



527-529 34th Avenue

Two (2) Units | Two (2) Car Parking
Outer Richmond | San Francisco

Price: \$2,195,000

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PROPERTY OVERVIEW

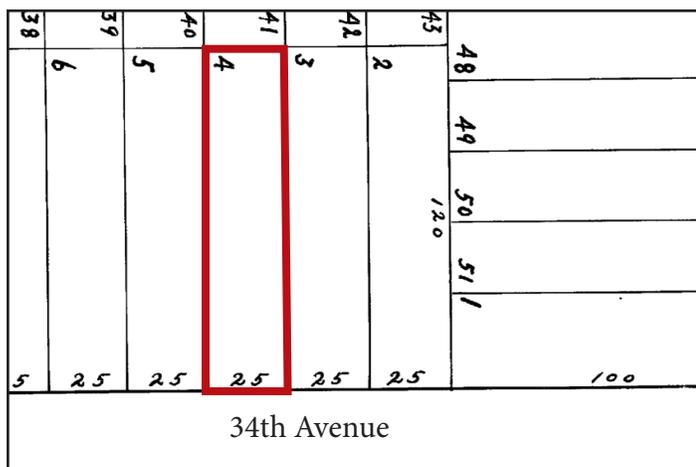
List Price: \$2,195,000

527-529 34TH AVENUE	
Year Built	1996
Parcel Number	1510 004
# of Units	Two units
Unit Mix	Two x 3bd-2ba, Plus One 1bd-1ba bonus space
Parking	2 car (side-by-side)
Sq. Feet ¹	4,183 sq/ft
Lot Sq. Feet ¹	2,996 sq/ft
Neighborhood	Outer Richmond (1E)

1-Per Tax Records. Buyer to verify.

STRUCTURE + SYSTEMS	
Electric	3 Meters
Gas	3 Meters
Heat	Central Heat
Foundation	Concrete
Hot Water Heater	Separate
Roof	Urethane foam
Laundry	Coin Operated

PARCEL MAP



527–529 34th Avenue is a pride-of-ownership, 1996-built, non-rent-controlled duplex in San Francisco’s desirable Richmond District. Spanning 4,183 sq ft (per tax records), the building consists of two (2) 3BD/2BA flats with spacious layouts and abundant natural light.

The property also includes a charming ground-level 1BD/1BA bonus space with a private deck and direct access to the shared backyard. Separately metered for gas and electricity, the building offers side-by-side two-car garage parking, additional storage, shared coin-op laundry, and a recently painted exterior.

The lower flat (527) is vacant and move-in ready, with one garage space delivered vacant — presenting a unique opportunity for owner-occupants and investors seeking a well-located, turnkey asset.

This property is conveniently located near restaurants and cafés on Balboa and Clement Streets, within walking distance of Golden Gate Park, Lincoln Park Golf Course, Lands End, and Ocean Beach, and easy access to downtown via the 38 Geary bus line.



