



3542 23RD ST
SAN FRANCISCO
MISSION DOLORES
OFFERED AT \$2,500,000
7 UNIT RESIDENTIAL BUILDING



MARYANN ERNST
REALTOR®

TOP 1% PRODUCER NATIONWIDE

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LUXURY PROPERTY SPECIALIST



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3542 23rd St

Pro Forma Financials

Total Number of Units	7 Units
Gross Square Feet (approx.)	5,346
Price	\$2,500,000
CAP Rate - Pro Forma	6.2%
GRM - Pro Forma	12.7X
Conservative Market Rate of Vacant Units	\$3,300*
Unit 5 Rent	\$705.62
Unit 6 Rent	\$1,114.22
Unit 7 Rent	\$1,048.56

OCCUPIED (ACTUAL)	\$34,420.80
VACANT PROJECTED	+\$158,400.00
GROSS INCOME	\$192,820.80
EXPENSES	(\$41,348.67)
NOI - Pro Forma	\$151,472.13

PRO FORMA RENT (VACANT UNITS)

MONTHLY INCOME	\$13,200
ANNUAL INCOME	\$158,400

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Keller Williams has not verified or investigated the accuracy of this information. Prospective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.



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EXPENSE CATEGORIES	CURRENT	NOTES
PROPERTY TAX	\$30,240	BASED ON PURCHASE PRICE OF \$2,500,000
TRASH	\$3,040	2023
INSURANCE	\$5,726	2023
UTILITIES	\$1,717	2023
SF FEES	\$645	2023



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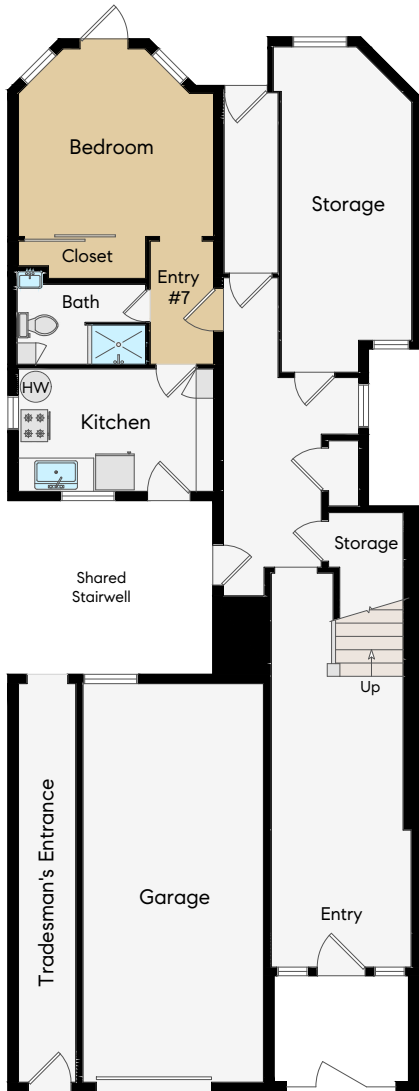
Priced to sell! Seven unit apartment building with six spacious and bright one-bedroom units and one ground floor studio with private backyard space. Large shared backyard for the rest of the building & multiple storage rooms. Do not miss this opportunity in a prime location. Walk to prime Valencia Street shops, cafes, bars & restaurants. Blocks from Dolores Park. Easy access to transportation and all amenities. 4 out of 7 units are vacant, updated, cleaned and ready to lease out! NO Ellis Act Evictions.



