

407-411 LYON STREET
6 UNITS | OFFERED AT \$2,295,000

AF
ADAM FILLY

COMPASS COMMERCIAL





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CONTACT INFORMATION



ADAM FILLY

415.516.9843
adam@adamfilly.com
DRE 01354775

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1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW



- ✓ Six Units in Prime NOPA Location
- ✓ Unit Mix: Four 1bd, One 2bd One 3bd/2ba
- ✓ Charming Victorian Units
- ✓ One of the City's Best Rental Location
- ✓ Large Sunny Backyard for Tenants to Enjoy
- ✓ Units Separately Metered for PG&E
- ✓ Near Divisadero Corridor, Panhandle, and Haight-Ashbury
- ✓ Priced at 12.0 GRM | 5.5% Cap Rate

407-411 Lyon Street is an incredible value. Located in the heart of NOPA, one of the city's best rental locations, the building has much to offer. There is a nice mix of 1bd, 2bd, and 3bd units. The apartments are separately metered for gas and electricity, and operating expenses are very low. The units have hardwood floors and Victorian charm. Just two blocks to the Divisadero corridor, this location also provides tenants easy access to conveniences like Bob's Donuts, Automat, Matching Half Cafe, and McBaker Market. For recreation the Panhandle and Golden Gate Park are within walking distance. Priced at a 5.5% Cap Rate, this building will offer an investor immediate cash flow.

PROPERTY DETAILS

PROPERTY OVERVIEW

Year Built	1904
Parcel Number	1198-007
# of Units	6
Unit Mix	One 3bd/2ba, One 2bd/1ba, Four 1bd/1ba
Parking	None
Sq. Feet	4,975
Lot Sq. Feet	2,809
Neighborhood	NOPA
Zoning	RH-3
Stories	3-Stories
Property Sub Type	Apartment Building

BUILDING SYSTEMS

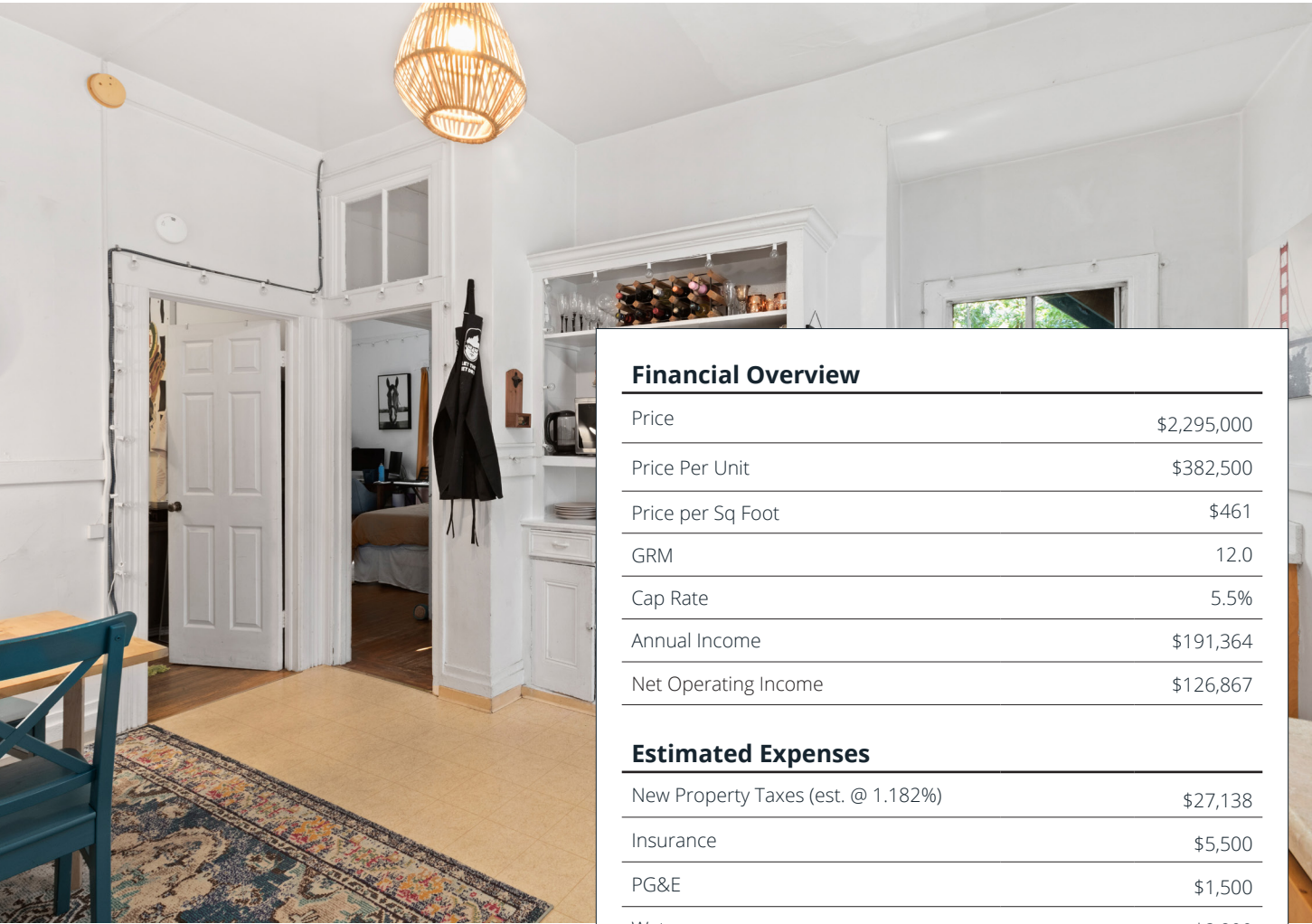
Foundation	Concrete
Structure	Wood-Frame
Heat Source	Wall Heater
Windows	Mostly Wood-Framed
Hot Water	Individual
Circuit Breakers	Yes
Roof	Tar and Gravel
Laundry	None
Water Service	Master Metered
Electrical Service	Individually Metered
Gas Service	Individually Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Dates
407	1bd	2,800.00	\$2,800.00	Vacant
407A	2bd	2,800.00	\$2,800.00	7/1/2022
409A	1bd	2,200.00	\$2,800.00	6/1/2021
409B	3bd/2ba	2,995.00	\$3,950.00	2/1/2021
411	1bd	2,802.00	\$2,800.00	8/6/2020
411A	1bd	2,350.00	\$2,800.00	11/1/2020

