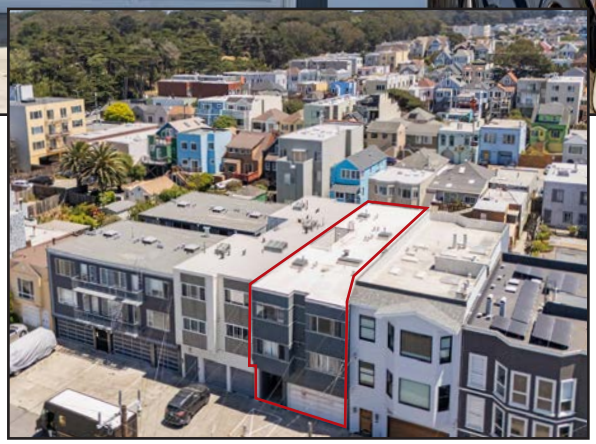

1254 48th Avenue

Outer Sunset | San Francisco

Six (6) units | Six (6) car parking

Reduced Price: $1,950,000

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PROPERTY OVERVIEW

Reduced Price: $1,950,000

1254 48th Avenue	
Year Built	1964
Parcel Number	1703-032
# of Units	6 units
Unit Mix	Two (2) Studio Four (4) 2 bed-1 bath
Parking	6 car parking
Sq.Feet[1]	4,070 sq/ft
Lot Size	2,996 sq/ft
Neighborhood	Outer Sunset
Zoning	RH2

1-Per SF tax records

STRUCTURE + SYSTEMS

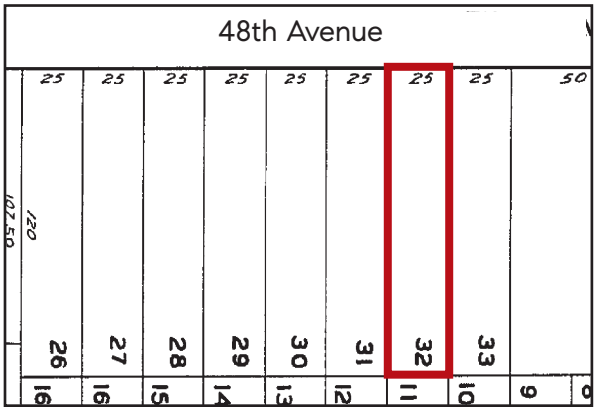
Foundation	Concrete
Hot water	Separate Water Heaters
Heat	Electric/Gas Wall
PGE	Separate Meters
Laundry	Coin operated
Roof	2017
Soft Story Retrofit	Not completed

1254 48th Avenue is a six (6) unit apartment building located in San Francisco's Outer Sunset District. Constructed in 1964, the property consists of four (4) 2bd-1ba units and two (2) studios. The building is separately metered for gas and electricity and includes parking for six (6) cars.

Located in the northwestern portion of the Sunset District, the property offers tenants a classic San Francisco blend of coastal living and urban convenience. The building is located steps from Ocean Beach, Golden Gate Park, and the popular dining and shopping corridors along Irving and Judah Streets.

1254 48th Avenue offers investors the opportunity to acquire a low-maintenance multifamily asset with rental upside potential in one of San Francisco's most desirable rental markets.

