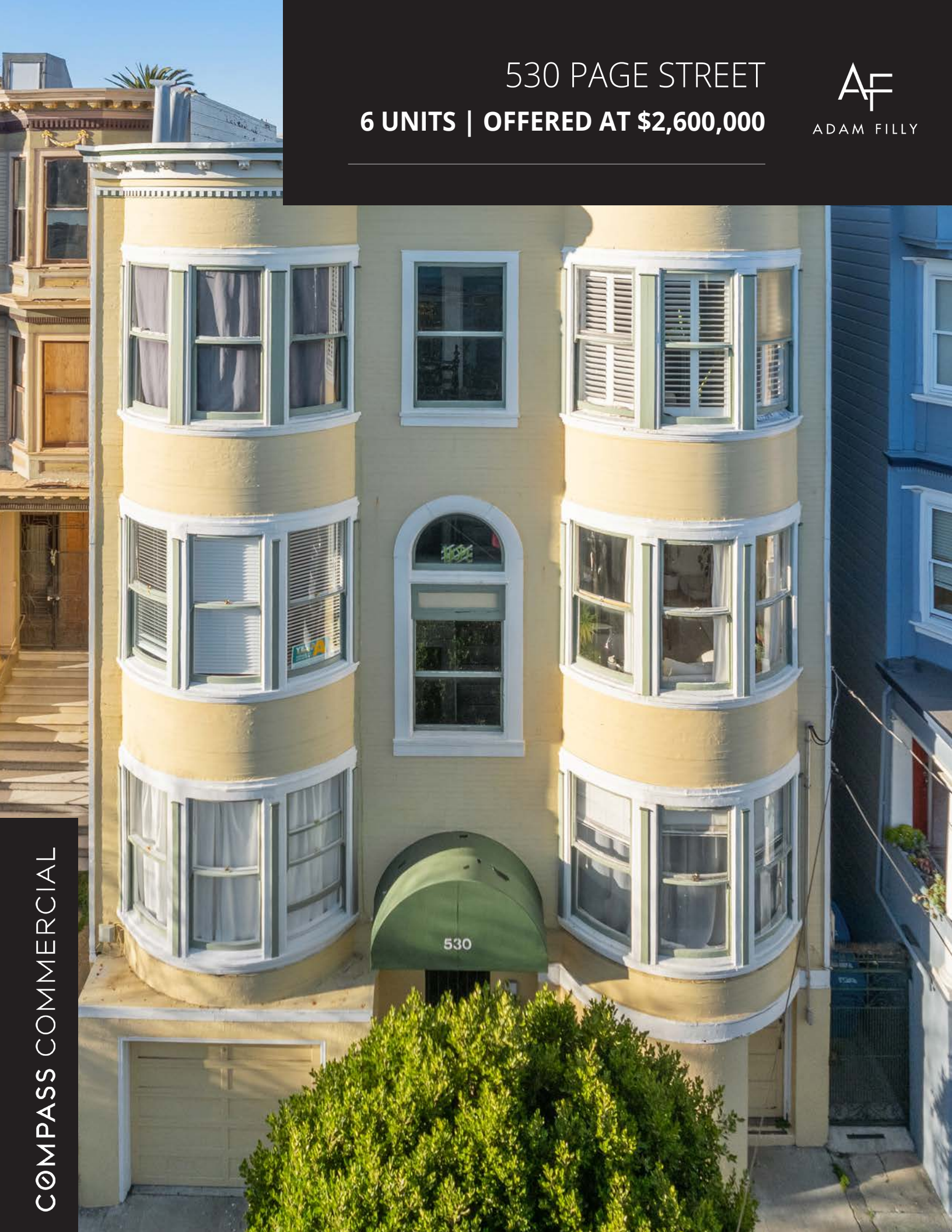


530 PAGE STREET
6 UNITS | OFFERED AT \$2,600,000

AF
ADAM FILLY

COMPASS COMMERCIAL





ADAM FILLY

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COMPASS COMMERCIAL

1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW



- ✓ Lower Haight Investment Opportunity
- ✓ Six Three-Bedroom Flats
- ✓ Fully Occupied and Turn Key Building
- ✓ Charming Units with Period Details
- ✓ One-Car Garage
- ✓ Updated Electrical
- ✓ Soft-Story Retrofit Completed
- ✓ Priced to Sell at 11.1 GRM | 5.4% Cap Rate

530 Page Street presents an exceptional six-unit investment opportunity located along a quiet tree-lined block in Lower Haight, near Hayes Valley. Each of the six 3-bedroom units offer original period details including box beam ceilings, decorative crown molding, turret windows and most have hardwood floors throughout. A 1-car garage, two storage spaces and a shared laundry area occupy the ground floor. All units have their own water heaters and are separately metered for gas and electric. The soft-story retrofit was completed in 2016. Residents enjoy the location, a short walk from Alamo Square and Duboce Park, and the Lower Haight and Hayes Valley shopping districts. There is also easy access to major highways and ample public transportation. Don't miss this exceptional opportunity!