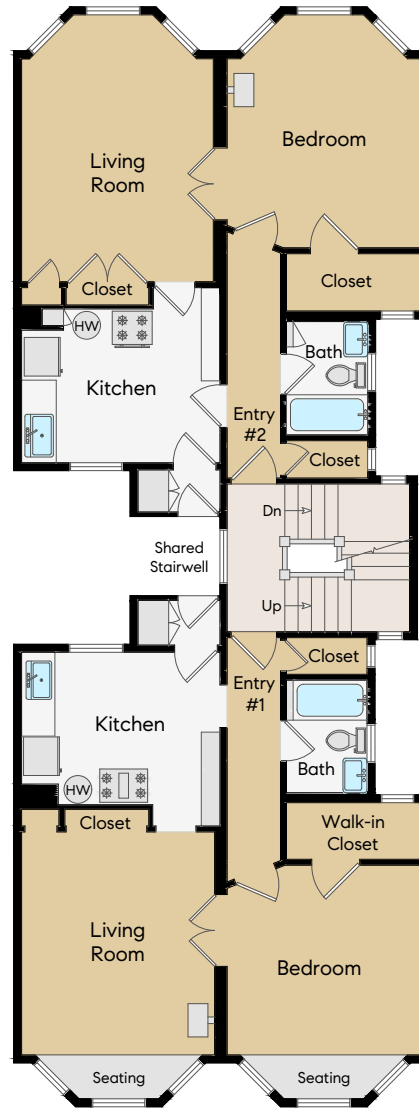
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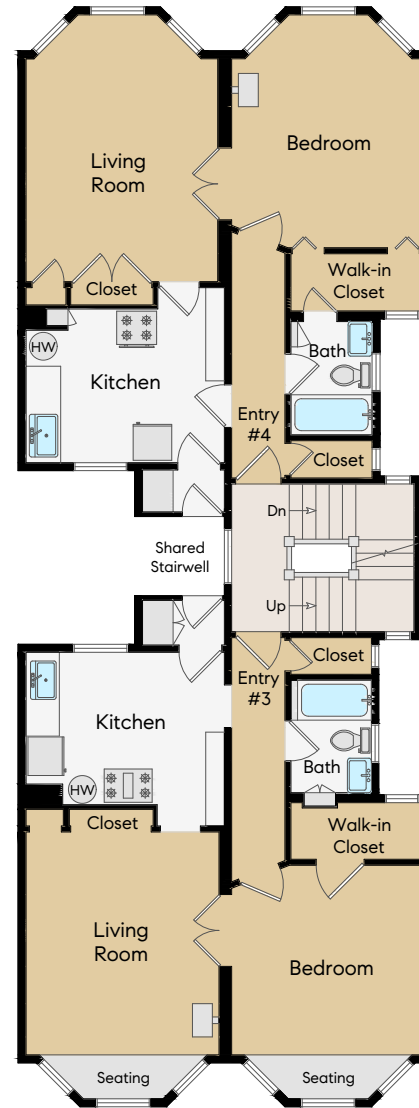
San Francisco, CA



