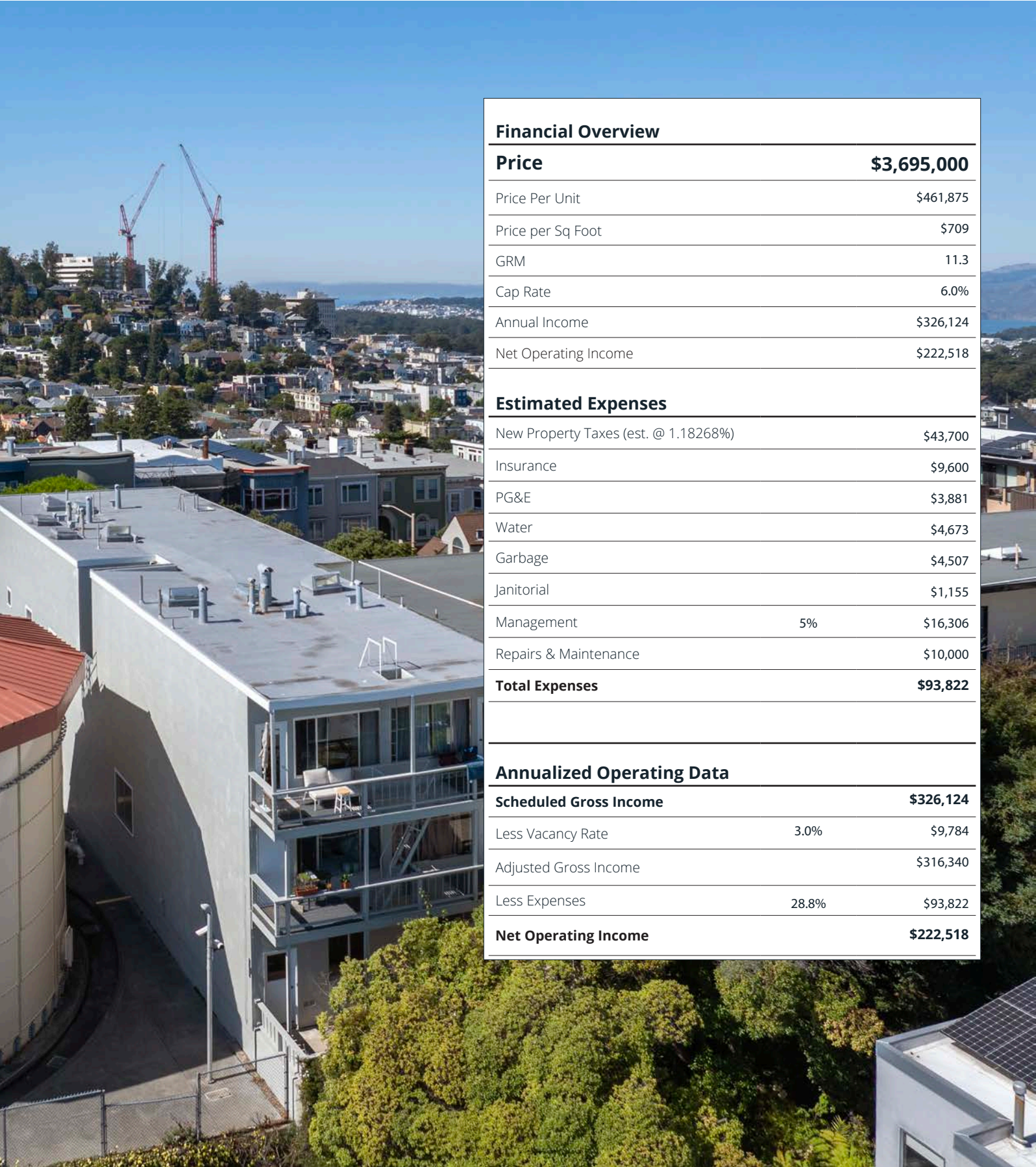
RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	1bd/1ba	\$2,641.00	\$4,450	2/20/2022
2	1bd/1ba	\$2,352.00	\$4,450	2/1/2014
3	1bd/1ba	\$2,693.00	\$4,450	6/1/2022
4	1bd/1ba	\$4,450.00	\$4,450	Vacant
5	1bd/1ba	\$2,844.00	\$4,450	5/17/2025
6	1bd/1ba	\$2,638.00	\$4,450	Unknown
7	1bd/1ba	\$4,450.00	\$4,450	Vacant
8	1bd/1ba	\$4,450.00	\$4,450	Vacant
Laundry		\$159.00	\$159	
Storage		\$500.00	\$500	Vacant

Monthly Income	\$27,177.00	\$36,259
Annual Income	\$326,124.00	\$435,108
Upside	33%	

