830 HYDE STREET

9 UNITS | $4,950,000

ADAM FILLY



CONTACT INFORMATION

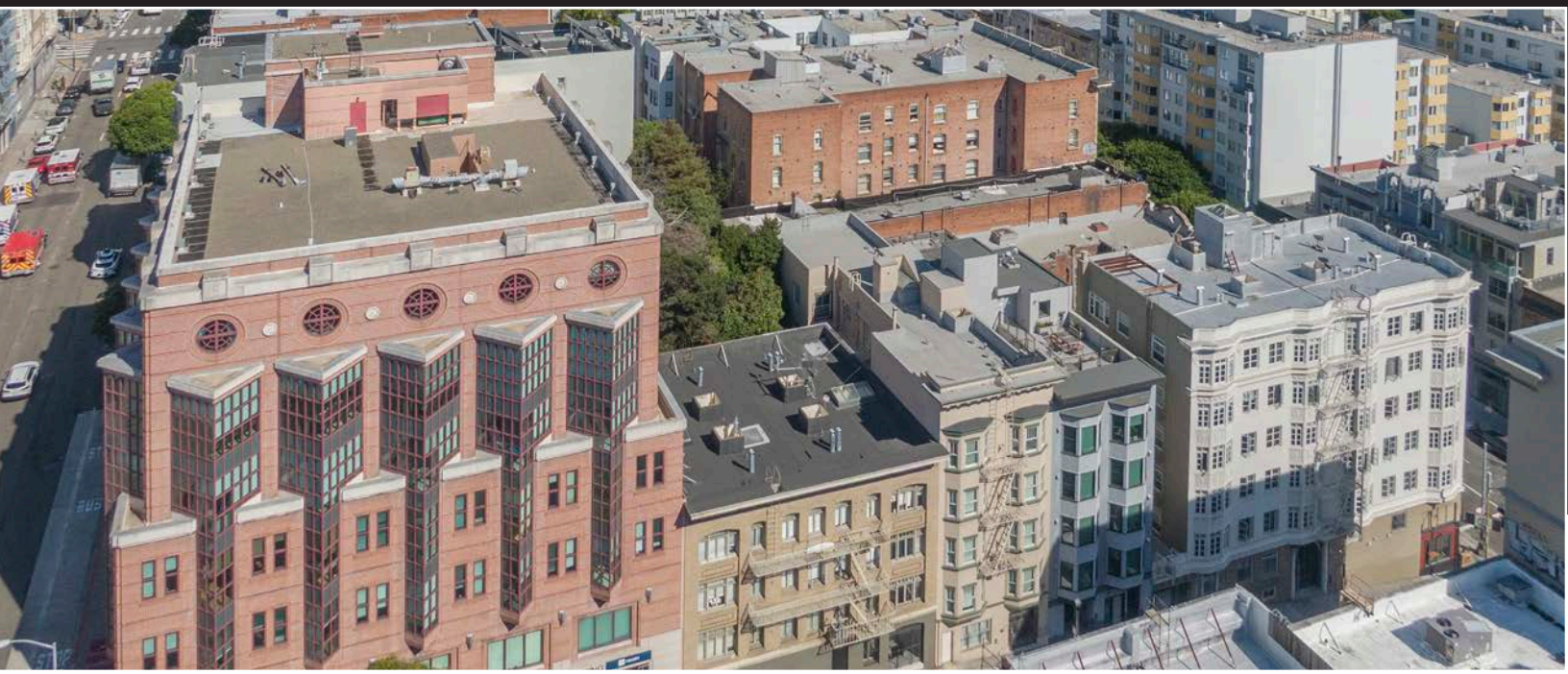
ADAM FILLY

415.516.9843

adam@adamfilly.com

DRE 01354775

INVESTMENT OVERVIEW



9 Unit Nob Hill Apartment Building

- Turn-Key & Modernized Nob Hill Investment
- Four 2bd/2ba, Four 3bd/2ba & One Studio
- One 2bd/2ba Unit Delivered Vacant
- Possibility to Add One Unit
- Very Low Operating Expenses
- Approximately 43% Upside in Rents
- Vibrant Nob Hill Location

Extensive Rehabilitation Completed in 2016

- New 400 Amp Electrical Service
- All Apartment Interiors Remodeled
- Plumbing & Electrical Systems Replaced
- Roof Replaced
- Elevator Replaced
- Windows Replaced
- Exterior Renovated

830 Hyde Street is a completely modernized 9 unit apartment building in a vibrant Nob Hill location. Following a fire at a neighboring property, the building underwent an extensive rehabilitation that was completed in 2016. The project included the replacement of major building systems and a comprehensive renovation of the apartment interiors and common areas, resulting in a highly improved and turn key multifamily asset.

