

1615 & 1617 GOUGH STREET

12 UNITS | OFFERED AT \$4,500,000



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INVESTMENT OVERVIEW



- ✓ Desirable Pacific Heights Location
- ✓ Twelve Spacious Four-Room Units
- ✓ Two Single Car Garages
- ✓ Twelve Large Storage Spaces
- ✓ Two Units Delivered Vacant
- ✓ Separately Metered for Gas & Electric
- ✓ Significant Recent Improvements
- ✓ 11.9 GRM | 5.5% Cap Rate

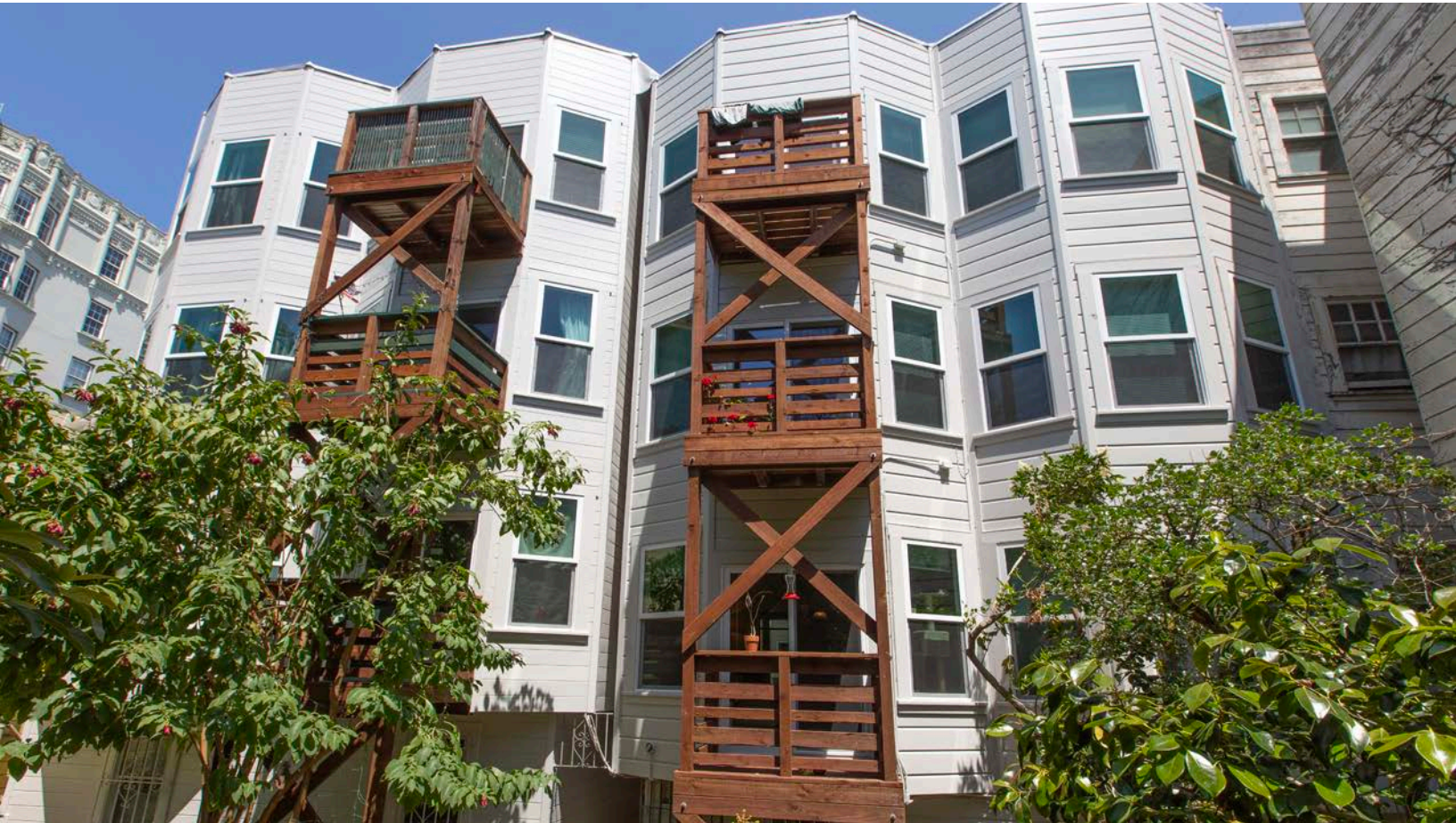
1615-1619 Gough Street is a twelve-unit multifamily property located in San Francisco's desirable Lower Pacific Heights neighborhood. The property consists of two separate six-unit structures, each on its own parcel. All units are comprised of four rooms and are configured to function either as two-bedroom or spacious one-bedroom residences. Classic period details have been preserved throughout. Units feature hardwood floors, gas kitchen appliances and baseboard electric heaters.

