1230 CLAYTON STREET

8 UNITS | $3,695,000

ADAM FILLY



CONTACT INFORMATION

ADAM FILLY
415.516.9843
adam@adamfilly.com
DRE 01354775

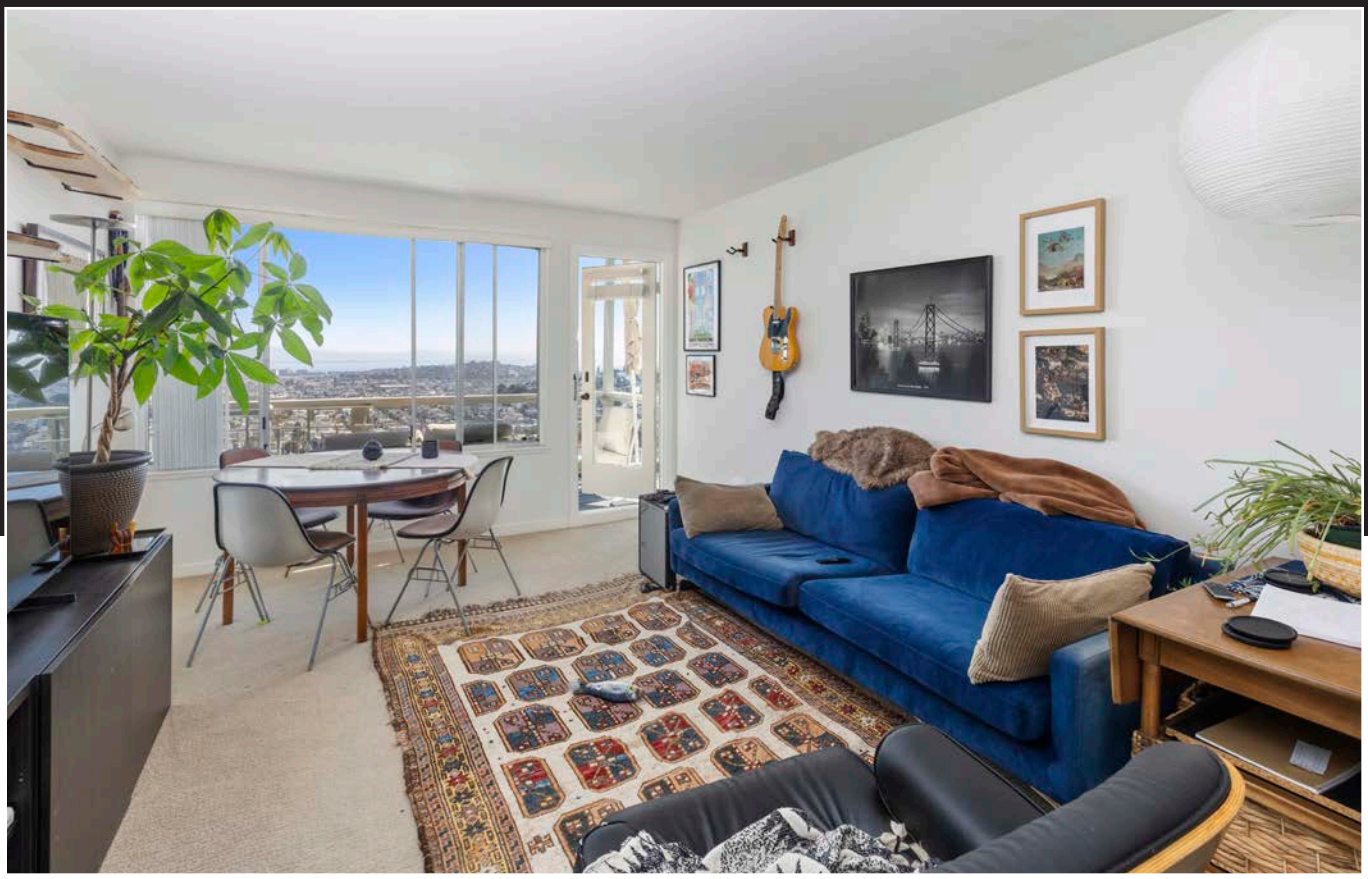
INVESTMENT OVERVIEW



- Eight 1BD Apartments
- Private Deck & City Views from Every Unit
- Panoramic Downtown Views from Select Units
- Eight Individual Parking Spaces
- Three Units Delivered Vacant
- Updated Kitchens & Bathrooms in Some Units
- Separately Metered Gas & Electricity; Individual Furnaces
- Attractive 11.3 GRM & 6% Cap Rate