PARCEL MAP



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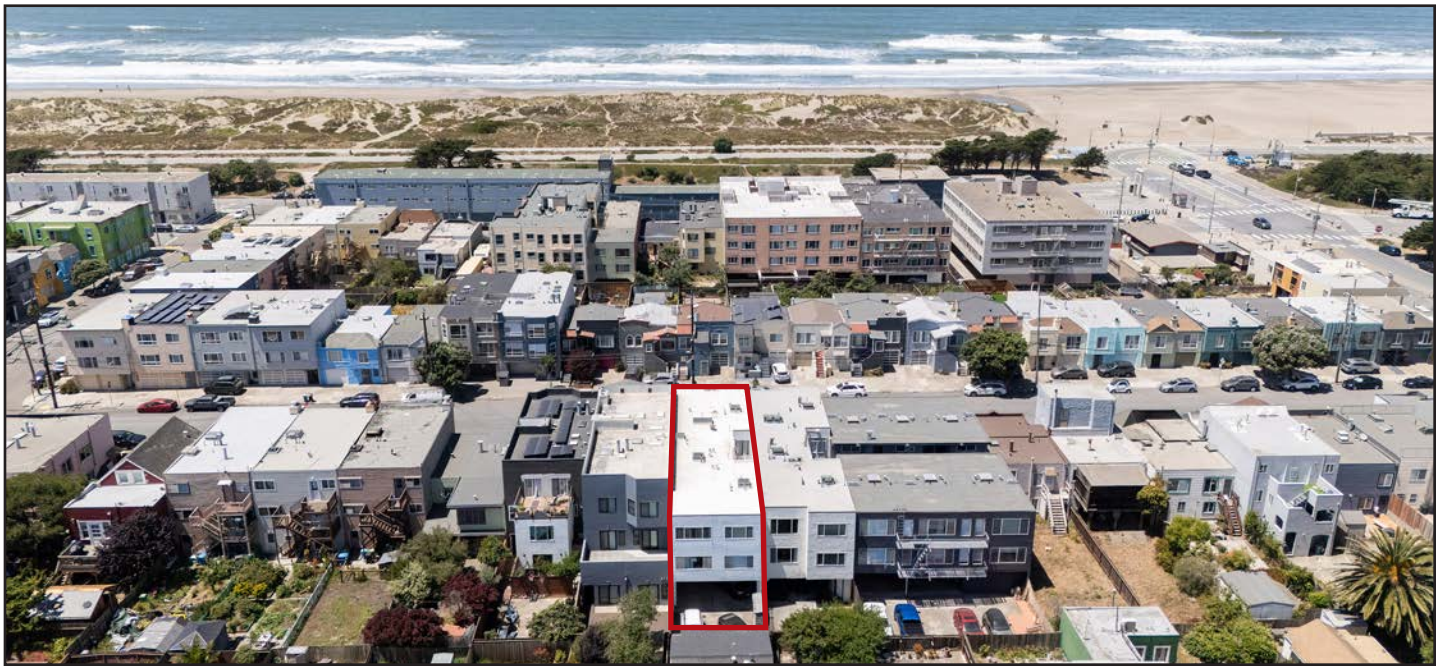
FINANCIAL OVERVIEW

Financial Summary	Current
Price:	$1,950,000
Number of Units:	6
Square Feet[1]:	4,070
Price/Sq. Foot:	**$479**
Price/Unit	**$325,000**
GRM	**12.57**
Cap Rate	**5.14%**
Proforma GRM	9.42
Proforma Cap Rate	8.33%

1-Per assessor tax records

Annualized Operating Data	Current	
Scheduled Gross Income	$155,173	
Less Vacancy Rate:	($4,655)	(3%)
Gross Operating Rate:	$150,518	
Less Expenses (Est):	($50,351)	(32%)
Net Operating Income (NOI):	**$100,167**	



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RENT ROLL

Unit	Unit Type	Current Rent	Proforma Rent	Move-In Date	Notes
1	2bd-1ba	$1,799	$3,800	10/1/2004	
2	2bd-1ba	$3,225	$3,800	2/1/2026	
3	Studio	$558	$2,100	10/1/1988	
4	2bd-1ba	$2,995	$3,800	3/1/2021	
5	2bd-1ba	$3,225	$3,800	5/15/2023	
6	Studio	$1,029	$2,100	8/1/1996	
	Laundry	$100	$100		Estimated
Monthly Income		**$12,931**	**$19,500**		
Total Annual Income		**$155,173**	**$234,000**		**51% upside**

ESTIMATED EXPENSES

	Annual	
Property Taxes	$23,010	1.18% of the list price
Insurance	$5,294	Quote - Yerba Buena Insurance
PGE	$1,998	Per Owner's T-12 (Apr 2025 - Mar 2026)
Water	$6,229	Per Owner's T-12 (Apr 2025 - Mar 2026)
Garbage	$4,613	Per Owner's T-12 (Apr 2025 -Mar 2026)
Repairs & Maintenance	$3,000	Estimated $500/unit
Management	$6,207	Estimated 4% of gross income
Total	**$50,351**	32% of gross income