Monthly Total	\$15,947.00	\$17,950.00
Annual Total	\$191,364.00	\$215,400.00

FINANCIAL OVERVIEW



Financial Overview

Price	\$2,295,000
Price Per Unit	\$382,500
Price per Sq Foot	\$461
GRM	12.0
Cap Rate	5.5%
Annual Income	\$191,364
Net Operating Income	\$126,867

Estimated Expenses

New Property Taxes (est. @ 1.182%)		\$27,138
Insurance		\$5,500
PG&E		\$1,500
Water		\$3,800
Garbage		\$1,844
Management	5%	\$9,568
Repairs & Maintenance		\$8,000
Total Expenses		\$58,756

Annualized Operating Data

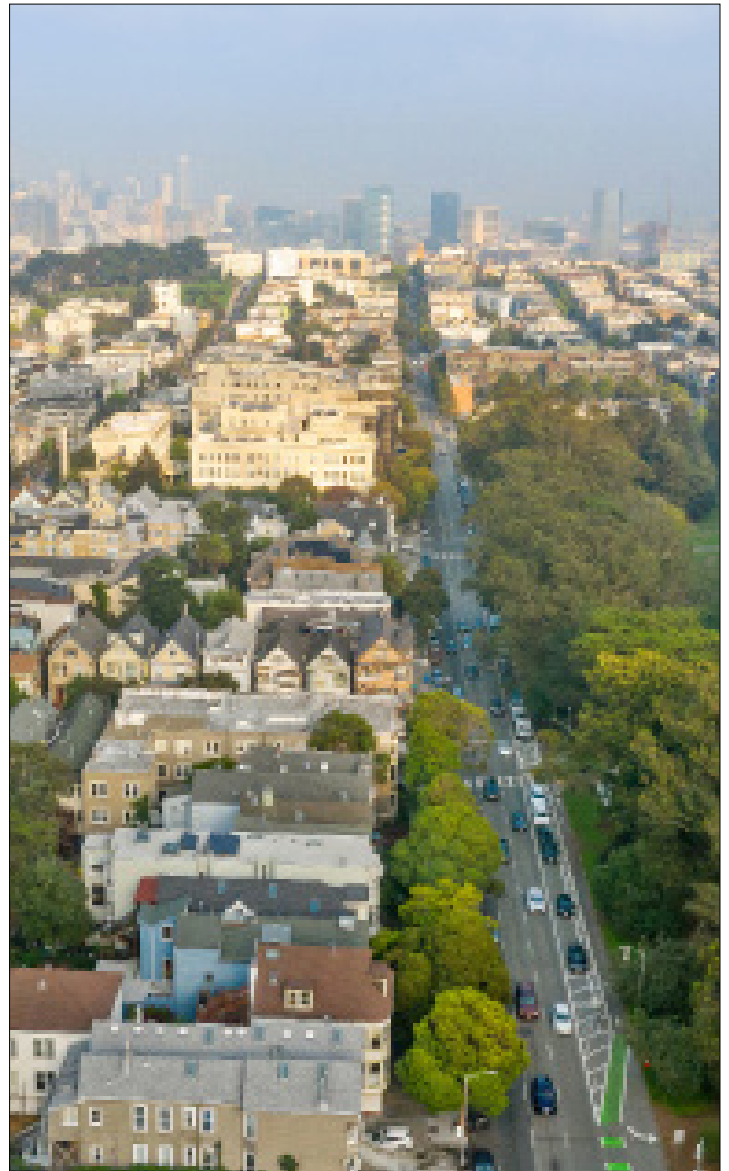
Scheduled Gross Income		\$191,364
Less Vacancy Rate	3.0%	\$5,741
Adjusted Gross Income		\$185,623
Less Expenses	30.7%	\$58,756
Net Operating Income		\$126,867



WELCOME TO NOPA

NoPa, as the locals call it, also known as North of the Panhandle, is a trendy neighborhood centered between Alamo Square with views of the City and the iconic Painted Ladies Victorian houses and the University of San Francisco. Located just steps away from the Panhandle section of Golden Gate Park, this neighborhood has much to offer with vintage boutiques, bars, eateries, and coffee shops.

407-411 Lyon Street:
Walk Score of 92
Bike Score of 99
Transit Score of 81



PHOTOS





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