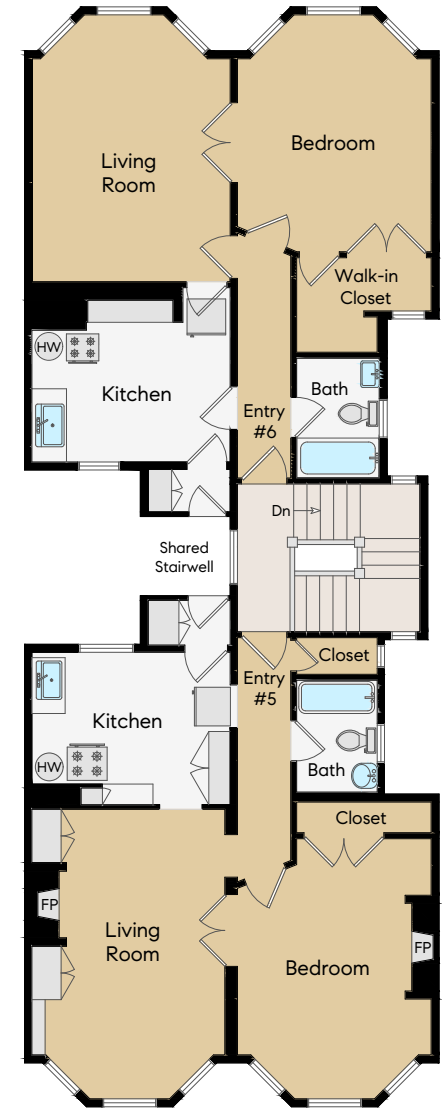
#7
First Floor



#1 & #2
Second Floor



#3 & #4
Third Floor

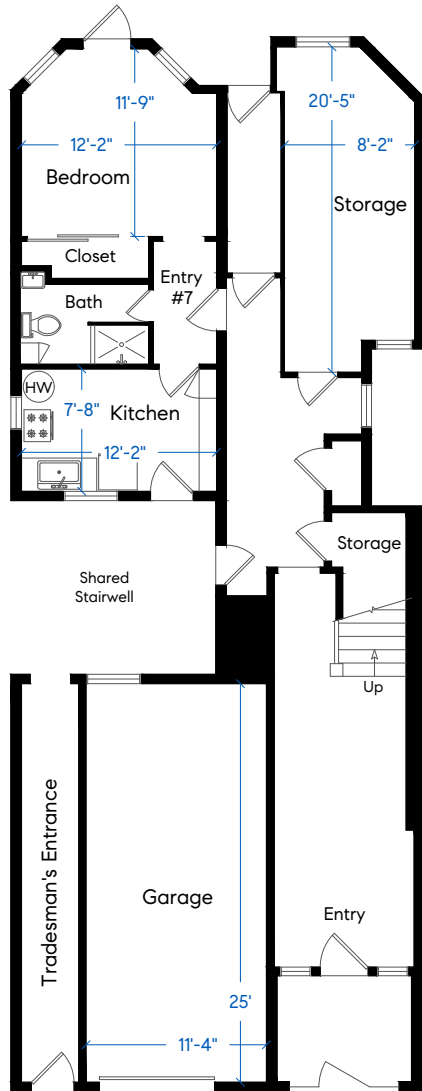


#5 & #6
Fourth Floor

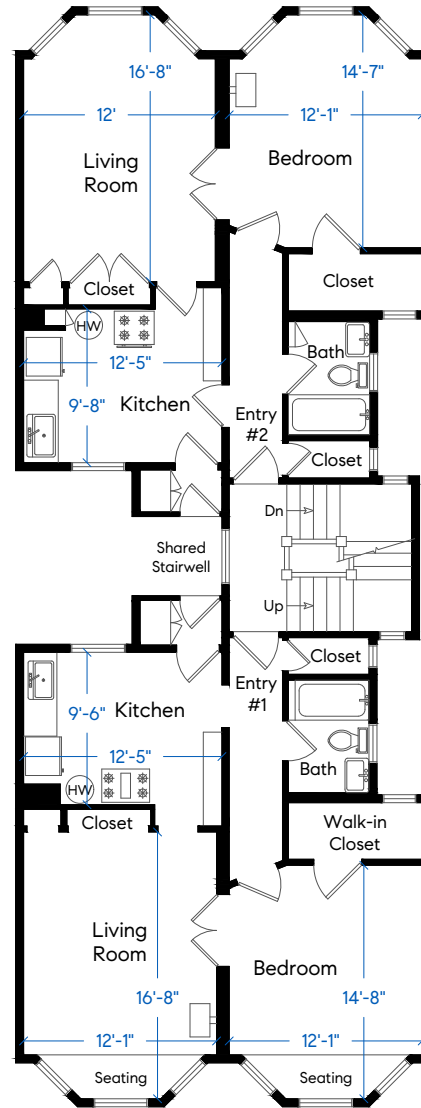
Note: Dimensions are estimates only and have been derived simply for the marketing-style floor plans developed by Open House Drafting.

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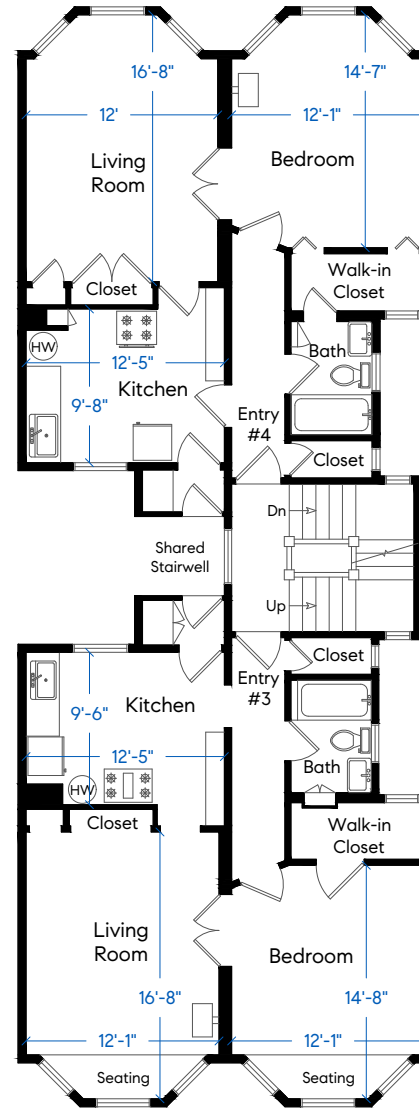
San Francisco, CA