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1907
Parcel Number	0842-008
# of Units	6
Unit Mix	6 Three-Bedroom
Parking	1 Garage
Sq. Feet	7,050
Lot Sq. Feet	3,500
Neighborhood	Lower Haight
Zoning	RM-1
Property Sub Type	Apartment Building

BUILDING SYSTEMS

Foundation	Concrete
Structure	Wood-Frame
Heat Source	Wall Heaters
Yard	None
Electrical Service	200 Amps
Roof	Tar & Gravel
Laundry	Coin Operated
Water Service	Individually Metered
Electrical Service	Individually Metered
Gas Service	Individually Metered

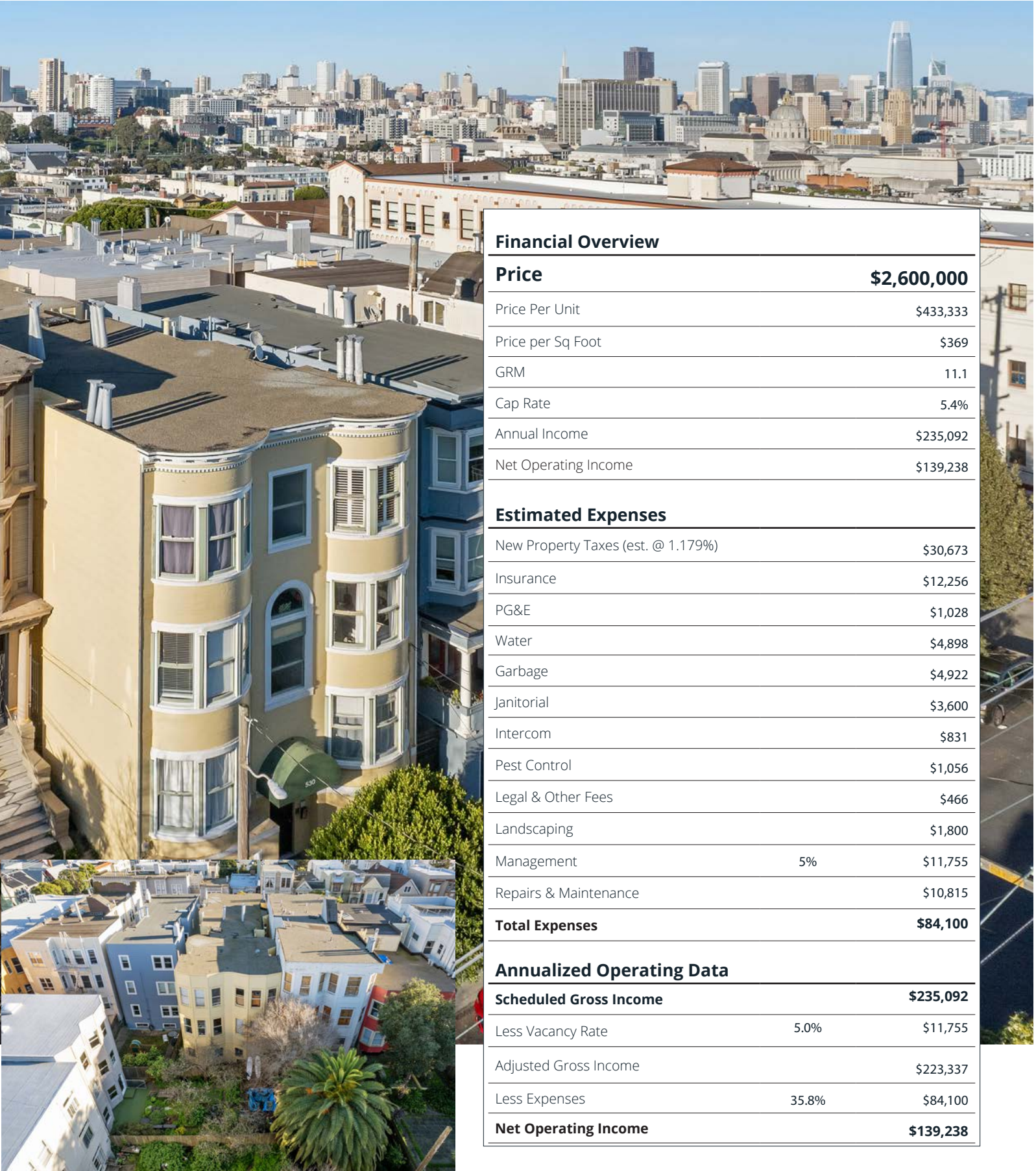
RENT ROLL

Unit	Type	Rent	Move-In Date
1	3-Bdr/1.5-Ba	\$2,556.00	05/01/2019
2	3-Bdr/1-Ba	\$3,700.00	10/25/2021
3	3-Bdr/1-Ba	\$3,200.00	03/15/2021
4	3-Bdr/1-Ba	\$3,500.00	02/01/2024
5	3-Bdr/1-Ba	\$2,931.00	10/01/2017
6	3-Bdr/1-Ba	\$3,704.00	
G	Garage	\$0.00	Occupied by Unit 5

Monthly Income	\$19,591.00
Annual Income	\$235,092.00



FINANCIAL OVERVIEW



Financial Overview		
Price		\$2,600,000
Price Per Unit		\$433,333
Price per Sq Foot		\$369
GRM		11.1
Cap Rate		5.4%
Annual Income		\$235,092
Net Operating Income		\$139,238
Estimated Expenses		
New Property Taxes (est. @ 1.179%)		\$30,673
Insurance		\$12,256
PG&E		\$1,028
Water		\$4,898
Garbage		\$4,922
Janitorial		\$3,600
Intercom		\$831
Pest Control		\$1,056
Legal & Other Fees		\$466
Landscaping		\$1,800
Management	5%	\$11,755
Repairs & Maintenance		\$10,815
Total Expenses		\$84,100
Annualized Operating Data		
Scheduled Gross Income		\$235,092
Less Vacancy Rate	5.0%	\$11,755
Adjusted Gross Income		\$223,337
Less Expenses	35.8%	\$84,100
Net Operating Income		\$139,238



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