

48 SYCAMORE STREET
4 UNITS | OFFERED AT \$1,595,000

AF
ADAM FILLY



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415.516.9843

adam@adamfilly.com

DRE 01354775

COMPASS COMMERCIAL
1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW



- ✓ Four Units in Prime Mission Location
- ✓ All 1bd/1ba - Two Units w/Bonus Room
- ✓ All Units Recently Remodeled
- ✓ Washer/Dryer in All Units
- ✓ Many Structural and Systems Upgraded
- ✓ New 200 Amp Electrical in 2013
- ✓ New Structural Steel in 2009
- ✓ Charming Units w/ Fireplaces and Hardwood Floors
- ✓ Bonus Unwarranted Cottage on Clarion Alley
- ✓ Priced to Sell at 11.5 GRM | 5.5% Cap Rate

48 Sycamore Street is a four-unit investment opportunity in the heart of the Mission District. This turn-key investment consists of four 1bd/1ba apartments. Two of the units have an additional room that makes for a great home office. Each apartment has been nicely updated with in-unit laundry, marble countertops, tile backsplashes, stainless appliances, tastefully updated baths, and newer windows throughout. They also maintain much of their vintage charm with brick fireplaces, wood floors, and beamed ceilings. The building systems were also recently updated with a new 200-amp electrical service in 2013, tankless water heaters, and furnaces in each apartment. In 2009 an expansion of the existing garage was completed, which included installing structural steel reinforcement. There is a garage that can accommodate two cars independently. The property has a second frontage on Clarion Alley which provides access to an additional garage and unwarranted cottage, both of which are vacant. This structure may offer upside through development potential or make a great workspace (buyers should investigate possibilities to their own satisfaction). Conveniently located between Mission and Valencia Streets this is your chance to own a great building in a vibrant and desirable Mission location. Priced to sell at an 11.5 GRM and 5.5% cap rate.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1910
Parcel Number	3576-069
# of Units	4
Unit Mix	4 One-Bedrooms & 1 Unwarranted Cottage
Sq. Feet	2,950
Lot Sq. Feet	2,495
Neighborhood	Mission
Zoning	RTO-M

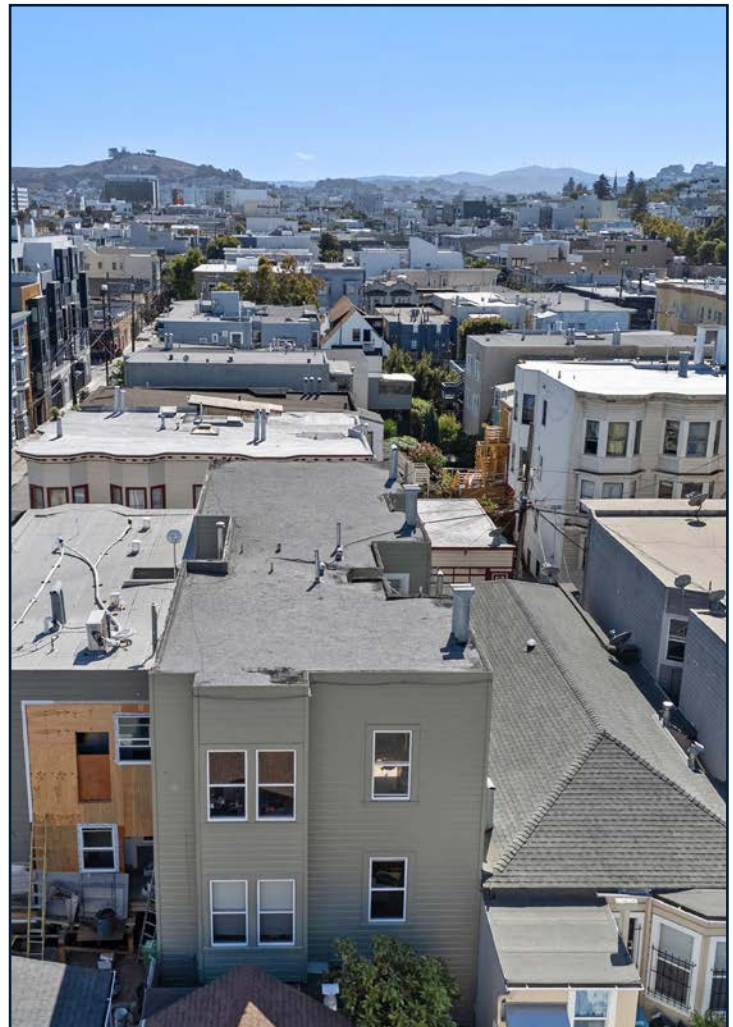
BUILDING SYSTEMS

Parking	2 Car Garage
Heat Source	Forced-Air
Laundry	In-Unit
Roof	Bitumen
Water Service	Master Meter
Electrical Service	Separately Metered
Gas Service	Separately Metered
Electrical Amps	200 AMPS