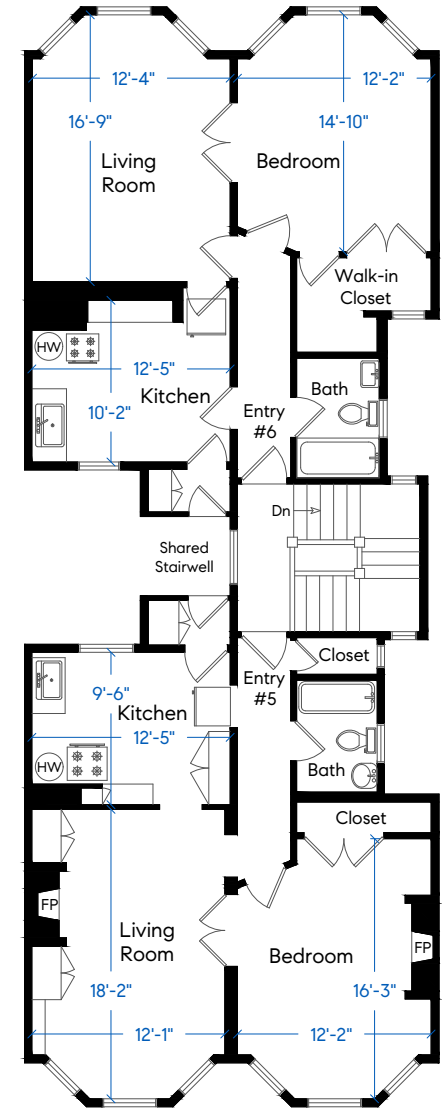
#7
First Floor



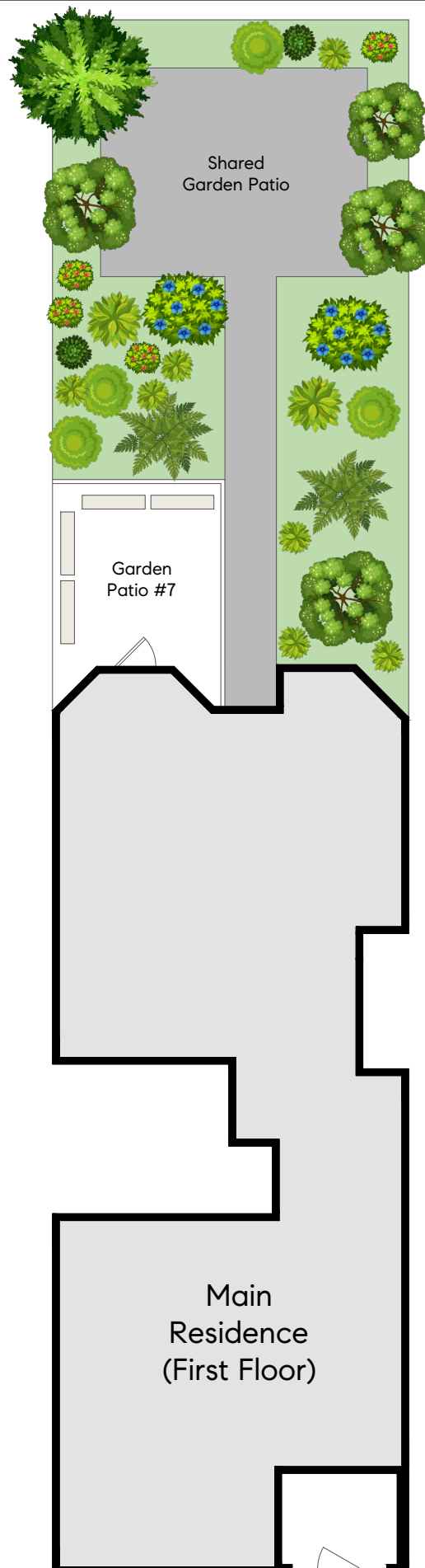
#1 & #2
Second Floor



#3 & #4
Third Floor



#5 & #6
Fourth Floor



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San Francisco, CA

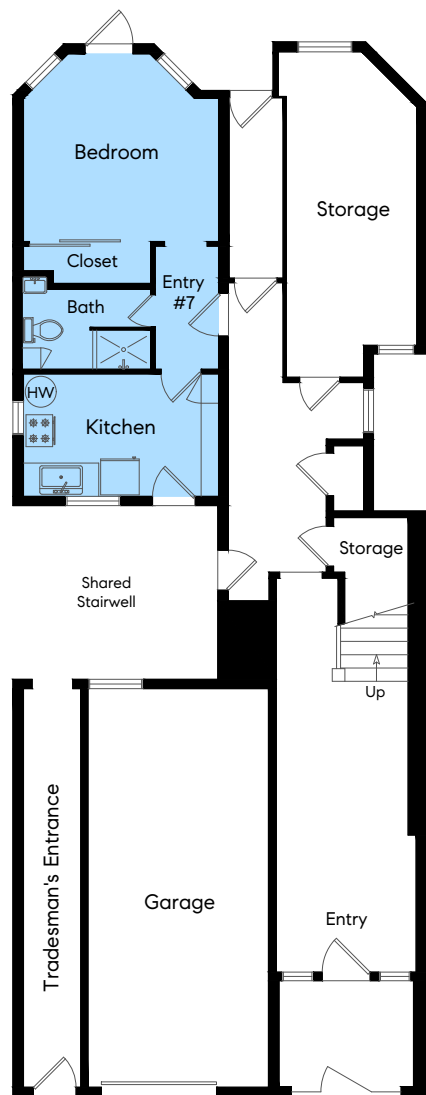
Note: Square footage derived per the interior face of all boundary walls.

