

4501 IRVING STREET

9 CONDOMINIUMS | \$7,250,000



CONTACT INFORMATION



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INVESTMENT OVERVIEW



- Nine Outer Sunset Condos Offered as a Package
- 4 3bd/2ba & 4 2bd/2ba Residential Condos
- Ground-Floor Commercial Condominium
- 2005 Construction
- Not Subject to the SF Rent Control Ordinance
- Hardwood Floors and Excellent Natural Light
- Approximately 12,108 Square Feet
- Fully Sprinkled & Copper Plumbing Throughout
- 12-Car Garage Parking
- Select Units with Ocean Views
- In-Unit Laundry
- In-Unit Gas Fireplaces
- Additional Income from T-Mobile Equipment
- Over 40% Upside in Gross Income
- Multiple Exit Strategies
- Steps from Ocean Beach and Sunset Dunes

INVESTMENT OVERVIEW



4501 Irving Street is a nine-condominium building constructed in 2005 and located in San Francisco's Outer Sunset District. The property consists of four 3bd/2ba condominiums, four 2bd/2ba condominiums, and a ground-floor commercial condominium occupied by Yoga Beach. The building contains approximately 12,108 square feet and includes 12 garage parking spaces.

The residential units offer spacious, functional layouts with hardwood floors, granite countertops, stainless steel appliances, in-unit laundry and excellent natural light. Select units also enjoy ocean views. The units have separately metered gas and electricity. Constructed in 2005, the property is not subject to the San Francisco Rent Control Ordinance.

Yoga Beach's lease runs through 2030 and includes one additional five-year option at fair market value. T-Mobile equipment provides an additional income stream. Each condominium has its own parcel number, giving a new owner multiple exit strategies, including continued operation as a rental investment or the potential sale of individual condominiums over time.

The combination of modern construction, large units, ocean views, abundant parking, and multiple exit strategies makes 4501 Irving Street an excellent investment opportunity.

INVESTMENT OVERVIEW



LOCATION OVERVIEW

4501 Irving Street is located on an excellent Outer Sunset block, just a few blocks from Ocean Beach and Sunset Dunes. Black Bird Bookstore and Café is located on the same block, while Hook Fish Co. is directly across Irving Street. Palm City, Outerlands, Thanh Long, and Andytown Coffee Roasters are also nearby, along with a growing collection of independent restaurants, cafés, and neighborhood shops.

The property offers convenient access to Golden Gate Park, Ocean Beach, and the recreational amenities of Sunset Dunes. The N Judah provides easy transportation to UCSF, the Inner Sunset, and Downtown, while the 18 bus runs along 46th Avenue. This combination of neighborhood amenities, outdoor recreation, and transit access has made the western end of the Outer Sunset increasingly desirable to renters and homeowners.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	2005
Parcel Number	Block 1801 Lots 053-061
# of Units	9
Unit Mix	Four 3bd/2ba, Four 2bd/2ba, & 1 Commercial
Sq. Feet	12,108
Lot Sq. Feet	8,186
Neighborhood	Outer Sunset
Yard	Rear Patio

BUILDING SYSTEMS

Structure	Wood-Frame
Zoning	NC-1
Parking	12 Car Garage
Roof	Bitumen
Laundry	In-Unit
Water Service	Master Metered
Electrical Service	400 Amps
Electrical Meters	Individual
Gas Meters	Individual

