

1418 LEAVENWORTH STREET
11 UNITS | OFFERED AT \$3,750,000

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COMPASS COMMERCIAL
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INVESTMENT OVERVIEW



- ✓ Nob Hill Eleven Unit Investment Opportunity
- ✓ Eight Two-Bedrooms & Three One-Bedrooms
- ✓ Six Two-Bedrooms Delivered Vacant
- ✓ Charming Units with Period Details
- ✓ Sleep Alarm Compliant
- ✓ Individual Wall Heaters
- ✓ Separately Metered For Gas & Electricity
- ✓ 200 Amp Electrical with Updated Panels
- ✓ Excellent Rental Location
- ✓ Priced at 6.5% Cap Rate | 10.3 GRM

Leavenworth Street is an 11-unit building located between Washington and Jackson Streets. It has been owned by the same family for many years and now offers a new owner the chance to take advantage of six vacant two-bedroom units in a strong rental market. Five units were recently occupied by family members. Three of the vacant units have been tastefully updated and are ready to rent with little or no additional improvements. All two-bedroom units include in-unit laundry or the space to add it, enhancing rental potential. The units feature wood floors, built-in cabinetry, and decorative fireplaces. The building's main electrical service is 200 amps, and all panels have been recently upgraded. Each apartment is separately metered for gas and electricity, and tenants pay for heat, keeping operating expenses low. At the ground level, there are several storage areas for owner use or potential rental income. The property has been well maintained, resulting in minimal ongoing upkeep. The location offers tenants convenient access to Nob Hill, Russian Hill, Pacific Heights, and the Van Ness corridor, with Downtown and the Financial District also easily reachable. Priced at a 10.3 GRM and a 6.5% Cap Rate, this is a strong opportunity to benefit from a healthy rental market and San Francisco's ongoing resurgence.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1907
Parcel Number	0188-014
# of Units	11
Unit Mix	8 Two-Bedrooms & 3 One-Bedrooms
Sq. Feet	11,436
Lot Sq. Feet	5,000
Neighborhood	Nob Hill
Zoning	RM-3

BUILDING SYSTEMS

Laundry	Varies
Heat Source	Wall Heaters
Water Heaters	Central
Roof	Tar and Gravel
Water Service	Master Meter
Electrical Service	Separately Metered
Gas Service	Separately Metered
Electrical Amps	200 AMPS

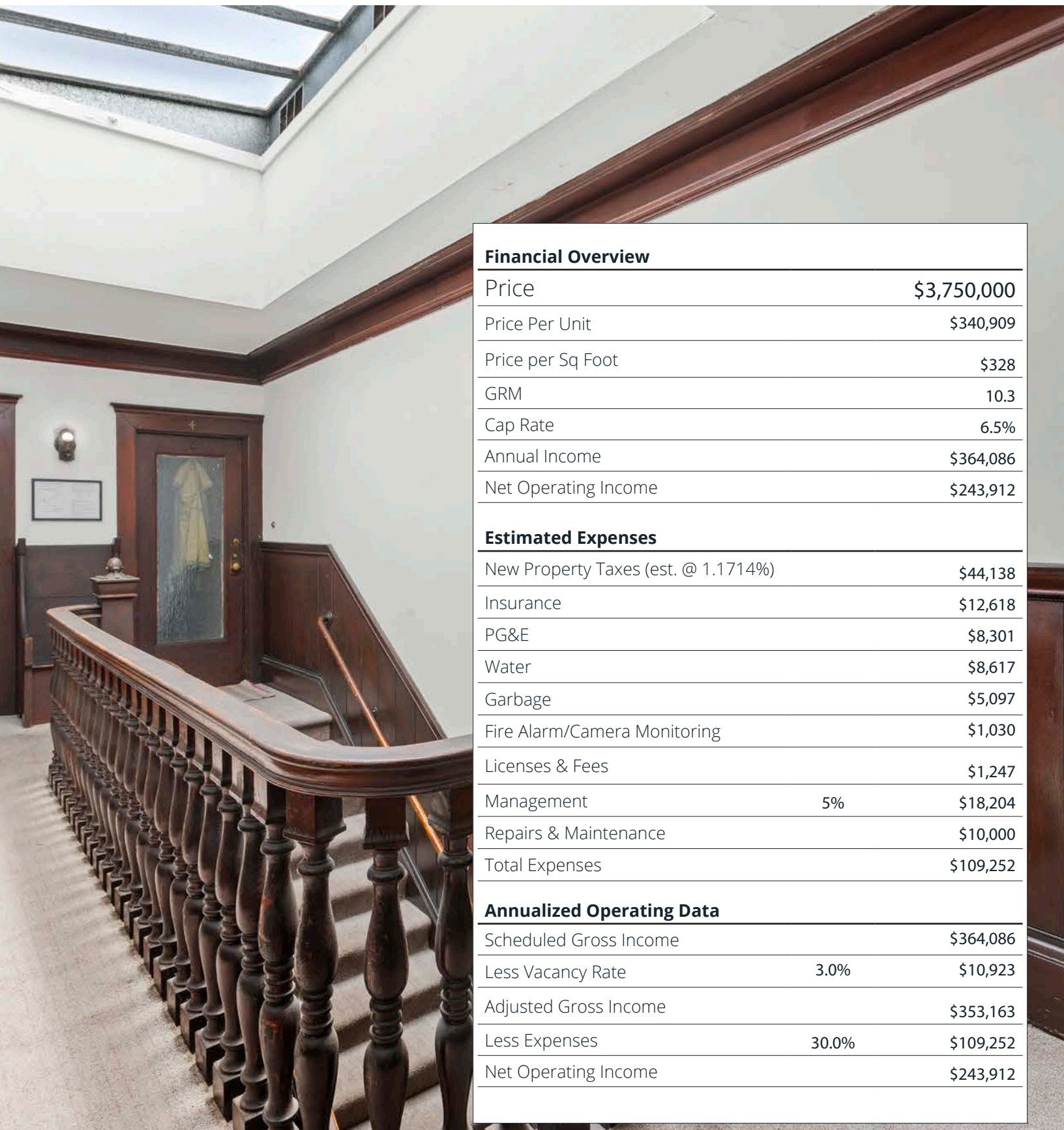
RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	1bd	\$2,225.04	\$2,950.00	10/25/2020
2	1bd	\$2,317.37	\$2,950.00	01/15/2022
3	2bd	\$3,800.00	\$3,800.00	Vacant
4	2bd	\$1,330.54	\$3,800.00	02/02/2000
5	2bd	\$767.24	\$3,800.00	01/01/1960
6	2bd	\$3,800.00	\$3,800.00	Vacant
7	2bd	\$3,800.00	\$3,800.00	Vacant
8	2bd	\$3,800.00	\$3,800.00	Vacant
9	2bd	\$3,800.00	\$3,800.00	Vacant
10	2bd	\$3,800.00	\$3,800.00	Vacant
11	1bd	\$900.31	\$2,950.00	08/03/2003