Note: Square footage data represents an estimate and has been derived simply for the marketing-style floor plans developed by Open House Drafting.

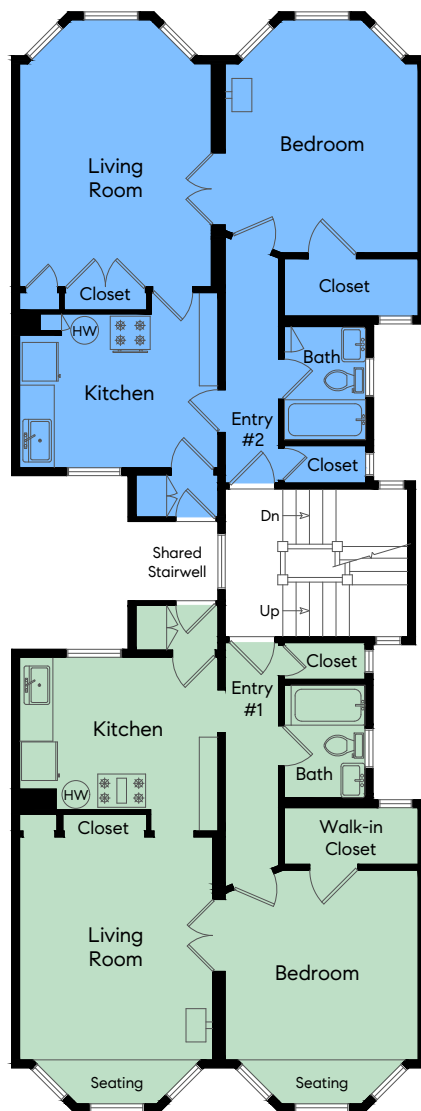
#1	665 Sq Ft	#4	665 Sq Ft
#2	665 Sq Ft	#5	665 Sq Ft
#3	665 Sq Ft	#6	665 Sq Ft
		#7	330 Sq Ft

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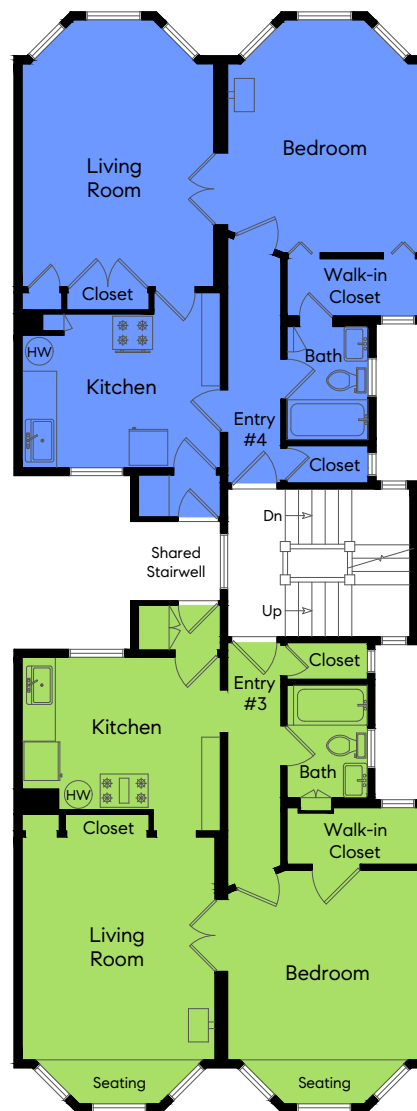
San Francisco, CA