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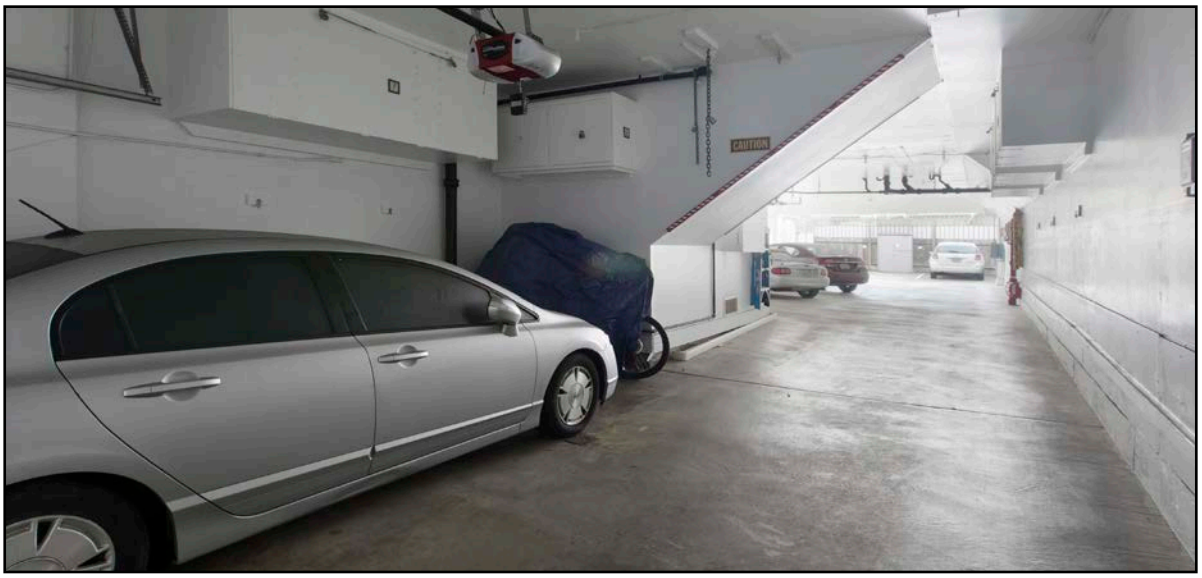
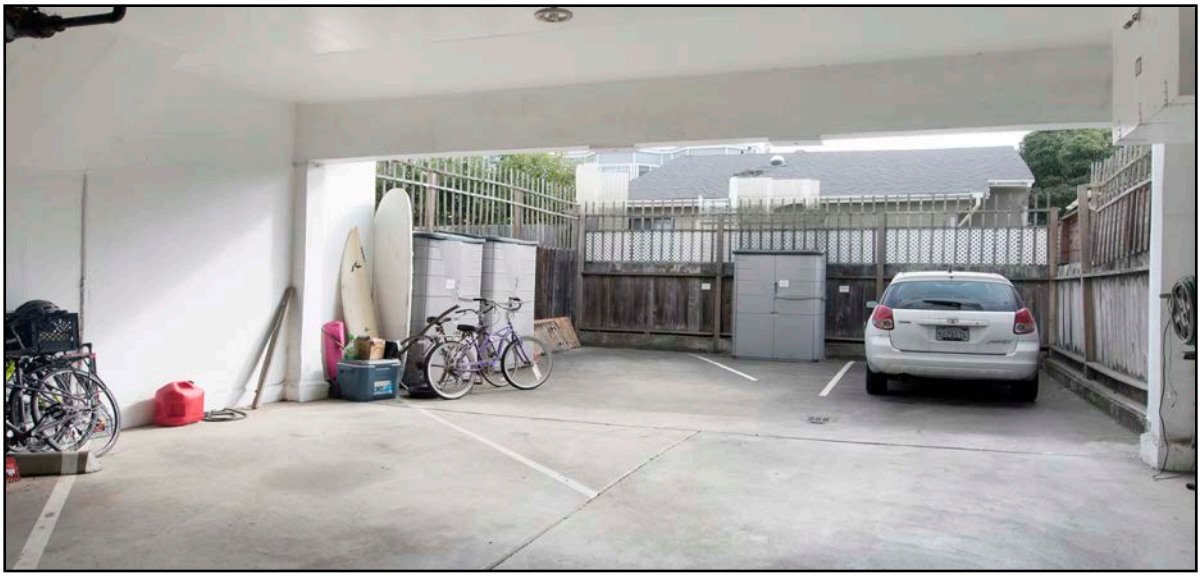
PHOTOS GARAGE