RENT ROLL

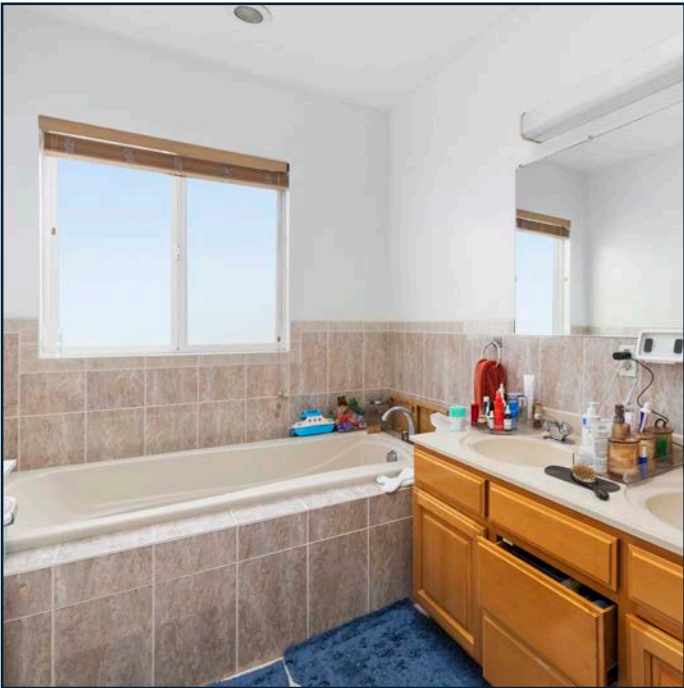
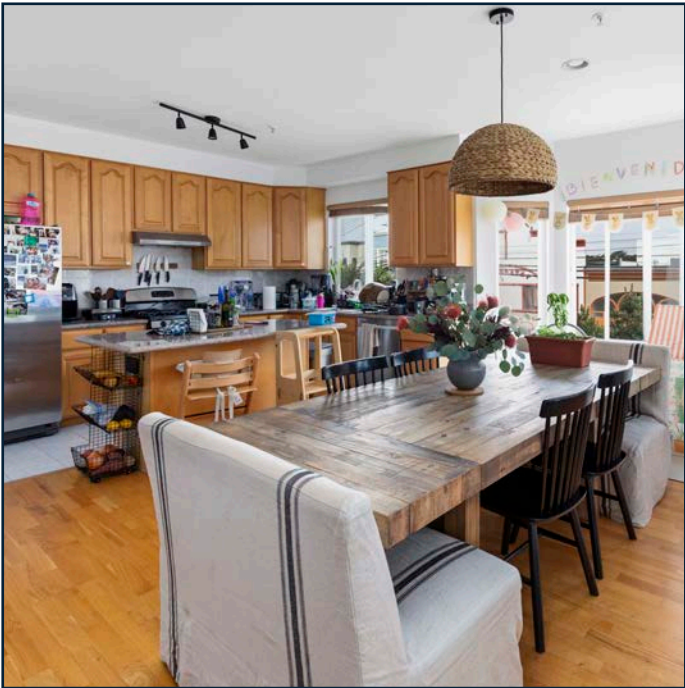
Unit	Unit Type	Rent	Move-In Date	SQFT
1	3bd/2ba	\$4,800.00	9/1/2020	1498
2	3bd/2ba	\$5,050.00	9/20/2024	1566
3	2bd/2ba	\$4,300.00	9/1/2017	1158
4	2bd/2ba	\$4,500.00	1/1/2011	1158
5	3bd/2ba	\$5,000.00	1/18/2025	1498
6	3bd/2ba	\$5,210.00	12/15/2018	1566
7	2bd/2ba	\$4,460.00	7/1/2016	1158
8	2bd/2ba	\$4,200.00	9/5/2025	1158
A	Studio	\$2,200.00	5/1/2017	887
Commercial	Yoga Beach	\$4,095.98	1 5yr Option at FMV	461
T-Mobile		\$1,322.50	Up for renewal 2026	
Parking	12 Spots		Included in Rent	
Utility Reimbursement		\$1,995.00		