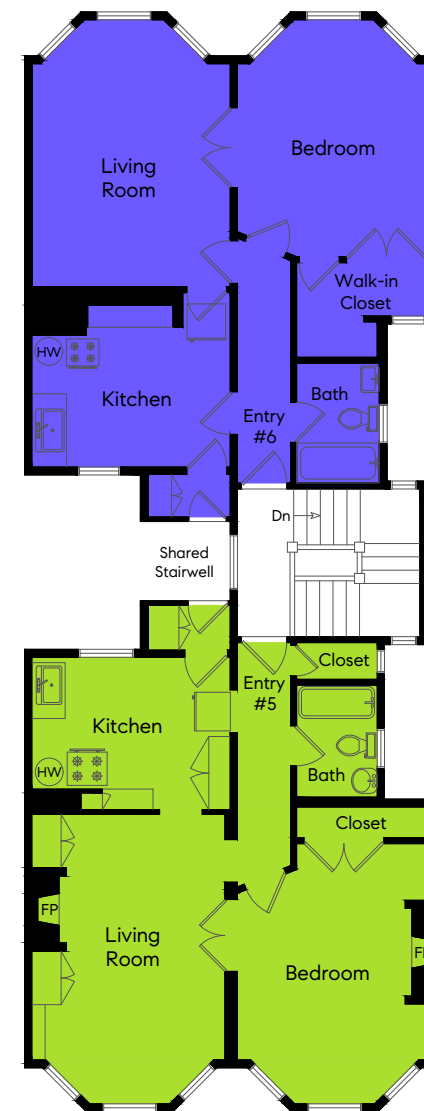
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First Floor



#1 & #2
Second Floor



#3 & #4
Third Floor



#5 & #6
Fourth Floor

Note: Square footage derived per the exterior face of all boundary walls.

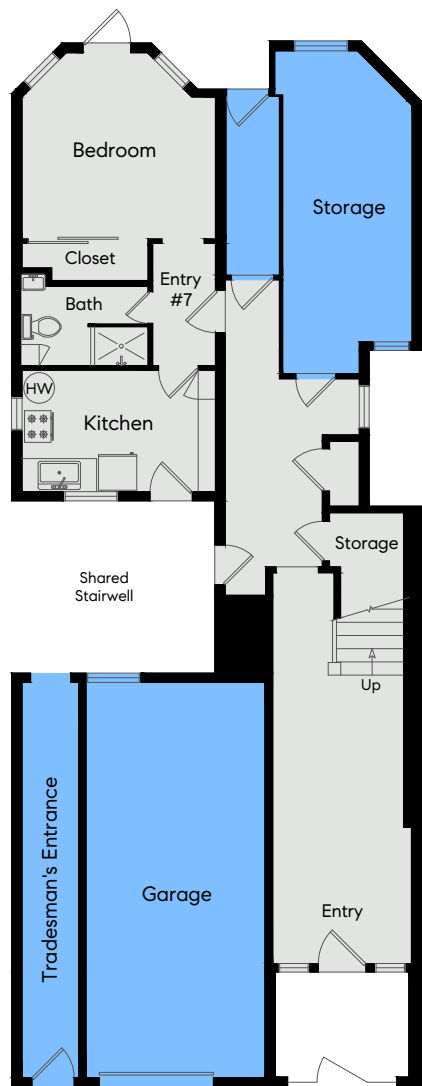
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5,430 Sq Ft

