407-411 LYON STREET

6 UNITS | OFFERED AT $2,300,000

ADAM FILLY

COMPASS COMMERCIAL

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1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW

- Six Units in Prime NOPA Location
- Unit Mix: Three 1bd,Two 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 12.5 GRM | 5.3% Cap Rate

407 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. Priced at a 5.3% Cap Rate, this building will offer an investor immediate cash flow with upside potential remaining.

PROPERTY DETAILS

PROPERTY OVERVIEW

Year Built	1904
Parcel Number	1198-007
# of Units	6
Unit Mix	One 3bd/2ba, Two 2bd/1ba, Three 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

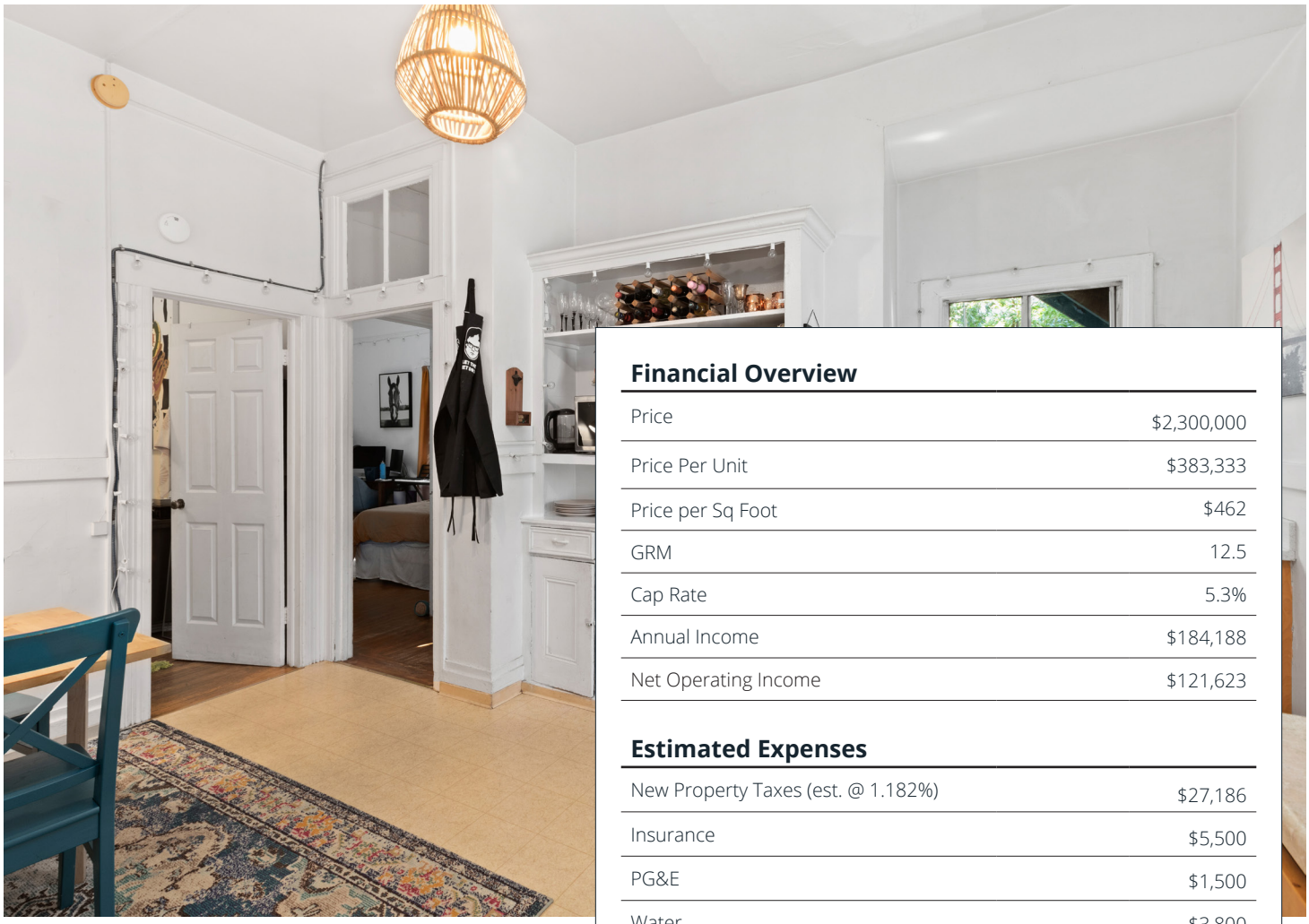
Foundation	Concrete
Structure	Wood-Frame
Heat Source	Wall Heater
Windows	Mostly Wood-Framed
Hot Water	Individual
Circut Breakers	Yes
Roof	Tar and Gravel
Laundry	None
Water Service	Master Metered
Electrical Service	Individually Metered
Gas Service	Individually Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Dates
407	1bd	2,200.00	$2,800.00	10/15/2020
407A	2bd	2,802.00	$3,250.00	11/6/2020
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	**$15,349.00**	**$18,400.00**
	Annual Total	**$184,188.00**	**$220,800.00**
	Upside	**20%**	