FINANCIAL OVERVIEW

Financial Summary

Current

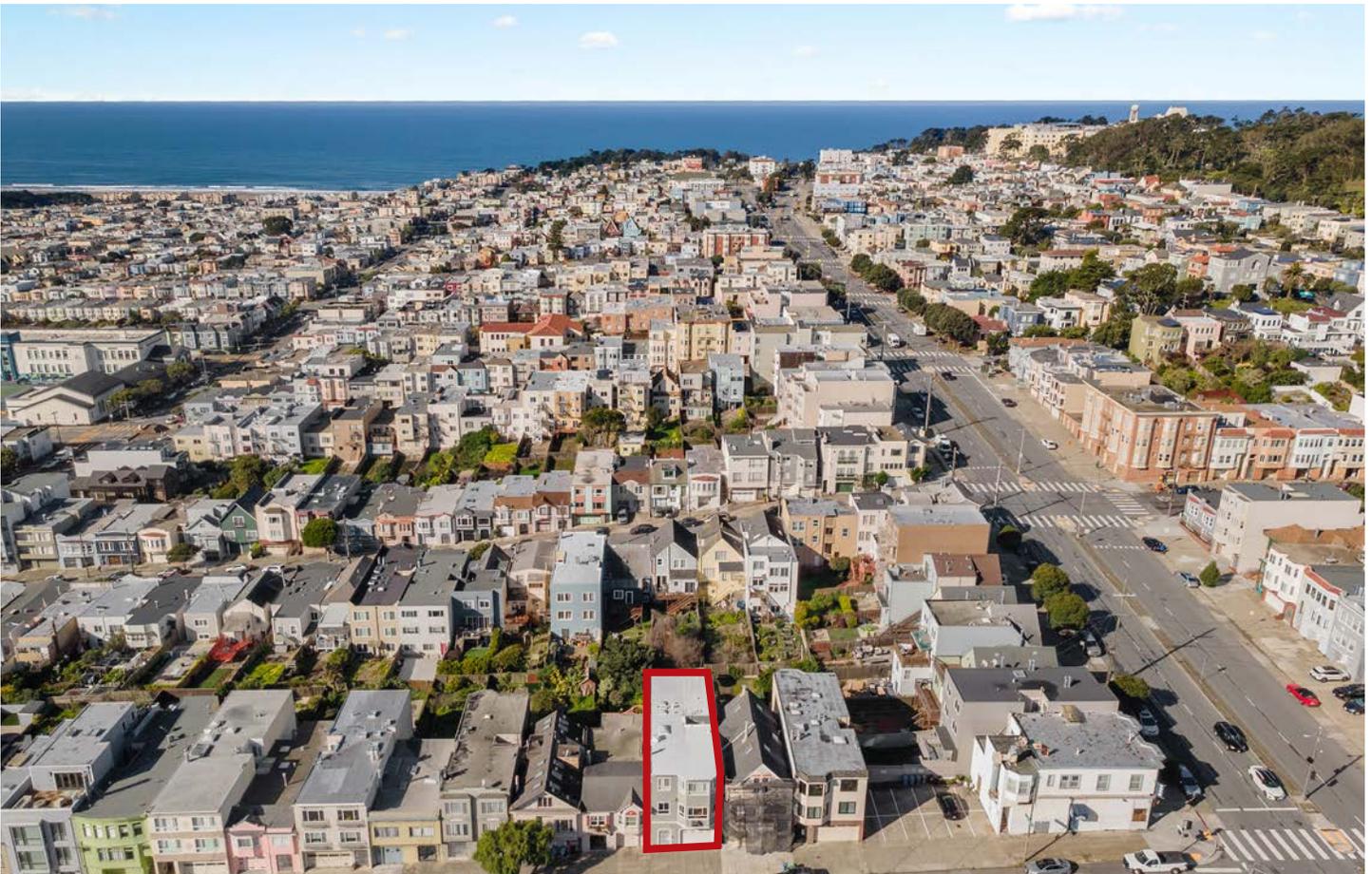
Price:	\$2,195,000
Number of Units:	2
Square Feet ¹ :	4,183
Price/Sq. Foot:	\$525
GRM:	14.58
Cap Rate:	5.13%

1-Per assessor tax records

Annualized Operating Data

Current

Scheduled Gross Income:	\$150,600
Less Vacancy Rate: (3%)	(\$4,518)
Gross Operating Income:	\$146,082
Less Expenses (Est):	(\$33,453)
Net Operating Income (NOI):	\$112,629



RENT ROLL EXPENSES



Rent Roll

Unit	Unit Type	Current Rent	Move in Date	Notes
529	3 Bed, 2 Bath	\$4,200	5/24/2020	Upper Flat
527	3 Bed, 2 Bath	\$5,300	Vacant	Middle Flat
527A ¹	1 bed, 1 bath	\$3,050	4/20/2024	Bonus Space
Total Monthly Income		\$12,550		

Total Annual Income **\$150,600**

1-Seller and Broker make no representations regarding the legality of the bonus space. Buyers are advised to independently verify to their own satisfaction.