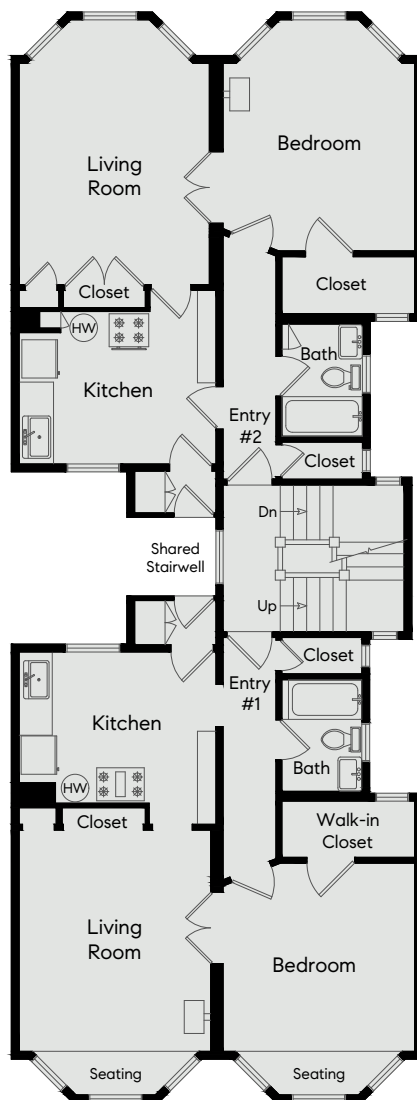
635 Sq Ft



#7
First Floor

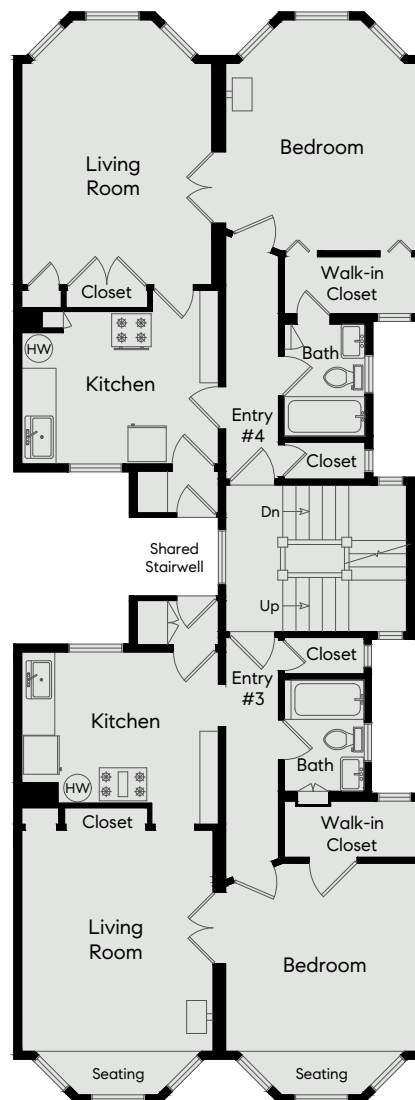
780 Sq Ft

635 Sq Ft



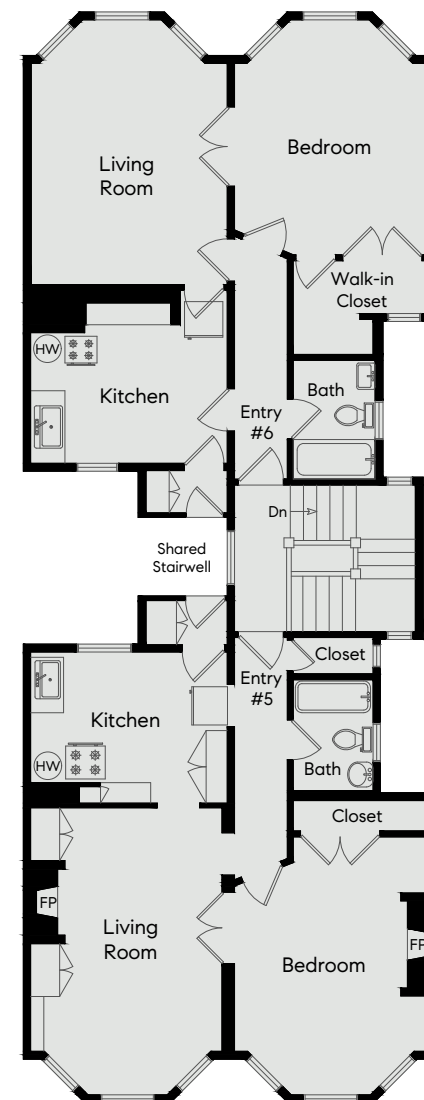
#1 & #2
Second Floor

1,550 Sq Ft



#3 & #4
Third Floor

1,550 Sq Ft



#5 & #6
Fourth Floor

1,550 Sq Ft