

833 CORBETT AVENUE
5 UNITS | \$2,700,000

AF
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CONTACT INFORMATION

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INVESTMENT OVERVIEW



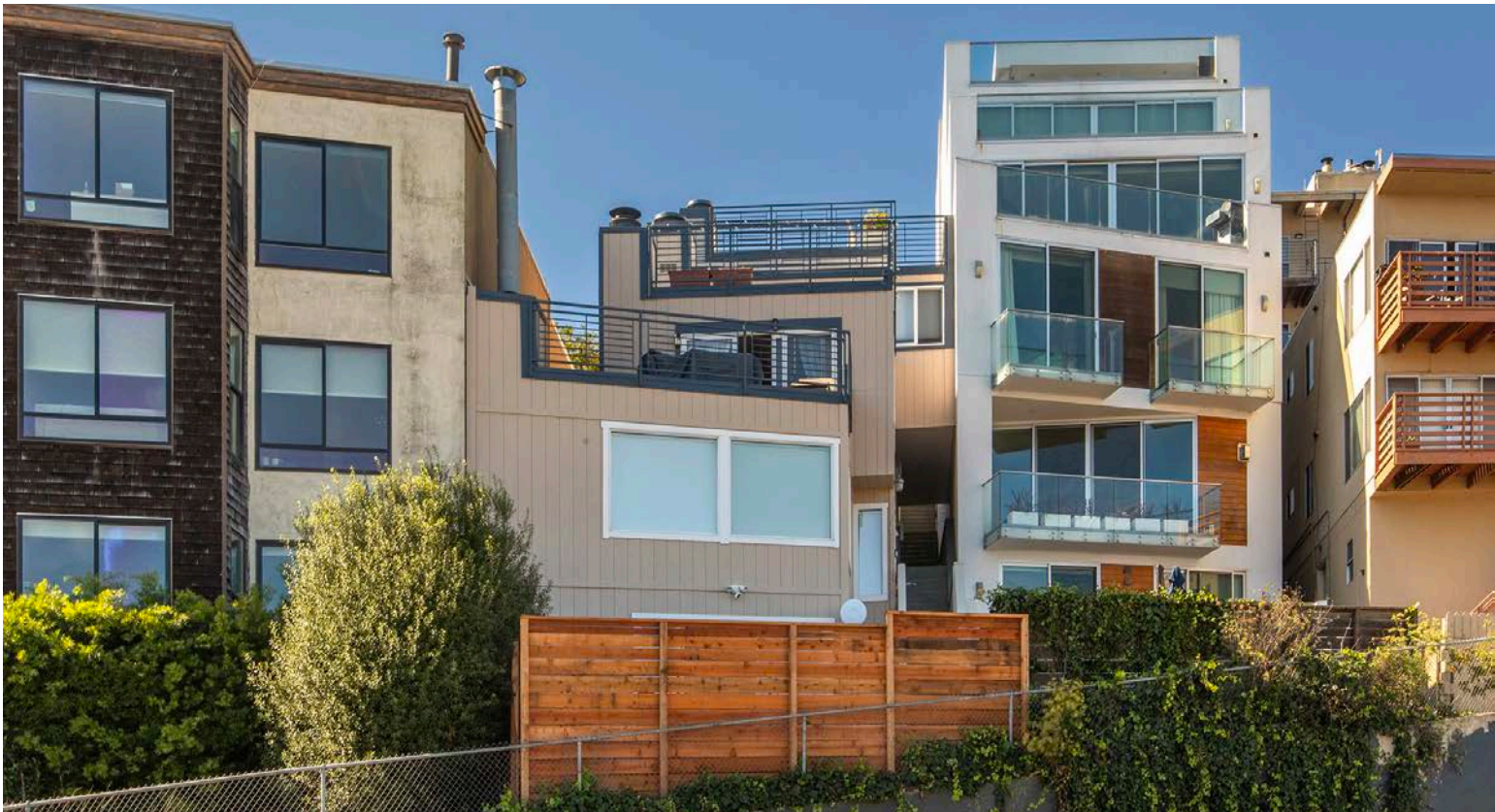
- ✓ Twin Peaks Investment Opportunity
- ✓ Five Unit Building
- ✓ All Units Have Panoramic SF Views
- ✓ All Units Have Private Outdoor Space
- ✓ Five Car Garage
- ✓ Impeccably Maintained Property
- ✓ Seismic Retrofit Completed in 2019
- ✓ Tenants Pay - Gas, Electric, & Heat
- ✓ Over 30% Rental Upside
- ✓ Priced at 5.0% Cap Rate | 13.0 GRM

833 Corbett Avenue is a rare 5-unit investment opportunity in San Francisco's iconic Twin Peaks neighborhood. This impeccably maintained property features a diverse unit mix: one 3-bedroom/2-bath, one 2-bedroom/2-bath, one 2-bedroom/1-bath, and two 1-bedroom/1-bath.