The property features a desirable unit mix consisting of four 2bd/2ba apartments, four 3bd/2ba apartments, and one studio. One of the 2bd/2ba units will be delivered vacant. Additionally, buyers should investigate the possibility of legalizing a 10th unit located off the lobby, which will also be delivered vacant.

Priced at a 6.4% cap rate with approximately 43% upside in rents, 830 Hyde Street combines strong current income with substantial future growth potential. Its modernized condition and low operating expenses provide for ease of management and reduced ongoing maintenance requirements. The central Nob Hill location provides tenants with convenient access to Downtown, Civic Center, and the neighborhood's many surrounding amenities.

PROPERTY DETAILS



PROPERTY OVERVIEW

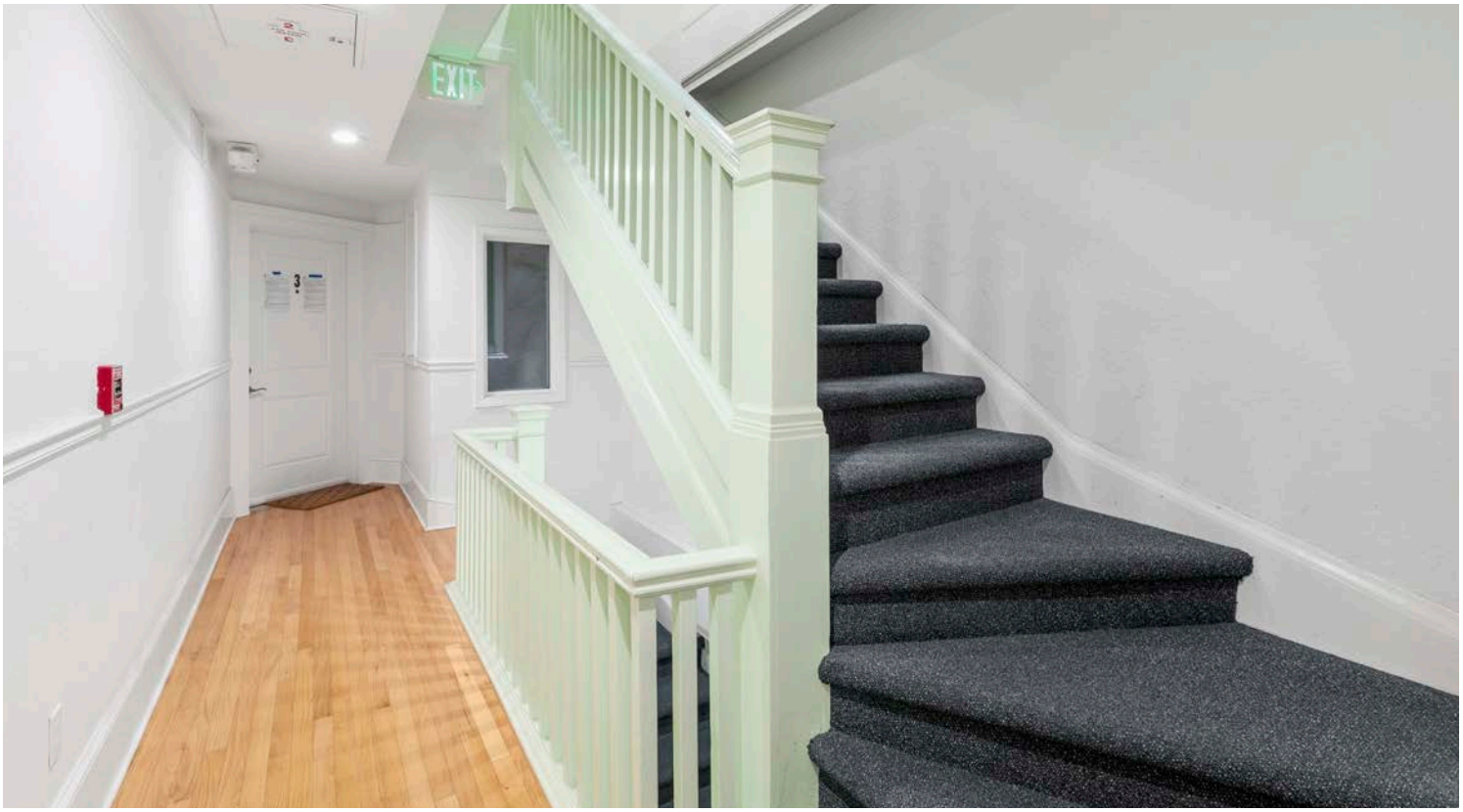
Year Built	1916
Parcel Number	0280-018
# of Units	9
Unit Mix	Four 3bd/2ba, Four 2bd/2ba & One Studio
Sq. Feet	8,500
Lot Sq. Feet	2,809
Neighborhood	Nob Hill
Zoning	RC-3

