1359 VALENCIA STREET

6 UNITS | $1,695,000

ADAM FILLY

CONTACT INFORMATION

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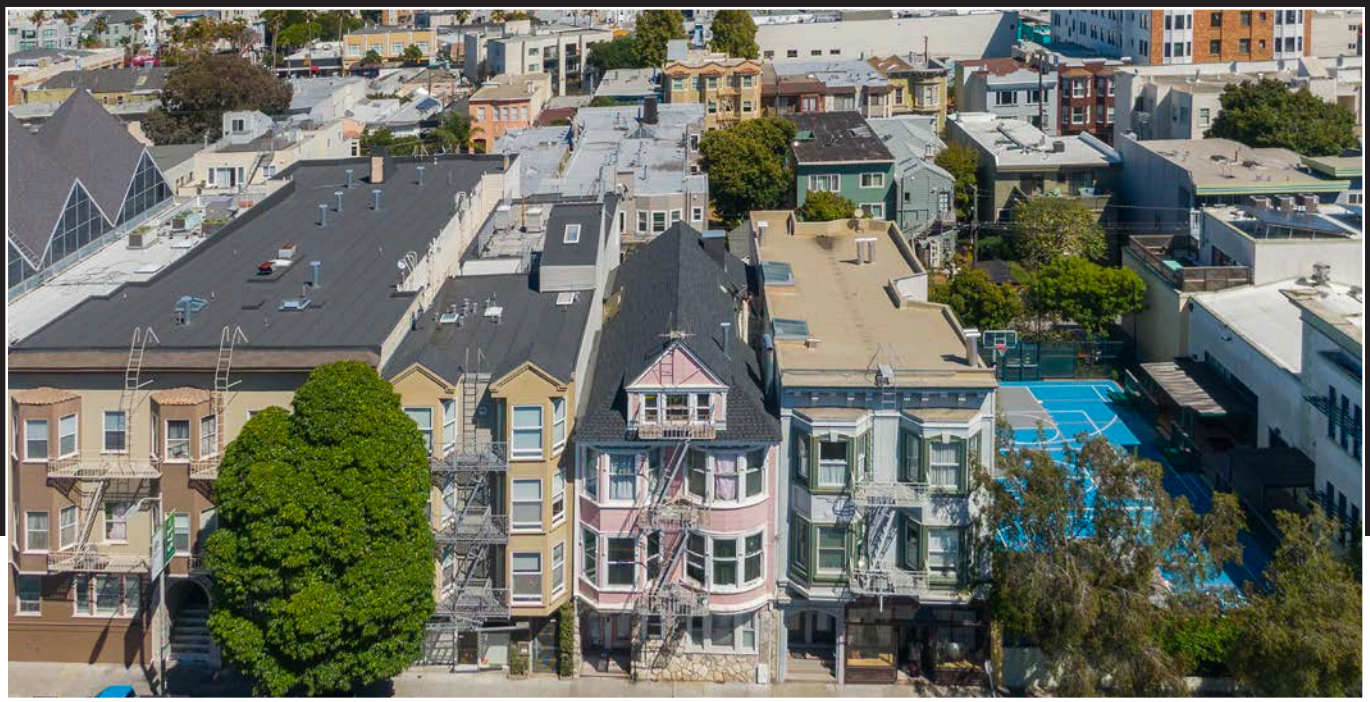
INVESTMENT OVERVIEW



- Six Unit Investment Property
- Unit Mix: One 2bd, Two 1bd & 3 Studios
- Units Boast Classic San Francisco Charm
- One Unit Delivered Vacant
- Large Rear Parking Pad
- Over 80% Upside in Rents
- New Roof in 2023
- Prime Mission District Location

This six-unit Mission District investment property features a desirable mix of one two-bedroom, two one-bedroom apartments and three studios, with classic San Francisco charm throughout. One unit will be delivered vacant, providing immediate flexibility for a new owner. The property includes a large parking pad at the rear of the property that may offer future development potential.

With over 80% upside in rents, the property offers substantial potential to increase income over time. Recent capital improvements include a and a new roof installed in 2023. Located in a prime Mission District location, this is a great turn-key investment opportunity with excellent upside.

PROPERTY DETAILS

PROPERTY OVERVIEW

Year Built	1909
Parcel Number	6515-021
# of Units	6
Unit Mix	1 Two-Bedroom, 2 One-Bedrooms & 3 Studios
Sq. Feet	4,050
Lot Sq. Feet	2,938