Unit 1 spans two levels with a house-like layout and 2 bathrooms. Unit 5 is also a generous two-level 2-bedroom residence. Every apartment captures sweeping panoramic views of San Francisco, from Downtown and through the Bay looking south. Each unit also includes private outdoor space for residents to enjoy the city skyline. The building's distinctive design cascades from Corbett Avenue down to a secondary frontage on Market Street. There is a 5-car garage providing parking for the tenant's convenience.

Utilities are separately metered, with tenants paying for gas, electric, and heat, keeping operating expenses minimal. The soft-story seismic retrofit was completed in 2019. The property shows the pride of ownership throughout, offering a solid investment with over 30% rental upside. This is an excellent opportunity to acquire a turn-key building with amazing views in one of San Francisco's most sought-after locations.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1967
Parcel Number	2778-034
# of Units	5
Unit Mix	One 3bd/2ba, One 2bd/2ba, One 2bd/1ba, Two 1bd/1ba
Sq. Feet	4,995
Lot Sq. Feet	4,234
Neighborhood	Twin Peaks
Zoning	RM-1

BUILDING SYSTEMS

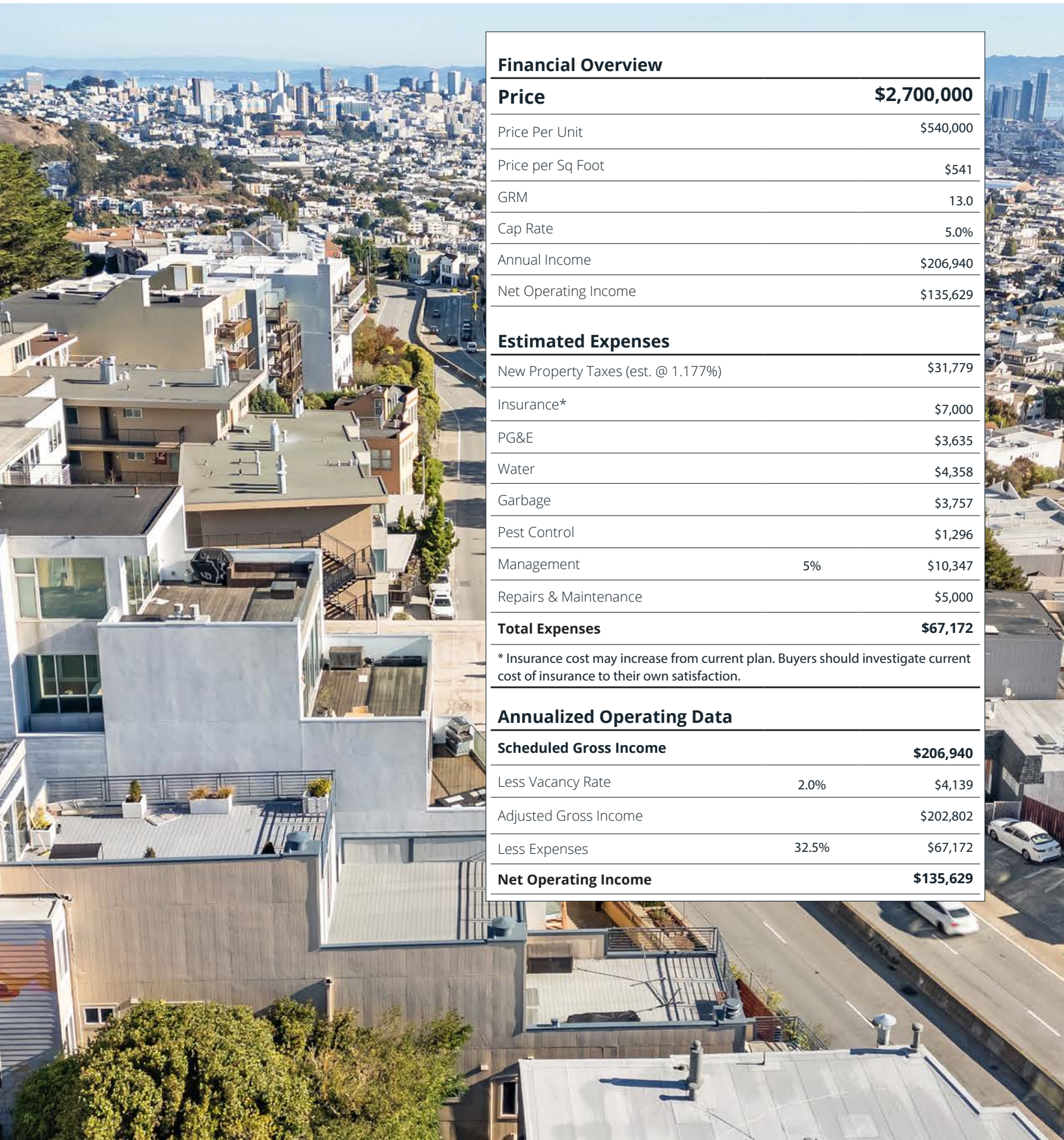
Structure	Wood-Frame
Heat Source	Forced Air
Parking	5 Car Garage
Roof	Bitumen
Laundry	Coin-Op
Water Service	Master Metered
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	3bd/2ba - 2 Level	\$3,517.06	\$6,500.00	11/20/2004
2	1bd/1ba	\$3,500.00	\$3,500.00	04/20/2025
3	2bd/1ba	\$3,317.97	\$4,100.00	12/10/2020
4	1bd/1ba	\$3,200.00	\$3,500.00	09/15/2013
5	2bd/2ba - 2 Level	\$3,650.00	\$5,000.00	07/01/2024
Laundry		\$50.00	\$100.00	
Water Passthrough		\$10.00	\$10.00	
Monthly Income		\$17,245.03	\$22,710.00	
Annual Income		\$206,940.36	\$272,520.00	
Upside		32%		

