



4727-4731 California Street

Four (4) Units
Inner Richmond | San Francisco

Price: \$2,150,000

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COMPASS
COMMERCIAL



PROPERTY OVERVIEW

List Price: \$2,150,000

4727-4731 CALIFORNIA ST	
Year Built	1908
Parcel Number	1424 038
# of Units	Four (4) units
Unit Mix	One x 3bd-1.5ba, One 2bd-1ba, Two 1bd-1ba
Parking	Street
Sq. Feet ¹	4,200 sq/ft
Lot Sq. Feet ¹	2,748 sq/ft
Neighborhood	Inner Richmond (1B)
Zoning	RM1

1-Per Tax Records. Buyer to verify.

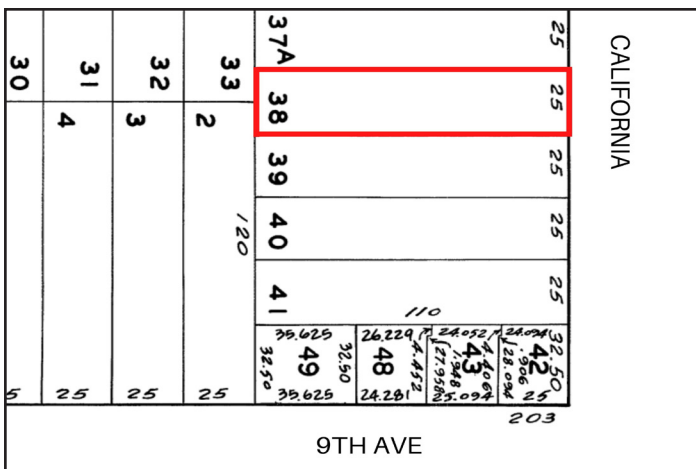
4727-4731 California Street is a four-unit apartment building in San Francisco's Inner Richmond District, located between 9th and 10th Avenues. The property consists of one (1) vacant 3bd/1.5ba unit, one (1) 2bd/1ba unit, and two (2) 1bd/1ba units, presenting a rare owner-user opportunity.

The property features a recently painted exterior, a sunny rear garden, and a large vacant basement with front and rear access. Neighborhood amenities include the shops and restaurants of California and Clement Streets, along with convenient access to Laurel Village, Golden Gate Park, the Presidio, UCSF, and public transportation.

4727-4731 California Street presents a compelling opportunity for owner-users seeking to offset housing costs with rental income, or investors looking to acquire a well-located Inner Richmond asset with value-add potential.

STRUCTURE + SYSTEMS	
PG&E	Separately Metered
Gas	Four Meters
Heat	Forced Air + Gas Wall
Foundation	Concrete
Hot Water Heater	Separate
Roof	Bitumen
Laundry	Common, Coin Operated