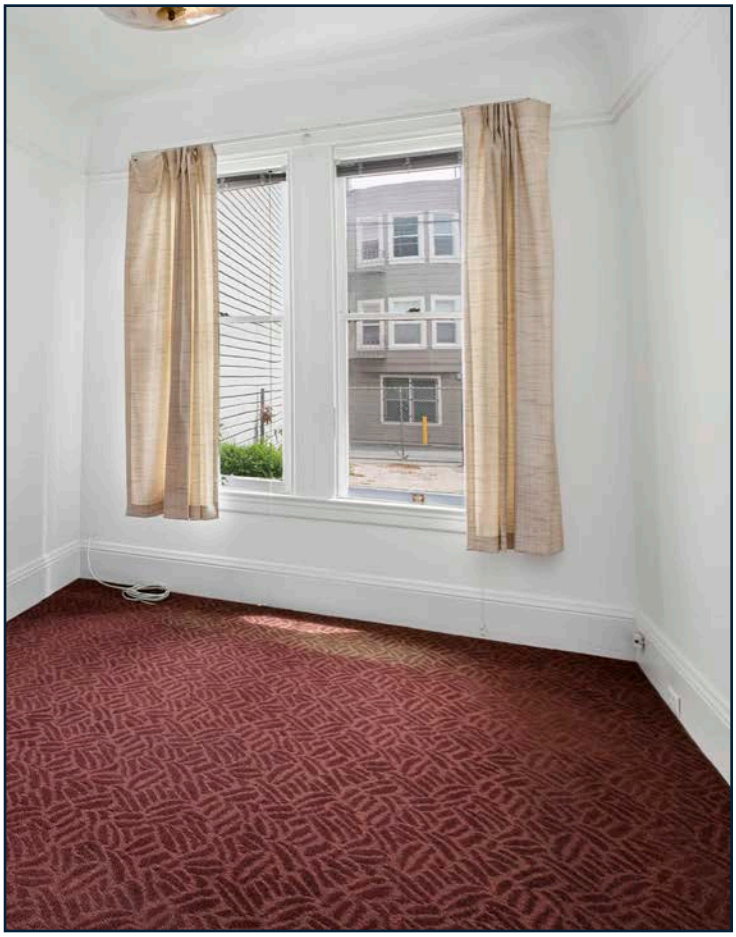
BUILDING SYSTEMS

Structure	Wood-Frame
Neighborhood	Mission
Heat Source	Wall Heaters
Parking	3 Cars
Water Service	Master Metered
Electrical Meter	Master Metered
Gas Meter	Master Metered

RENT ROLL

Unit	Type	Rent	Market	Move-In Date
Apt #1	Studio	$1,333.56	$2,950.00	2/15/2012
Apt #2	2bd	$4,000.00	$4,000.00	Vacant
Apt #3	Studio	$1,593.70	$2,950.00	5/15/2008
Apt #4	1bd	$1,708.67	$3,750.00	9/15/2013
Apt #5	Studio	$1,583.29	$2,950.00	2/15/2012
Apt #6	1bd	$712.03	$2,950.00	10/15/1980
Parking 1	Parking	$125.00	$400.00	Non-Tenant
Parking 2	Parking	$125.00	$400.00	Non-Tenant
Parking 3	Parking	$0.00	$400.00	Unit 4 Included

	Monthly Income	**$11,181.25**	**$20,350.00**
	Annual Income	**$134,174.97**	**$244,200.00**
		Upside	**82%**



FINANCIAL OVERVIEW

Financial Overview

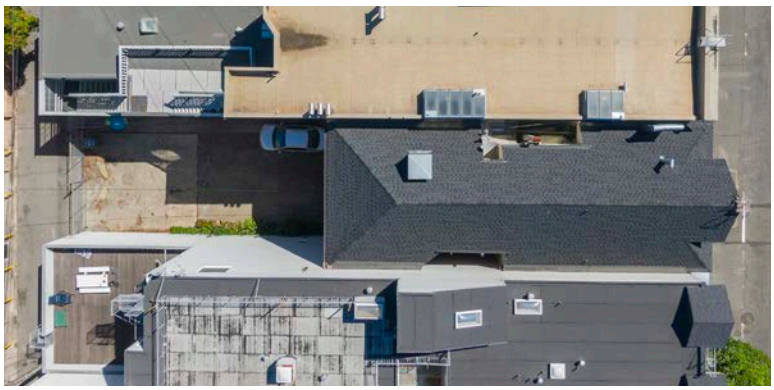
Price		**$1,695,000**
Price Per Unit		$282,500
Price per Sq Foot		$419
GRM		12.6
Cap Rate		4.7%
Annual Income		$134,175
Net Operating Income		$78,929

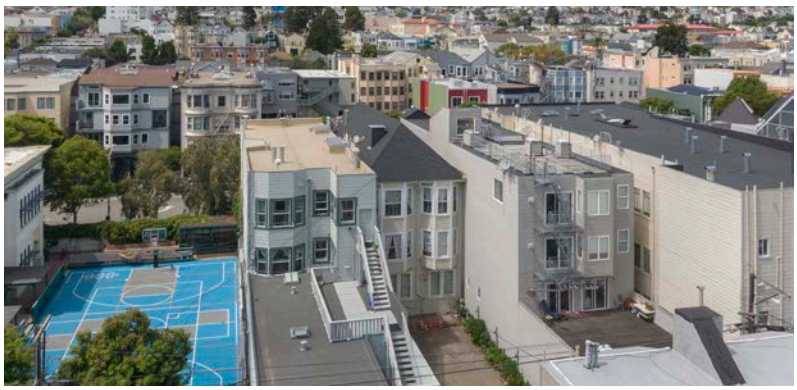
Estimated Expenses

New Property Taxes (est. @ 1.18268%)		$20,046
Insurance		$7,200
PG&E		$5,545
Water		$3,429
Garbage		$2,291
Management	5%	$6,709
Repairs & Maintenance		$6,000
Total Expenses		**$51,220**

Annualized Operating Data

Scheduled Gross Income		**$134,175**
Less Vacancy Rate	3.0%	$4,025
Adjusted Gross Income		$130,150
Less Expenses	38.2%	$51,220
Net Operating Income		**$78,929**





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