INVESTMENT OVERVIEW



1230 Clayton Street is an 8-unit investment property situated above Cole Valley, near Twin Peaks. Constructed in 1958, the property consists of eight one-bedroom apartments, each with a private deck and city views. Several units enjoy panoramic views of downtown San Francisco. The building also offers eight individual parking spaces, one for each apartment.

The apartments and common areas feature a clean mid-century modern aesthetic. Some units have benefited from recent updates, including remodeled kitchens and bathrooms. Three apartments will be delivered vacant, providing immediate flexibility for a new owner. Each unit is separately metered for gas and electricity and has its own furnace, helping to minimize operating expenses.

The property's elevated location offers convenient access to Cole Valley, Haight-Ashbury, the Castro, and Noe Valley. With attractive amenities, updated interiors, and strong in-place income, 1230 Clayton Street presents an excellent opportunity to acquire a turnkey investment property priced at an 11.3 GRM and 6% cap rate!

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1958
Parcel Number	2655-029
# of Units	8
Unit Mix	8 One-Bedrooms
Sq. Feet	5,210
Lot Sq. Feet	2,909
Neighborhood	Cole Valley
Zoning	RM-1

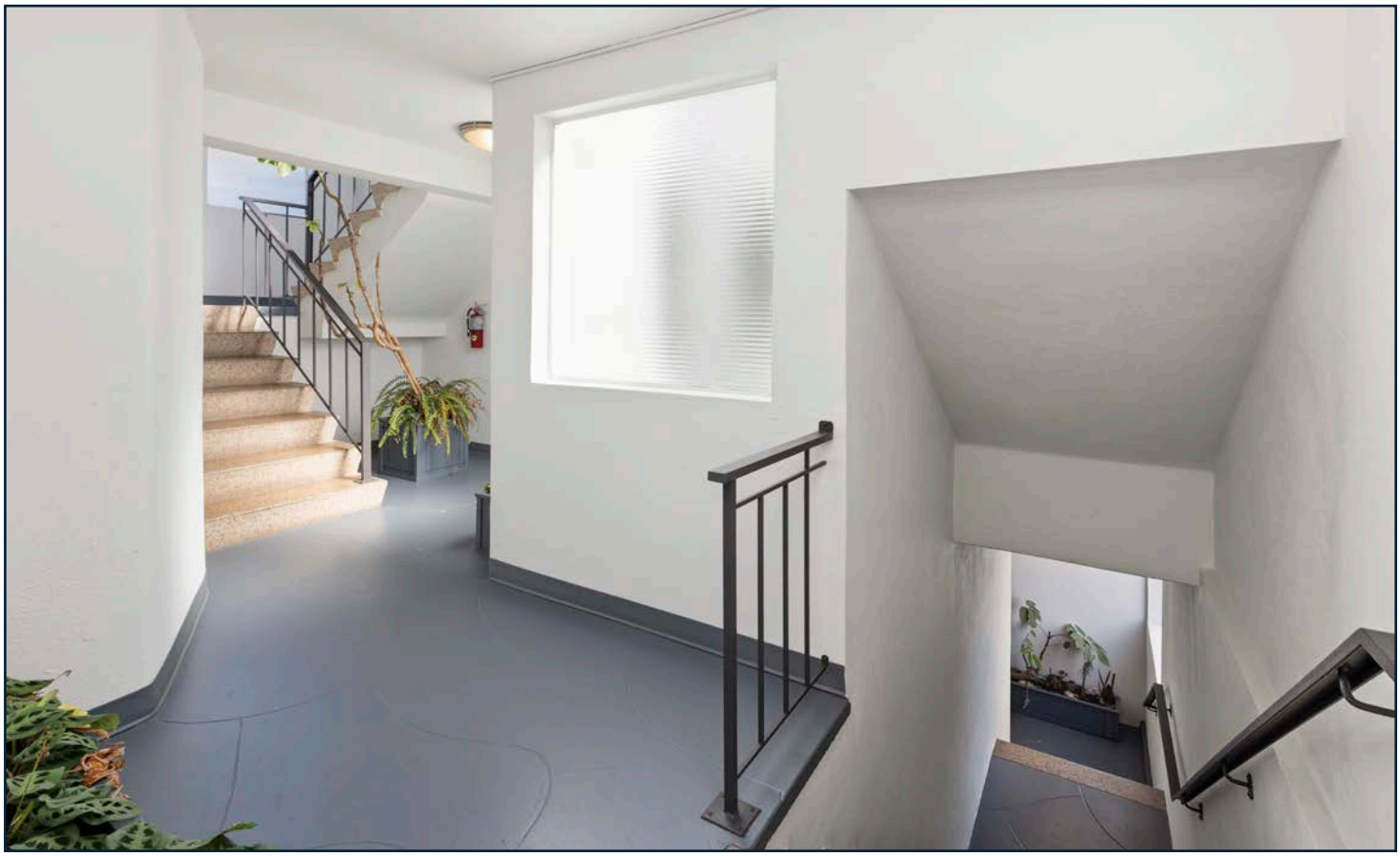
BUILDING SYSTEMS

Structure	Wood-Frame
Heat Source	Forced Air
Parking	8 Car Parking
Roof	Bitumen
Laundry	Coin-Op
Water Service	Master Metered
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

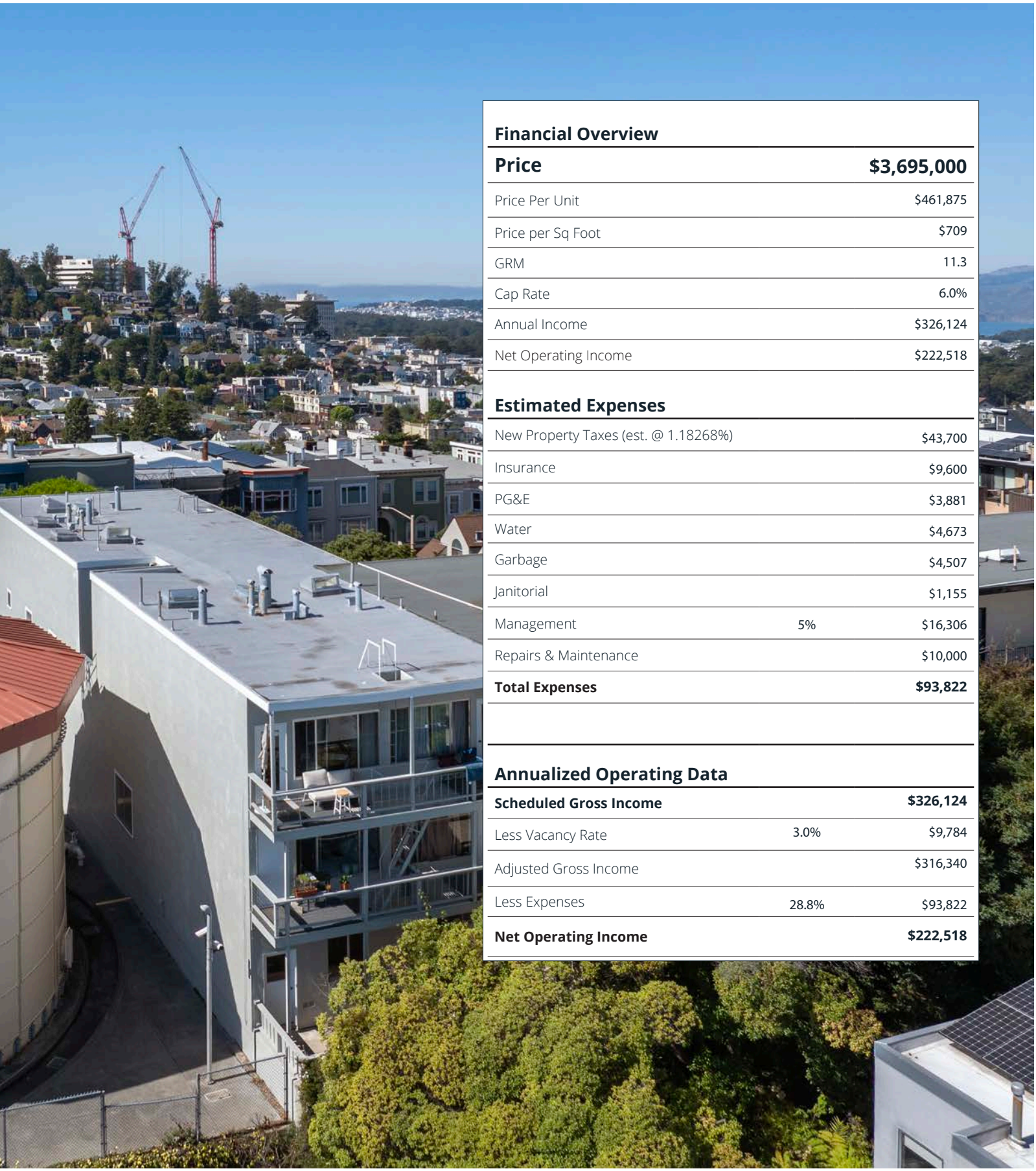
RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	1bd/1ba	$2,641.00	$4,450	2/20/2022
2	1bd/1ba	$2,352.00	$4,450	2/1/2014
3	1bd/1ba	$2,693.00	$4,450	6/1/2022
4	1bd/1ba	$4,450.00	$4,450	Vacant
5	1bd/1ba	$2,844.00	$4,450	5/17/2025
6	1bd/1ba	$2,638.00	$4,450	Unknown
7	1bd/1ba	$4,450.00	$4,450	Vacant
8	1bd/1ba	$4,450.00	$4,450	Vacant
Laundry		$159.00	$159	
Storage		$500.00	$500	Vacant