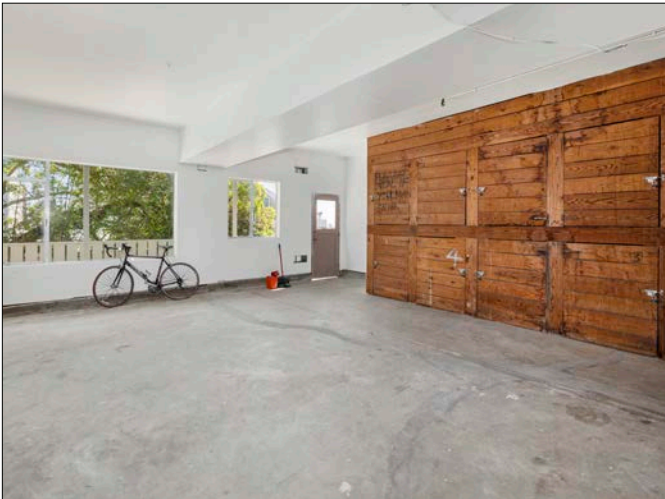
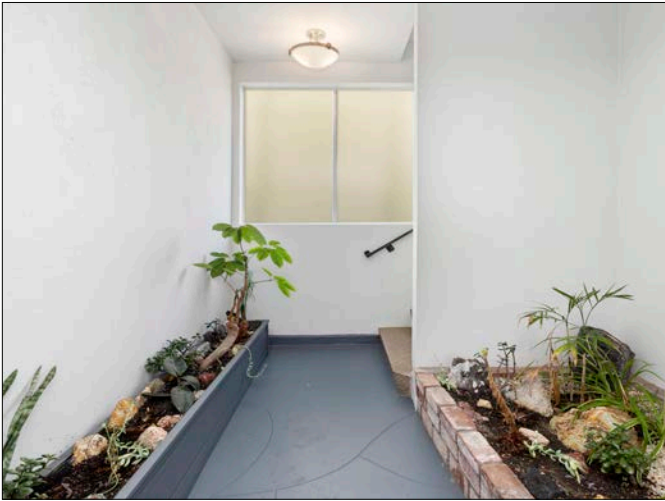


FINANCIAL OVERVIEW

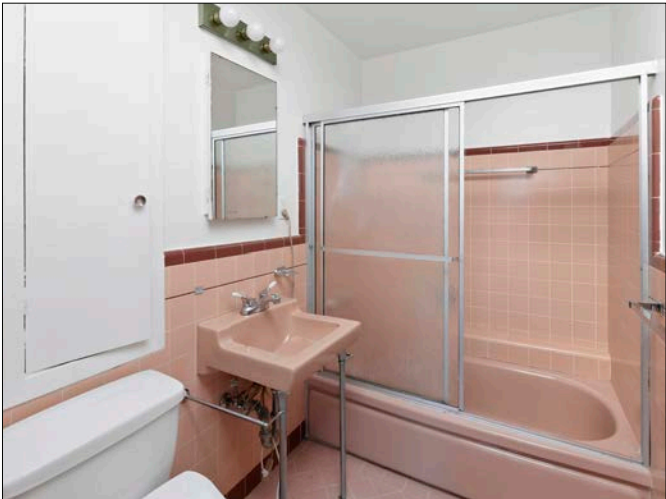
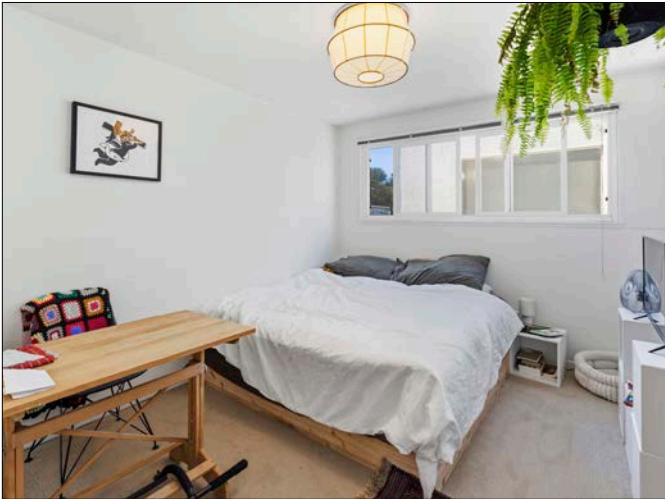


Financial Overview		
Price		\$3,695,000
Price Per Unit		\$461,875
Price per Sq Foot		\$709
GRM		11.3
Cap Rate		6.0%
Annual Income		\$326,124
Net Operating Income		\$222,518
Estimated Expenses		
New Property Taxes (est. @ 1.18268%)		\$43,700
Insurance		\$9,600
PG&E		\$3,881
Water		\$4,673
Garbage		\$4,507
Janitorial		\$1,155
Management	5%	\$16,306
Repairs & Maintenance		\$10,000
Total Expenses		\$93,822
Annualized Operating Data		
Scheduled Gross Income		\$326,124
Less Vacancy Rate	3.0%	\$9,784
Adjusted Gross Income		\$316,340
Less Expenses	28.8%	\$93,822
Net Operating Income		\$222,518

PHOTOS



PHOTOS





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