FINANCIAL OVERVIEW



Financial Overview

Price	$2,300,000
Price Per Unit	$383,333
Price per Sq Foot	$462
GRM	12.5
Cap Rate	5.3%
Annual Income	$184,188
Net Operating Income	$121,623

Estimated Expenses

New Property Taxes (est. @ 1.182%)		$27,186
Insurance		$5,500
PG&E		$1,500
Water		$3,800
Garbage		$1,844
Management	5%	$9,209
Repairs & Maintenance		$8,000
Total Expenses		$57,039

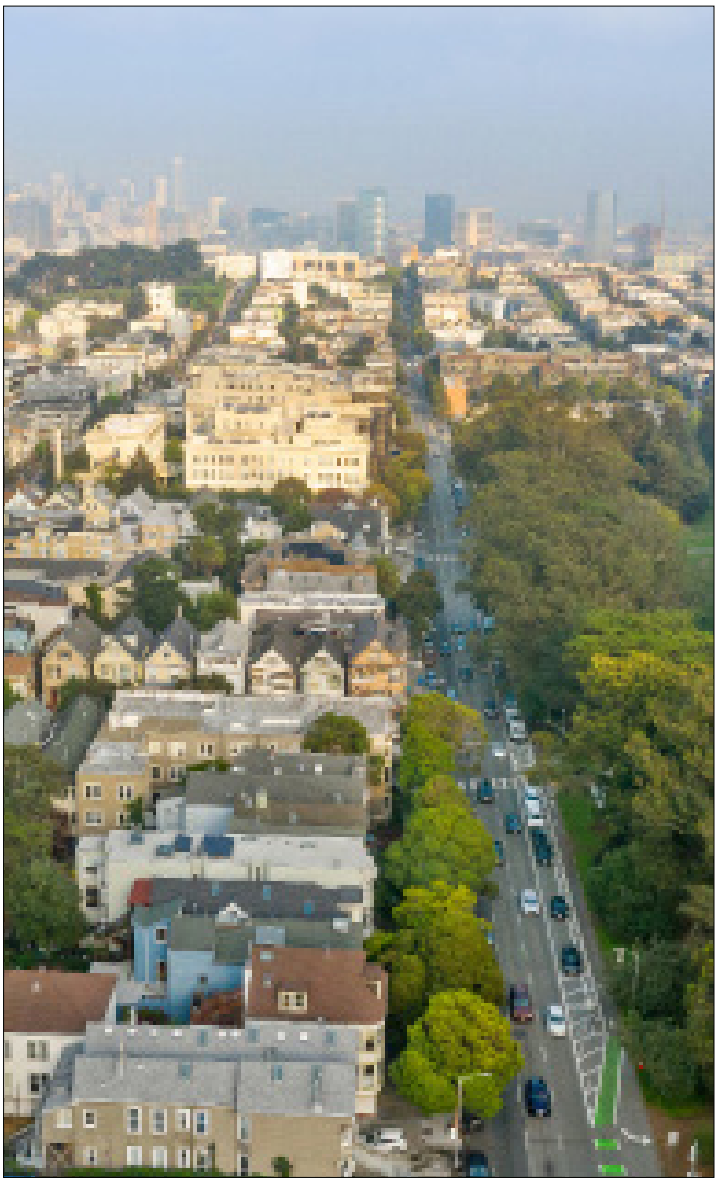
Annualized Operating Data

Scheduled Gross Income		$184,188
Less Vacancy Rate	3.0%	$5,526
Adjusted Gross Income		$178,662
Less Expenses	31.0%	$57,039
Net Operating Income		$121,623

WELCOME TO NOPA

NoPa, as the locals call it, also know 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 Francsico. Located just steps away from the Panhandle section of Golden Gate Park, this neighborhood has much to offer with vinatage boutiques, bars, eateries, and coffee shops.

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



PHOTOS

ADAM FILLY

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