	Monthly Income	**$27,177.00**	**$36,259**
	Annual Income	**$326,124.00**	**$435,108**
	Upside	**33%**	



FINANCIAL OVERVIEW



Financial Overview

Price	**$3,695,000**
Price Per Unit	$461,875
Price per Sq Foot	$709
GRM	11.3
Cap Rate	6.0%
Annual Income	$326,124
Net Operating Income	$222,518

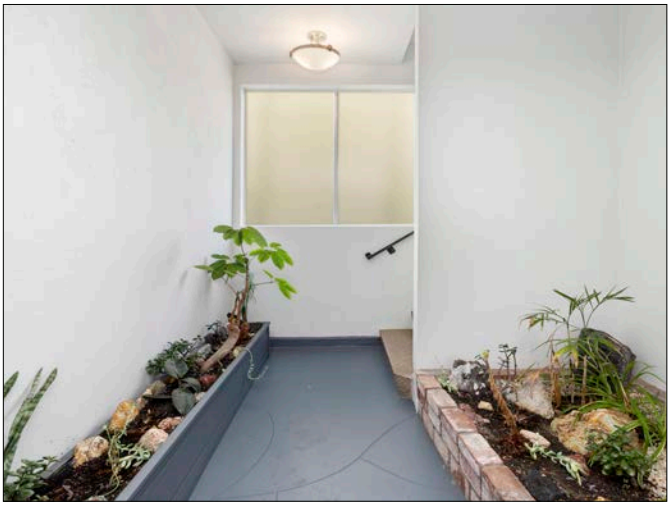
Estimated Expenses

New Property Taxes (est. @ 1.18268%)		$43,700
Insurance		$9,600
PG&E		$3,881
Water		$4,673
Garbage		$4,507
Janitorial		$1,155
Management	5%	$16,306
Repairs & Maintenance		$10,000
Total Expenses		**$93,822**

Annualized Operating Data

Scheduled Gross Income		**$326,124**
Less Vacancy Rate	3.0%	$9,784
Adjusted Gross Income		$316,340
Less Expenses	28.8%	$93,822
Net Operating Income		**$222,518**