PARCEL MAP



FINANCIAL OVERVIEW

Financial Summary

Current

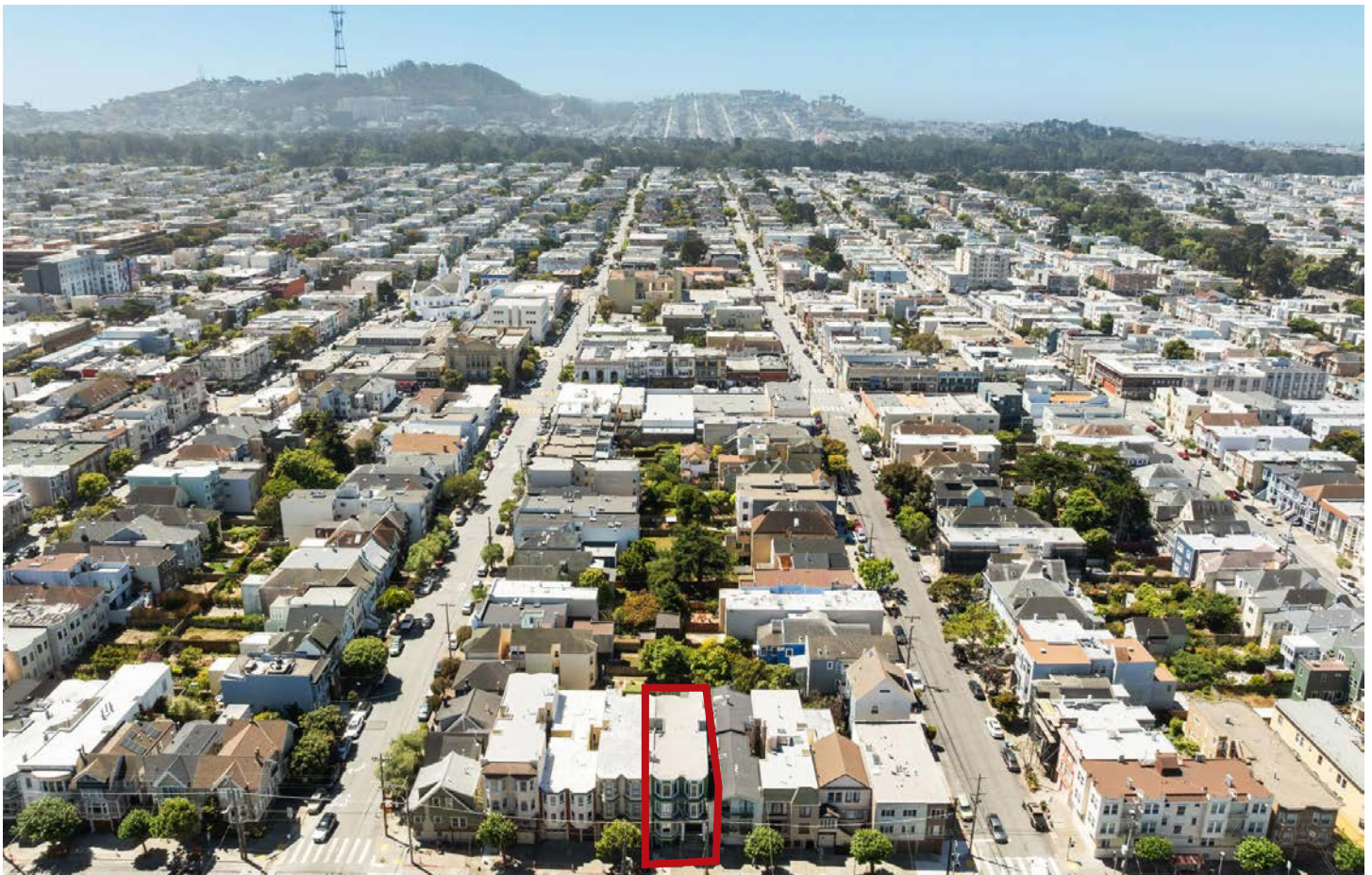
Price:	\$2,150,000
Number of Units:	4
Square Feet ¹ :	4,200
Price/Sq. Foot:	\$512
GRM:	13.94
Cap Rate:	5.29%

1-Per assessor tax records

Annualized Operating Data

Current

Scheduled Gross Income:	\$154,224
Less Vacancy Rate: (3%)	(\$4,627)
Gross Operating Income:	\$149,597
Less Expenses (Est):	(\$35,834)
Net Operating Income (NOI):	\$113,764



RENT ROLL EXPENSES



Rent Roll

Unit	Unit Type	Current Rent	Move in Date	Notes
4727	2bd-1ba	\$3,549	3-1-2022	Updated
4729-#1	1bd-1ba	\$2,535	2-15-2022	Updated
4729-#2	1bd-1ba	\$668	8-20-1997	
4731	3bd-1.5ba	\$6,000	Vacant	Projected Rent
Laundry	On-Site	\$100	Estimated	
Total Monthly Income		\$12,852		

Estimated Expenses

Expense	Current	Notes
Property Taxes	\$25,005	1.18% of list price
Insurance	\$4,289	Per seller, 2025 premium
PGE	\$360	Per seller; est. \$30/month
Water*	\$1,320	Per seller; est. \$110/month
Garbage	\$2,460	Per seller; est. \$205/month
Repairs & Maintenance	\$2,000	Estimated \$500/unit
Reserves	\$400	Estimated \$100/unit

Total Annual Expenses: \$35,834

*Tenants reimburse the owner for water based on occupant count, except Unit 4729-#2, which is exempt per lease. Estimated net owner cost: approximately \$110/month. Buyer to verify utility expenses and reimbursements to their satisfaction.

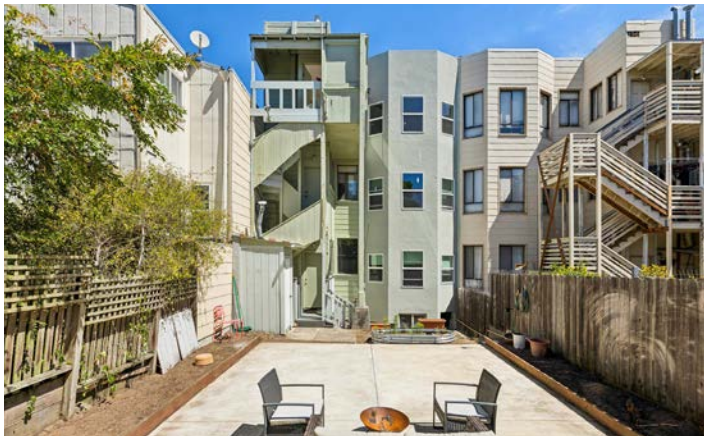
PHOTOS UNIT 4731



PHOTOS UNIT 4731



PHOTOS EXTERIORS



PHOTOS COMMON AREAS



4727-4731 CALIFORNIA STREET



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