BUILDING SYSTEMS

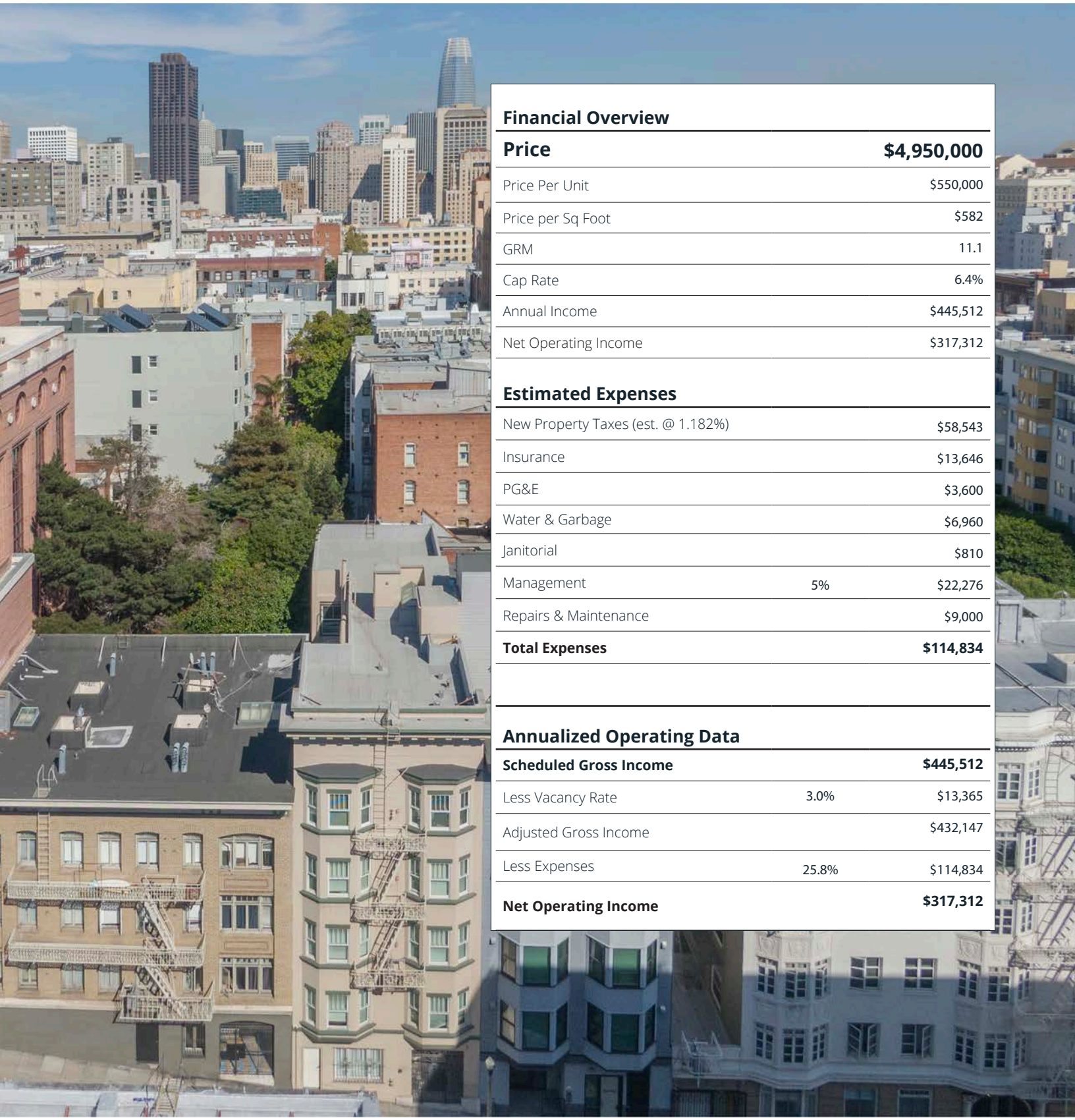
Structure	Wood-Frame
Elevator	Yes
Common Area	Shared Yard
Laundry	Coin-Op
Water Service	Master Metered
Electrical Service	400 Amp
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	Studio	$1,600.00	$2,850	04/25/2022
2	3bd/2ba	$4,200.00	$6,500	03/01/2026
3	2bd/2ba	$5,500.00	$5,500	Vacant
4	3bd/2ba	$4,300.00	$6,500	04/01/2026
5	2bd/2ba	$3,826.00	$5,500	06/16/2023
6	3bd/2ba	$4,300.00	$6,500	04/01/2026
7	2bd/2ba	$3,400.00	$5,500	08/08/2025
8	3bd/2ba	$4,300.00	$6,500	05/11/2026
9	2bd/2ba	$3,650.00	$5,500	08/30/2025
10	Office/Storage	$2,000.00	$2,000.00	Vacant
Laundry	Laundry Income	$50.00	$150.00	
	Monthly Income	**$37,126**	**$53,000**	
	Annual Income	**$445,512**	**$636,000**	
	Upside	**42.8%**		