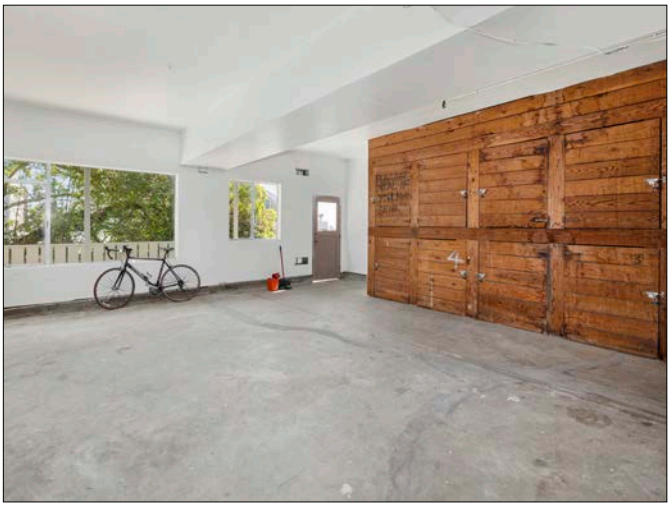
PHOTOS





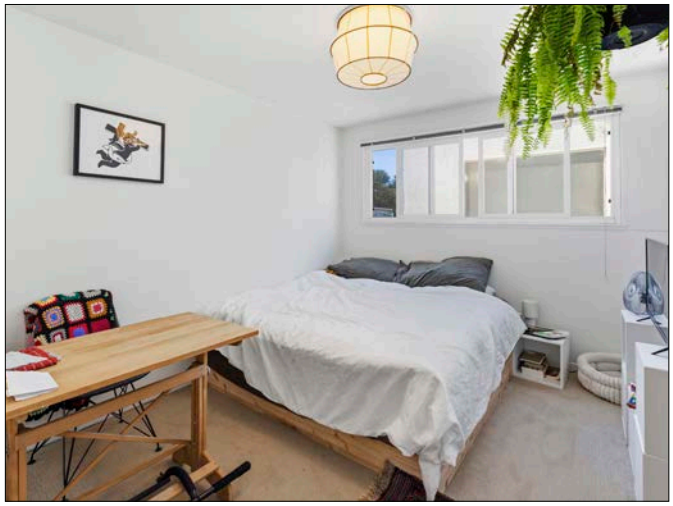


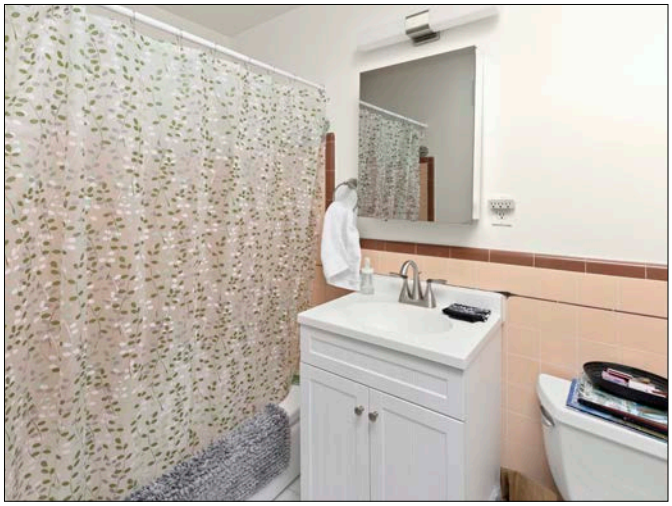


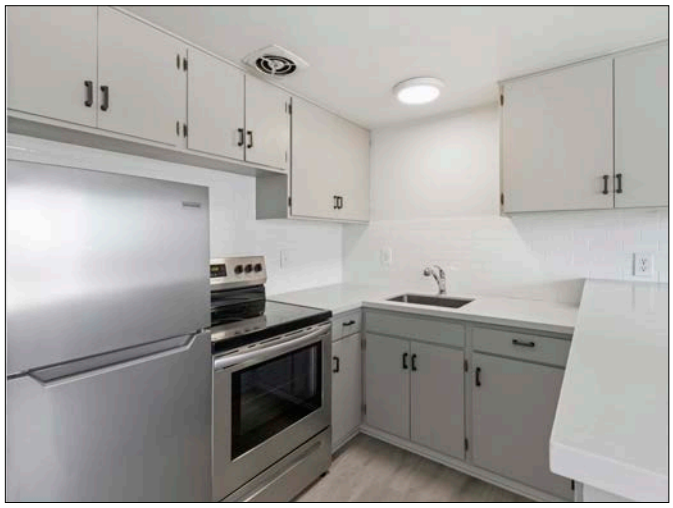


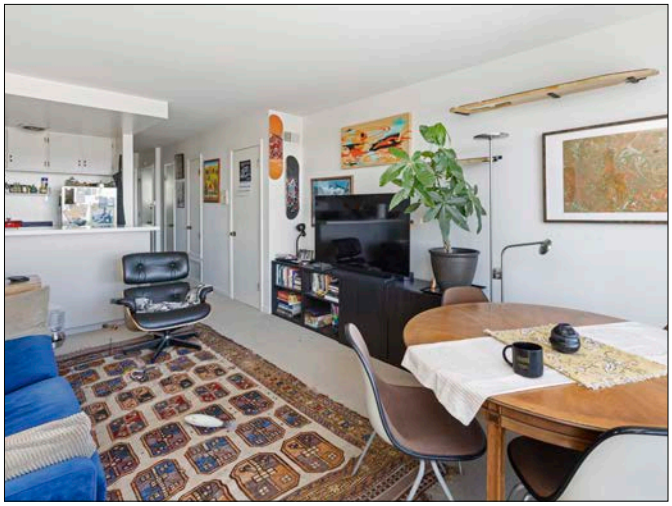


