

1312 JACKSON STREET

21 UNITS | \$3,950,000



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INVESTMENT OVERVIEW



1312 Jackson Street is a 21 unit building in the heart of Nob Hill. Constructed in 1909, the building consists of 13 studios and 8 one-bedrooms. Many of the units have Golden Gate Bridge and Bay views. The building is detached on all sides, providing abundant natural light. The apartments are separately metered for gas and electricity. Heat is supplied via steam boiler. The property is professionally managed and has been well maintained. There is approximately 140% upside in the rents. This is an excellent opportunity for a new owner to purchase at a low basis and capitalize on the amazing potential this asset offers.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1909
Parcel Number	0184-009
# of Units	21
Unit Mix	8 One-Bedrooms & 13 Studios
Sq. Feet	9,426
Lot Sq. Feet	2,840
Neighborhood	Nob Hill
Zoning	RM-3

BUILDING SYSTEMS

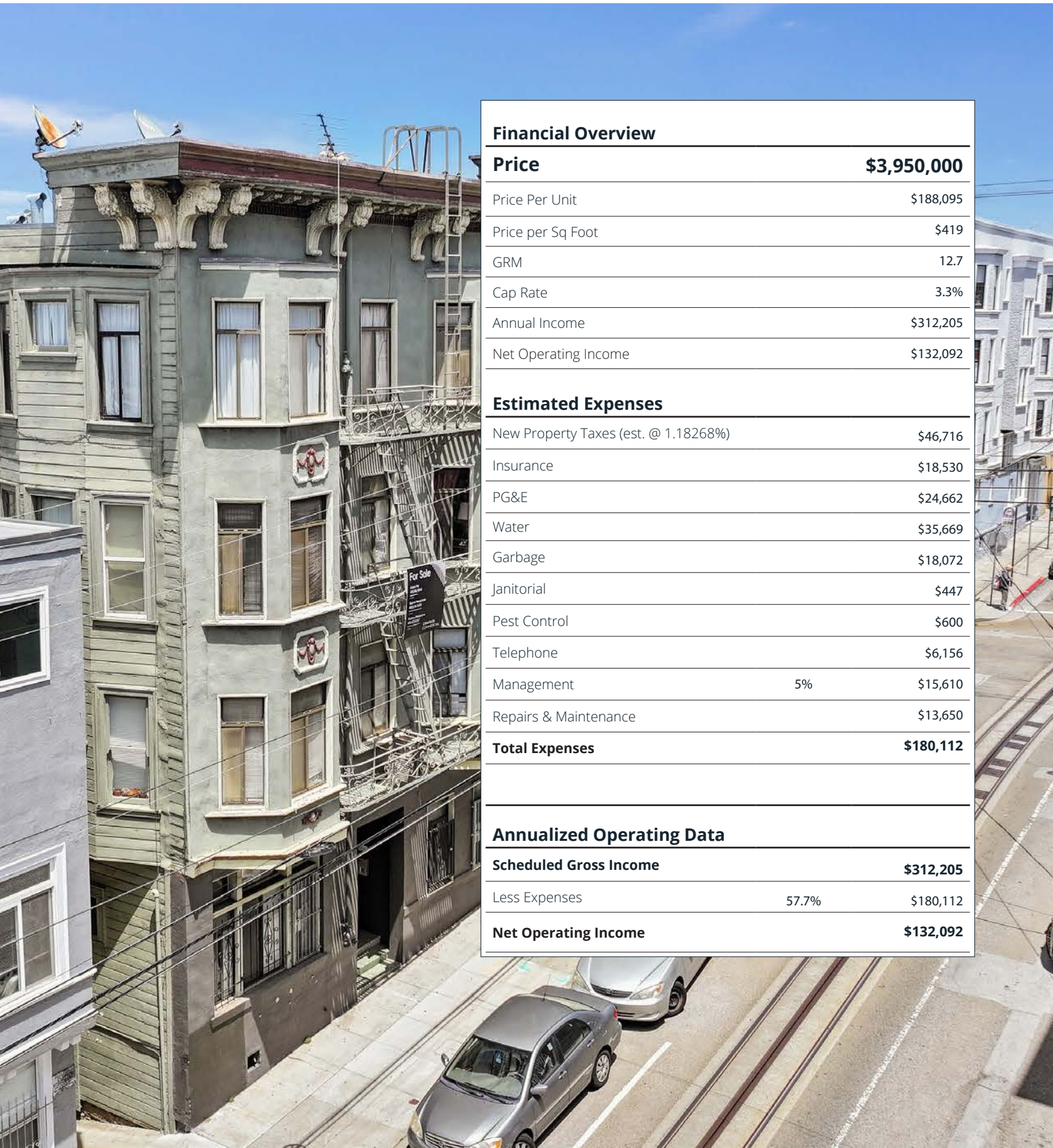
Structure	Wood-Frame
Heat Source	Steam Heat
Parking	None
Roof	Bitumen
Laundry	Coin-Op
Water Service	Master Metered
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date	SQFT
A	Studio	\$1,015.14	\$2,500.00	01/17/1995	350
1	Studio	\$1,435.37	\$2,500.00	10/01/2018	350
2	Studio	\$1,434.52	\$2,500.00	03/29/2021	350
3	Studio	\$1,722.12	\$2,500.00	12/01/2023	350
4	One-Bedroom	\$2,101.79	\$3,500.00	05/11/2021	500
5	One-Bedroom	\$938.28	\$3,500.00	12/15/1987	500
6	Studio	\$2,296.19	\$2,500.00	10/01/2017	350