FINANCIAL OVERVIEW



Financial Overview

Price		**$4,950,000**
Price Per Unit		$550,000
Price per Sq Foot		$582
GRM		11.1
Cap Rate		6.4%
Annual Income		$445,512
Net Operating Income		$317,312

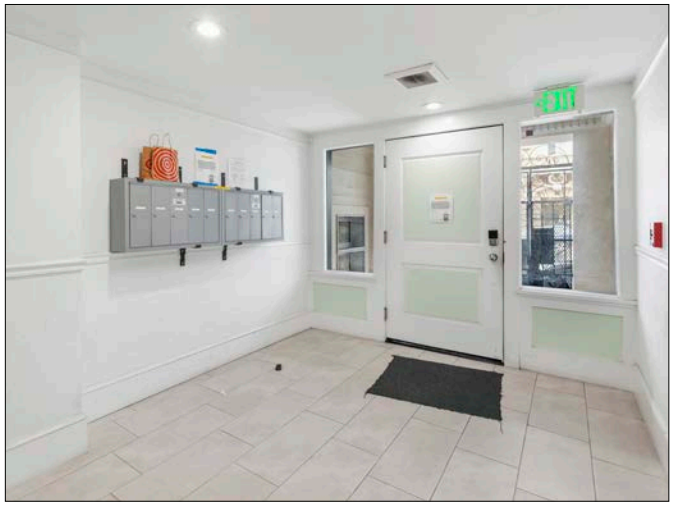
Estimated Expenses

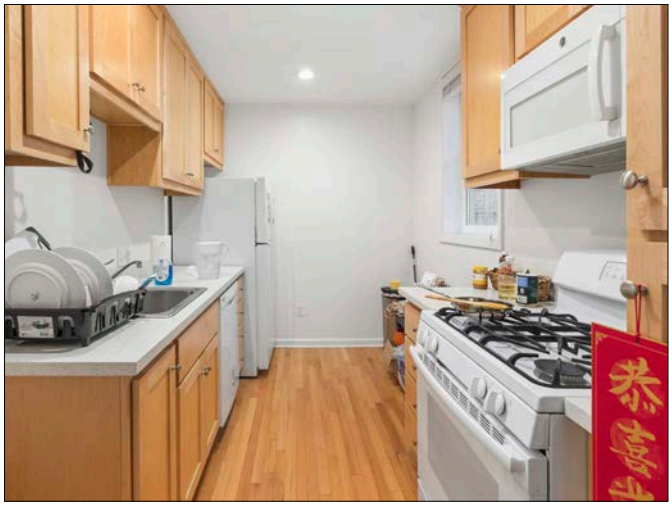
New Property Taxes (est. @ 1.182%)		$58,543
Insurance		$13,646
PG&E		$3,600
Water & Garbage		$6,960
Janitorial		$810
Management	5%	$22,276
Repairs & Maintenance		$9,000
Total Expenses		**$114,834**