There are twelve large private storage spaces and two single-car garages on the ground level. The current owner has made significant recent improvements, including replacement of wood siding, rebuilding of the exterior staircases and installation of new windows.

The location offers immediate access to the Fillmore and Polk Street business districts, Lafayette and Jefferson Square parks, major thoroughfares, and public transportation.

1615-1619 Gough Street presents investors with the exceptional opportunity to acquire a well-maintained, well-located asset with both strong current cash flow and future rental upside.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1927
Parcel Number	0664-061 & 0664-060
# of Units	12
Unit Mix	12 Four-Room Units
Sq. Feet	10,350
Lot Sq. Feet	5,610
Parking	2 Car Parking
Neighborhood	Lower Pacific Heights
Zoning	RH-3

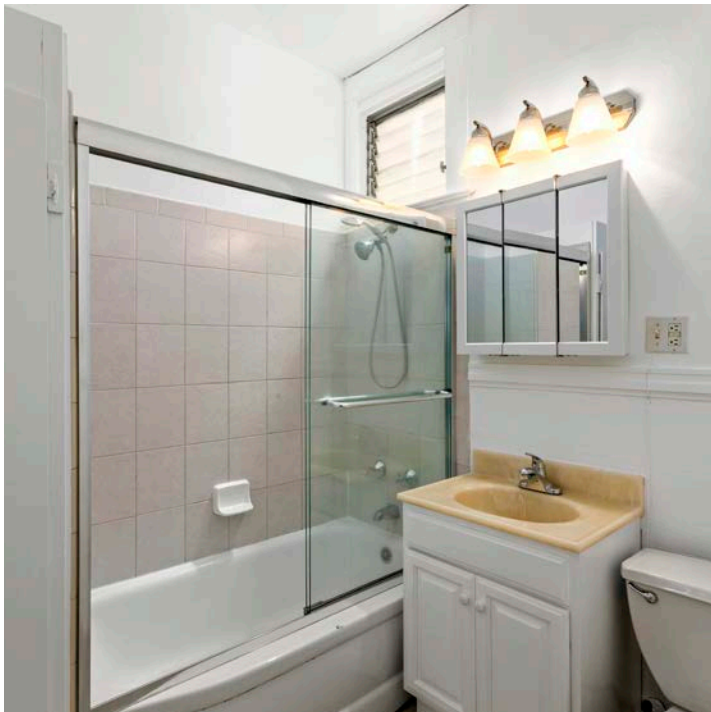
BUILDING SYSTEMS

Foundation	Concrete
Heat Source	Electric Base Board
Yard	Rear Patio
Roof	Bitumen
Soft Story	Completed in 2016
Water Metering	Master Meter
Electrical Service	Two 200 AMP Svcs
Electrical Service	Separately Metered
Gas Service	Separately Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1615-1	Four-Room	\$2,600.00	\$3,800.00	06/01/2024
1615-2	Four-Room	\$2,557.50	\$3,800.00	09/01/2017
1615-3	Four-Room	\$2,900.00	\$3,800.00	05/31/2024
1615-4	Four-Room	\$3,800.00	\$3,800.00	Vacant
1615-5	Four-Room	\$2,600.00	\$3,800.00	04/30/2021
1615-6	Four-Room	\$2,600.00	\$3,800.00	08/25/2023
1619-1	Four-Room	\$1,420.00	\$3,800.00	Unknown
1619-2	Four-Room	\$1,400.00	\$3,800.00	1992
1619-3	Four-Room	\$2,800.00	\$3,800.00	08/05/2023
1619-4	Four-Room	\$3,800.00	\$3,800.00	Vacant
1619-5	Four-Room	\$2,311.00	\$3,800.00	11/15/2012
1619-6	Four-Room	\$2,400.00	\$3,800.00	06/01/2014
G 1-2	Garage Parking *	\$325.00	\$650.00	

Monthly Income	\$31,513.50	\$46,250.00
Annual Income	\$378,162.00	\$555,000.00
Upside	47%	



FINANCIAL OVERVIEW



Financial Overview		
Price		\$4,500,000
Price Per Unit		\$375,000
Price per Sq Foot		\$435
GRM		11.9
Cap Rate		5.5%
Annual Income		\$378,162
Net Operating Income		\$247,369
Estimated Expenses		
New Property Taxes (est. @ 1.17769%)		\$52,996
Insurance (est. new quote)		\$12,500
PG&E		\$1,303
Water		\$10,154
Garbage		\$6,490
Call Box		\$143
Pest Control		\$891
Management	5%	\$18,908
Repairs & Maintenance		\$8,500
Total Expenses		\$111,885
Annualized Operating Data		
Scheduled Gross Income		\$378,162
Less Vacancy Rate	5.0%	\$18,908
Adjusted Gross Income		\$359,254
Less Expenses	29.6%	\$111,885
Net Operating Income		\$247,369





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