7	One-Bedroom	\$635.21	\$3,500.00	06/01/1990	500
8	Studio	\$679.16	\$2,500.00	09/23/1988	350
9	Studio	\$1,828.80	\$2,500.00	04/14/2024	350
10	One-Bedroom	\$2,230.12	\$3,500.00	01/04/2025	500
11	Studio	\$1,434.52	\$2,500.00	04/01/2021	350
12	One-Bedroom	\$644.76	\$3,500.00	12/01/1978	500
14	Studio	\$1,850.00	\$2,500.00	08/22/2025	350
15	Studio	\$514.01	\$2,500.00	04/27/1970	350
16	One-Bedroom	\$645.20	\$3,500.00	04/07/2023	500
17	Studio	\$628.01	\$2,500.00	08/01/1986	350
18	One-Bedroom	\$716.98	\$3,500.00	11/01/2012	500
19	Studio	\$550.45	\$2,500.00	08/10/1979	350
20	Studio	\$538.71	\$2,500.00	04/23/1977	350
21	One-Bedroom	\$809.71	\$3,500.00	01/17/1995	500
Basement	Storage/Office	\$400.00	\$400.00	10/01/2014	300
	Laundry	\$482.00	\$482.00		
	RUBS	\$486.00	\$486.00		

Monthly Income	\$26,017.05	\$61,868.00
Annual Income	\$312,204.60	\$742,416.00
Upside	138%	

FINANCIAL OVERVIEW



Financial Overview		
Price		\$3,950,000
Price Per Unit		\$188,095
Price per Sq Foot		\$419
GRM		12.7
Cap Rate		3.3%
Annual Income		\$312,205
Net Operating Income		\$132,092
Estimated Expenses		
New Property Taxes (est. @ 1.18268%)		\$46,716
Insurance		\$18,530
PG&E		\$24,662
Water		\$35,669
Garbage		\$18,072
Janitorial		\$447
Pest Control		\$600
Telephone		\$6,156
Management	5%	\$15,610
Repairs & Maintenance		\$13,650
Total Expenses		\$180,112
Annualized Operating Data		
Scheduled Gross Income		\$312,205
Less Expenses	57.7%	\$180,112
Net Operating Income		\$132,092



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