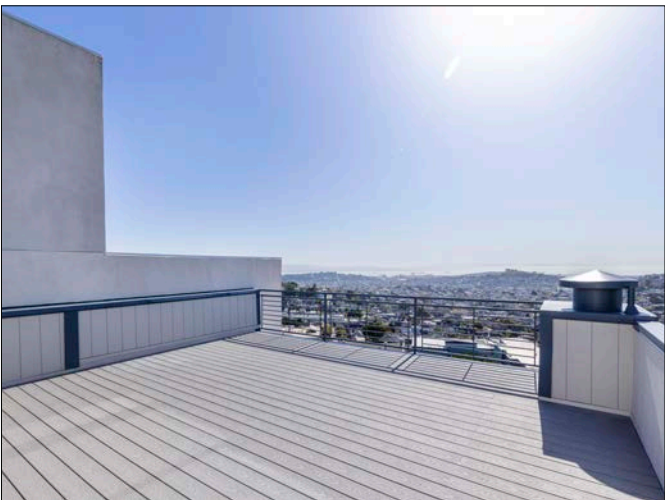


FINANCIAL OVERVIEW



Financial Overview		
Price		\$2,700,000
Price Per Unit		\$540,000
Price per Sq Foot		\$541
GRM		13.0
Cap Rate		5.0%
Annual Income		\$206,940
Net Operating Income		\$135,629
Estimated Expenses		
New Property Taxes (est. @ 1.177%)		\$31,779
Insurance*		\$7,000
PG&E		\$3,635
Water		\$4,358
Garbage		\$3,757
Pest Control		\$1,296
Management	5%	\$10,347
Repairs & Maintenance		\$5,000
Total Expenses		\$67,172
* Insurance cost may increase from current plan. Buyers should investigate current cost of insurance to their own satisfaction.		
Annualized Operating Data		
Scheduled Gross Income		\$206,940
Less Vacancy Rate	2.0%	\$4,139
Adjusted Gross Income		\$202,802
Less Expenses	32.5%	\$67,172
Net Operating Income		\$135,629

PHOTOS





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