Monthly Income	\$30,340.50	\$39,250.00
Annual Income	\$364,086.00	\$471,000.00

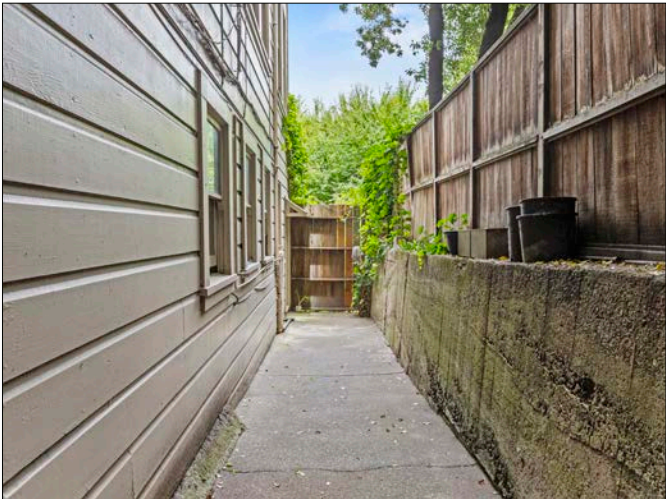
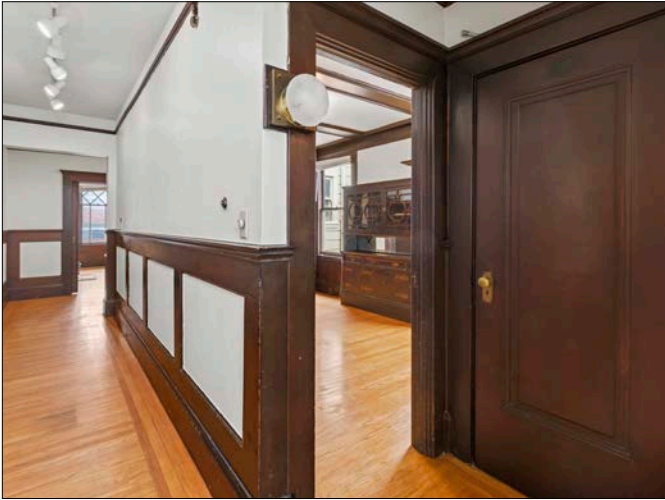


FINANCIAL OVERVIEW



Financial Overview		
Price		\$3,750,000
Price Per Unit		\$340,909
Price per Sq Foot		\$328
GRM		10.3
Cap Rate		6.5%
Annual Income		\$364,086
Net Operating Income		\$243,912
Estimated Expenses		
New Property Taxes (est. @ 1.1714%)		\$44,138
Insurance		\$12,618
PG&E		\$8,301
Water		\$8,617
Garbage		\$5,097
Fire Alarm/Camera Monitoring		\$1,030
Licenses & Fees		\$1,247
Management	5%	\$18,204
Repairs & Maintenance		\$10,000
Total Expenses		\$109,252
Annualized Operating Data		
Scheduled Gross Income		\$364,086
Less Vacancy Rate	3.0%	\$10,923
Adjusted Gross Income		\$353,163
Less Expenses	30.0%	\$109,252
Net Operating Income		\$243,912

PHOTOS





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