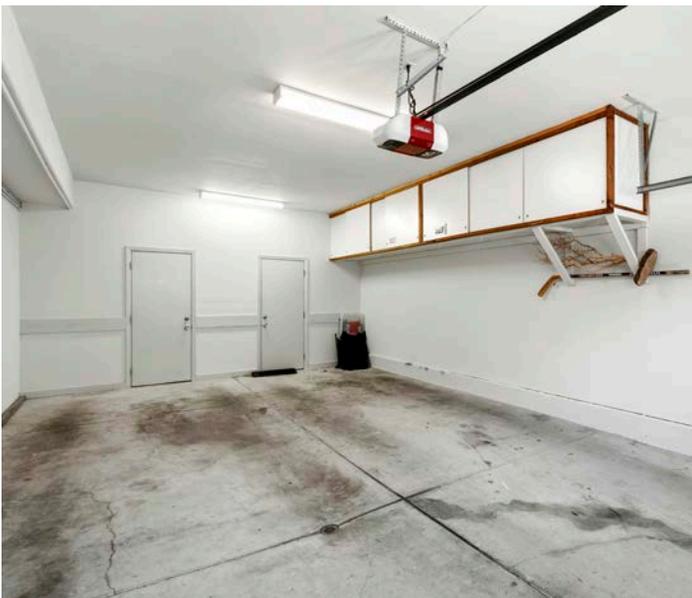
Estimated Expenses

Expense	Current	Notes
Property Taxes	\$25,528	1.18% of list price
Insurance	\$2,606	Actual, per owner
PGE	\$1,573	Actual, per owner
Water	\$2,546	Actual, per owner
Garbage	\$0	Tenants pay garbage
Repairs & Maintenance	\$1,000	Estimated \$500/unit
Reserves	\$200	Estimated \$100/unit
Total Annual Expenses:	\$33,453	

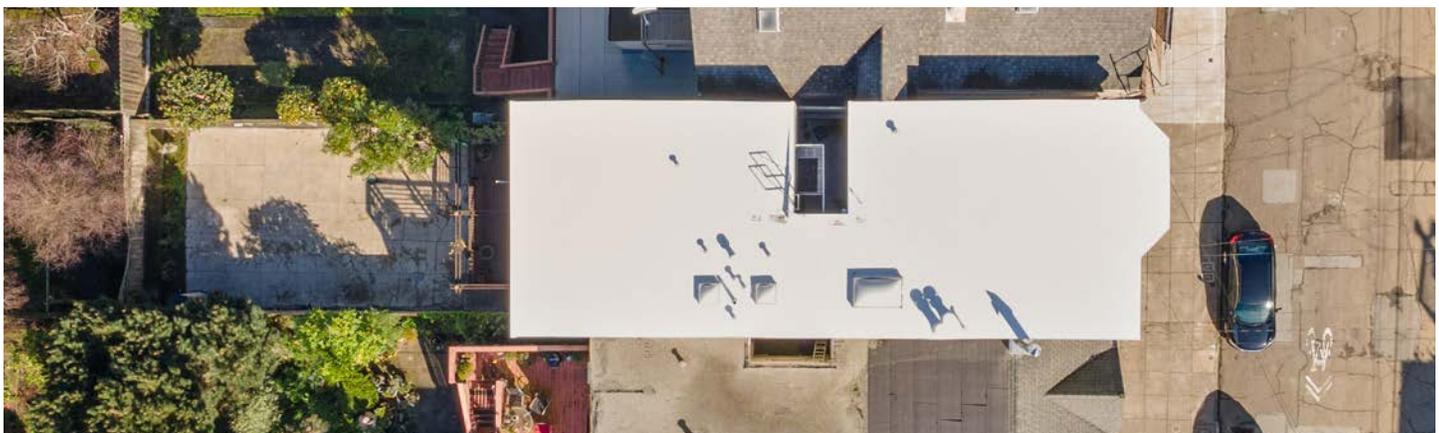
PHOTOS UNIT 527



PHOTOS COMMON AREAS



PHOTOS EXTERIORS



527-529 34TH AVENUE

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