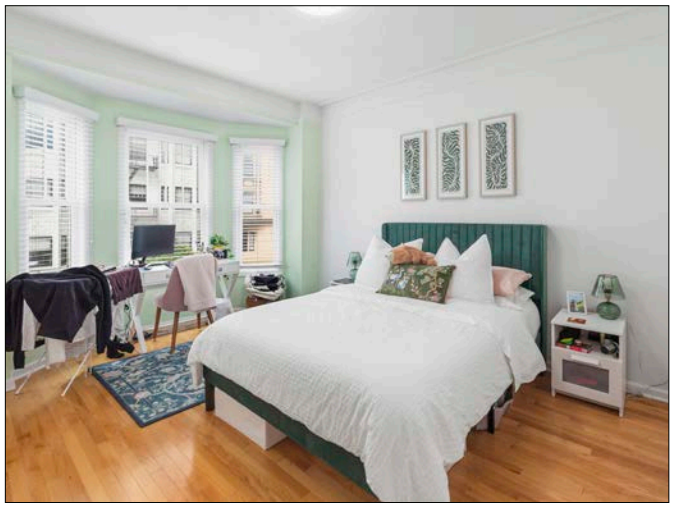
Annualized Operating Data

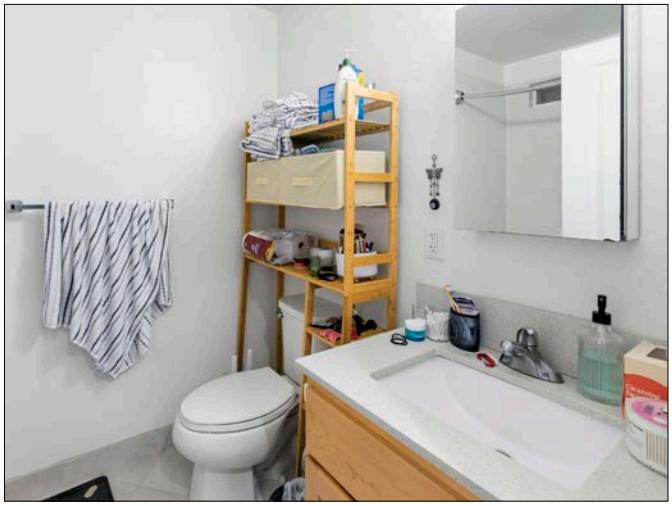
Scheduled Gross Income		**$445,512**
Less Vacancy Rate	3.0%	$13,365
Adjusted Gross Income		$432,147
Less Expenses	25.8%	$114,834
Net Operating Income		**$317,312**

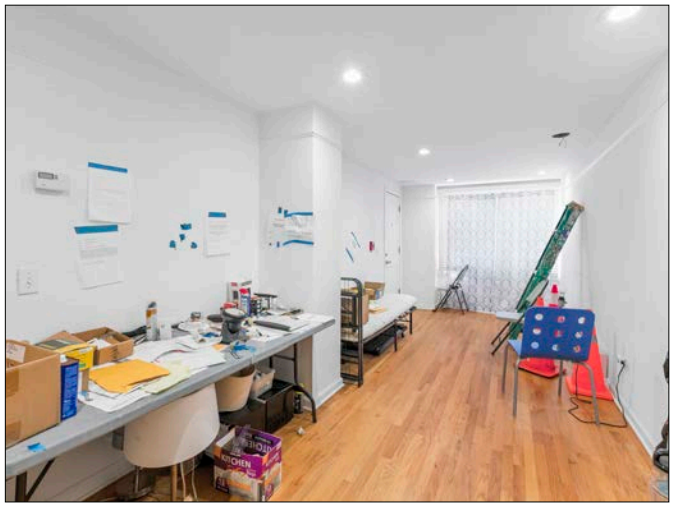
PHOTOS

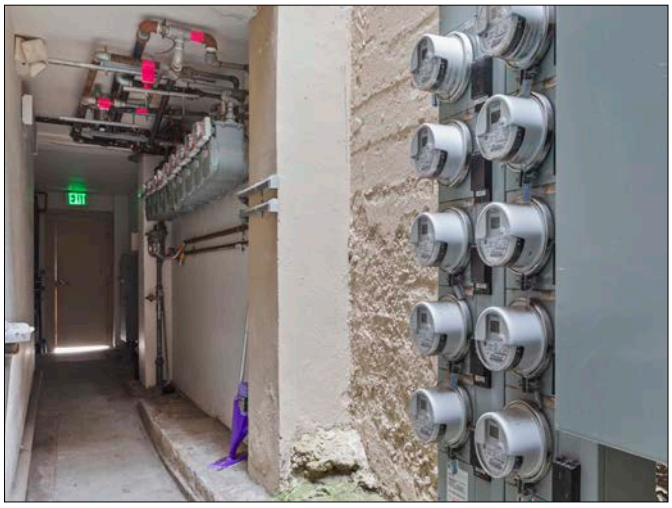












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