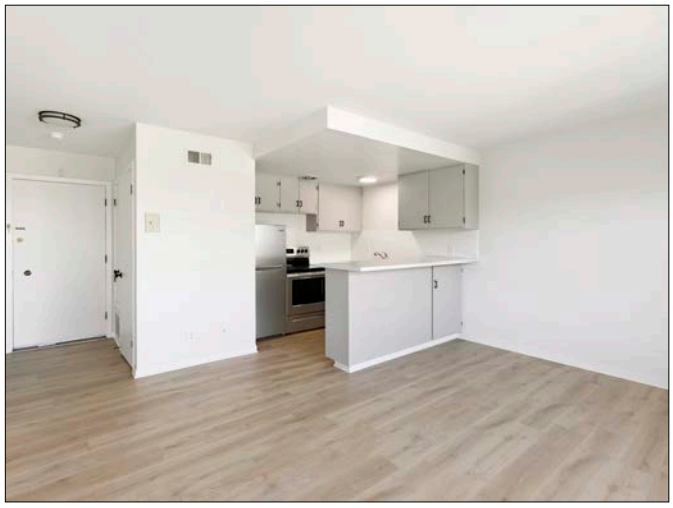
PHOTOS

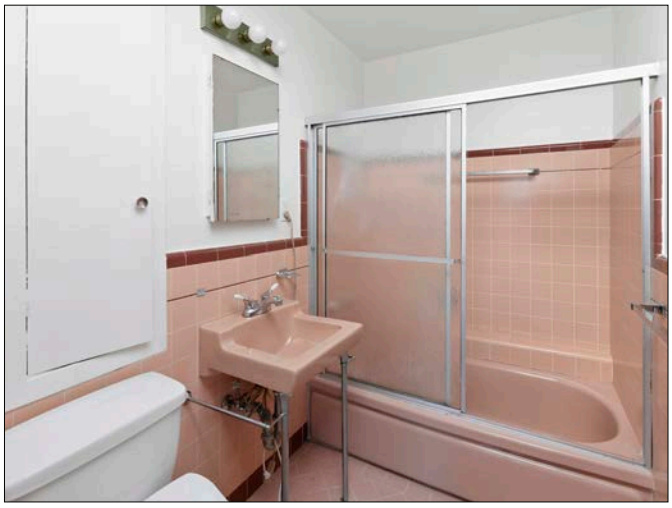












ADAM FILLY

CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

COMPASS COMMERCIAL