Monthly Income

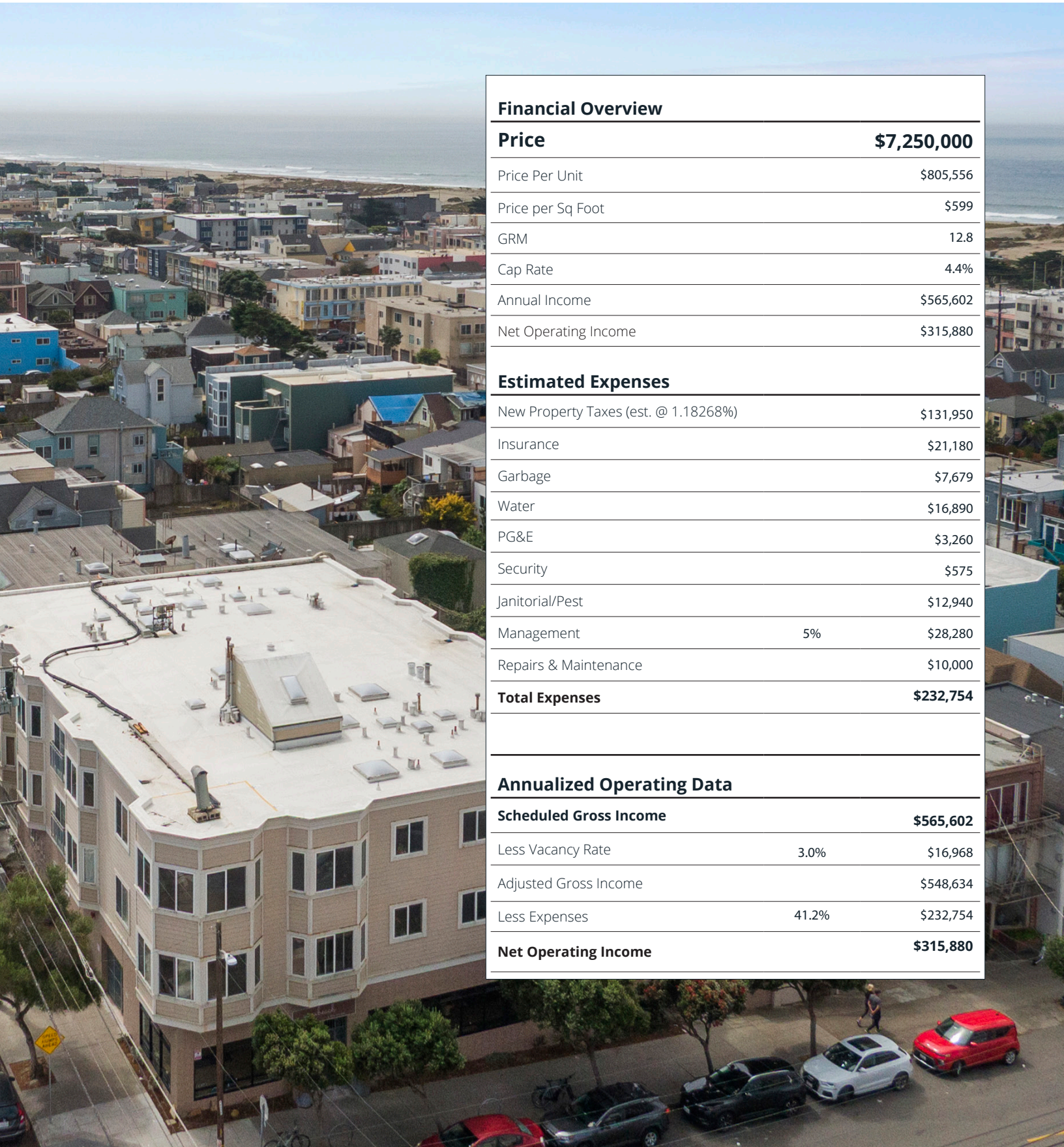
Annual Income

\$47,133.48

\$565,601.76

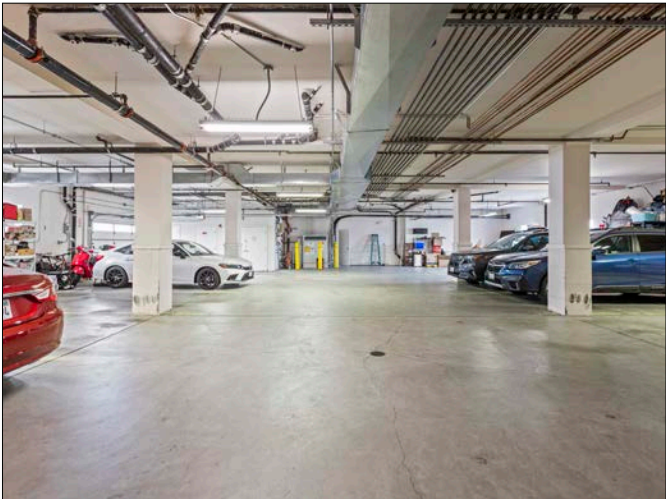


FINANCIAL OVERVIEW



Financial Overview		
Price		\$7,250,000
Price Per Unit		\$805,556
Price per Sq Foot		\$599
GRM		12.8
Cap Rate		4.4%
Annual Income		\$565,602
Net Operating Income		\$315,880
Estimated Expenses		
New Property Taxes (est. @ 1.18268%)		\$131,950
Insurance		\$21,180
Garbage		\$7,679
Water		\$16,890
PG&E		\$3,260
Security		\$575
Janitorial/Pest		\$12,940
Management	5%	\$28,280
Repairs & Maintenance		\$10,000
Total Expenses		\$232,754
Annualized Operating Data		
Scheduled Gross Income		\$565,602
Less Vacancy Rate	3.0%	\$16,968
Adjusted Gross Income		\$548,634
Less Expenses	41.2%	\$232,754
Net Operating Income		\$315,880

PHOTOS





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