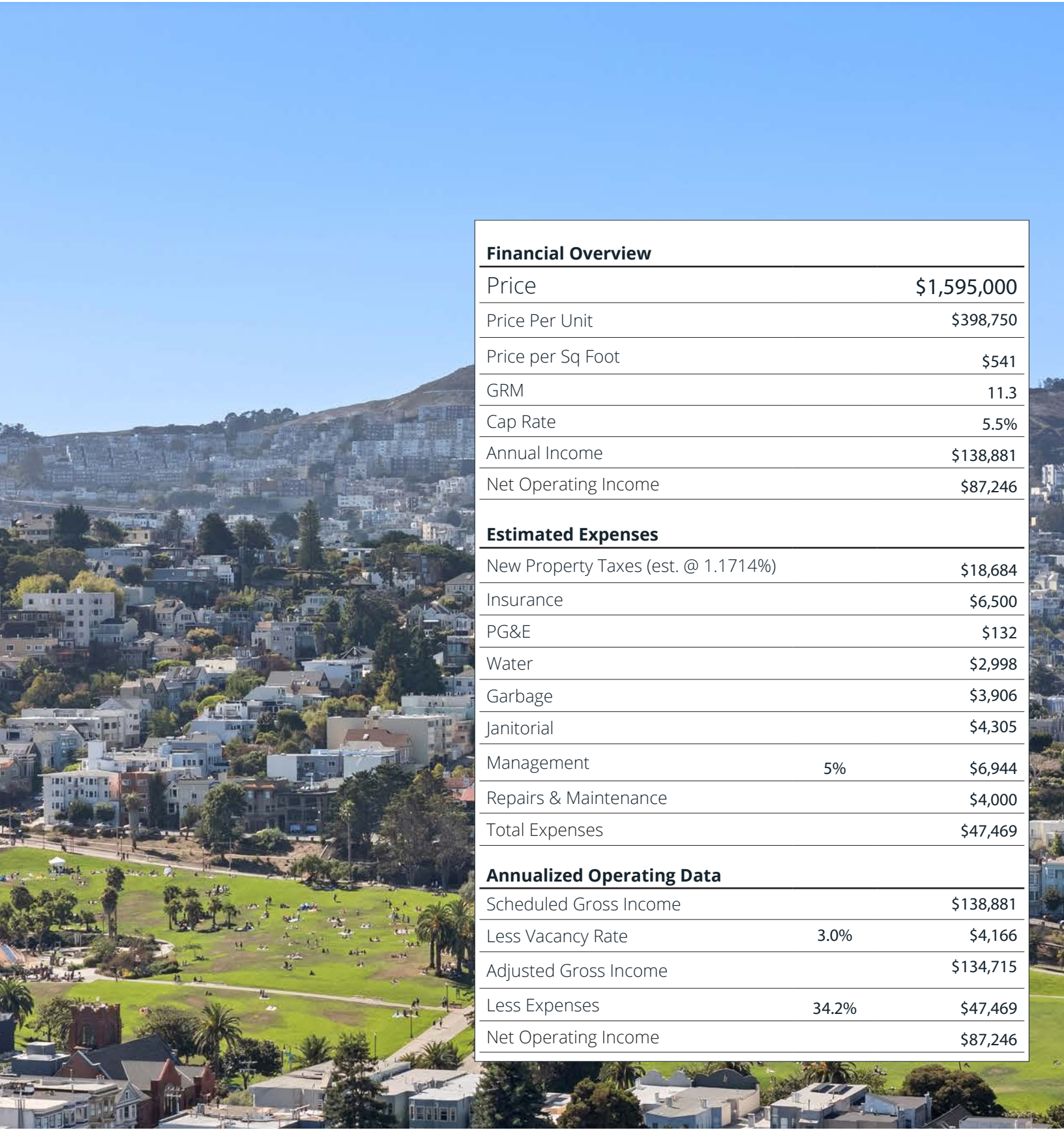
RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	1bd/1ba	\$2,775.44	\$3,000.00	10/15/2021
2	1bd/1ba	\$2,665.56	\$3,000.00	06/01/2021
3	1bd/1ba	\$2,985.43	\$3,000.00	02/10/2023
4	1bd/1ba	\$2,797.00	\$3,000.00	02/01/2022
Cottage	Cottage	\$0	\$0	Vacant/Unwarranted
Parking	Parking	\$350.00	\$350.00	05/05/2022

Monthly Income	\$11,573.43	\$12,350.00
Annual Income	\$138,881.16	\$148,200.00
Upside	7%	



FINANCIAL OVERVIEW



Financial Overview		
Price		\$1,595,000
Price Per Unit		\$398,750
Price per Sq Foot		\$541
GRM		11.3
Cap Rate		5.5%
Annual Income		\$138,881
Net Operating Income		\$87,246
Estimated Expenses		
New Property Taxes (est. @ 1.1714%)		\$18,684
Insurance		\$6,500
PG&E		\$132
Water		\$2,998
Garbage		\$3,906
Janitorial		\$4,305
Management	5%	\$6,944
Repairs & Maintenance		\$4,000
Total Expenses		\$47,469
Annualized Operating Data		
Scheduled Gross Income		\$138,881
Less Vacancy Rate	3.0%	\$4,166
Adjusted Gross Income		\$134,715
Less Expenses	34.2%	\$47,469
Net Operating Income		\$87,246



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