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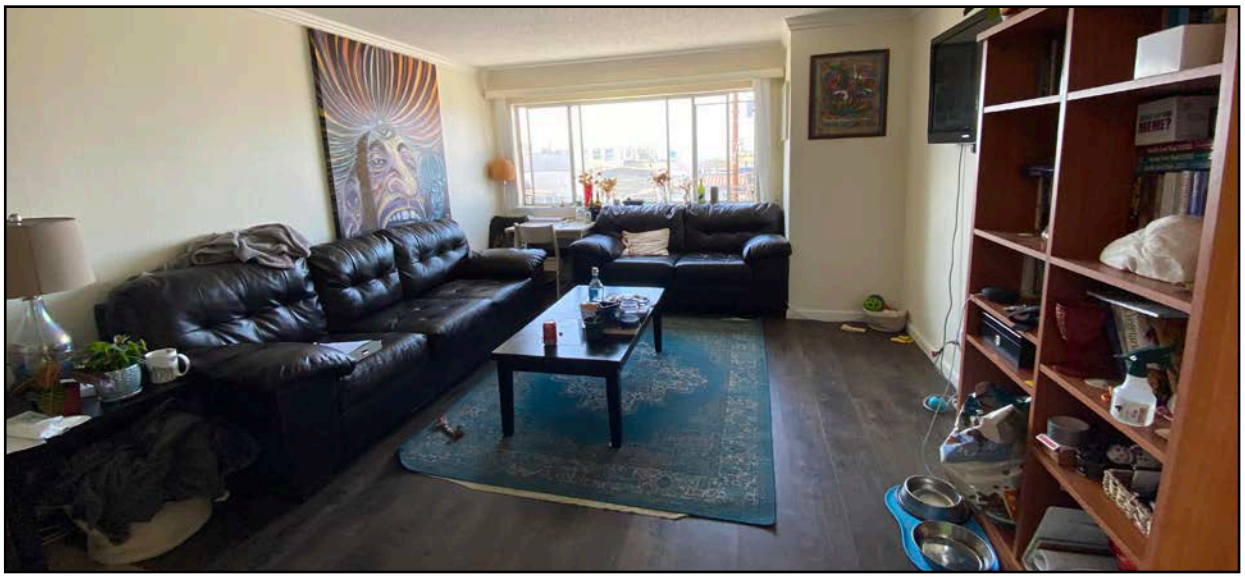
PHOTOS UNIT FOUR



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NEIGHBORHOOD

THE OUTER SUNSET

LOCATION & AMENITIES

60 WALK **80** TRANSIT **90** BIKE

1254 48th Avenue Outer Sunset | San Francisco

TRANSIT

1. Judah / La Playa (Ocean Beach)
   N Judah line terminus
2. Judah St & 46th Ave
   N Judah line

SHOPPING & DAILY NEEDS

3. Your Market
   1460 48th Ave
4. Other Avenues Food Store
   3930 Judah St
5. Western Sunset Market
   4099 Judah St
6. Mollusk Surf Shop
   4500 Irving St

SCHOOLS & CIVIC

13. Francis Scott Key Elementary
    1530 43rd Ave
14. Ocean Beach
    Great Highway / Judah St

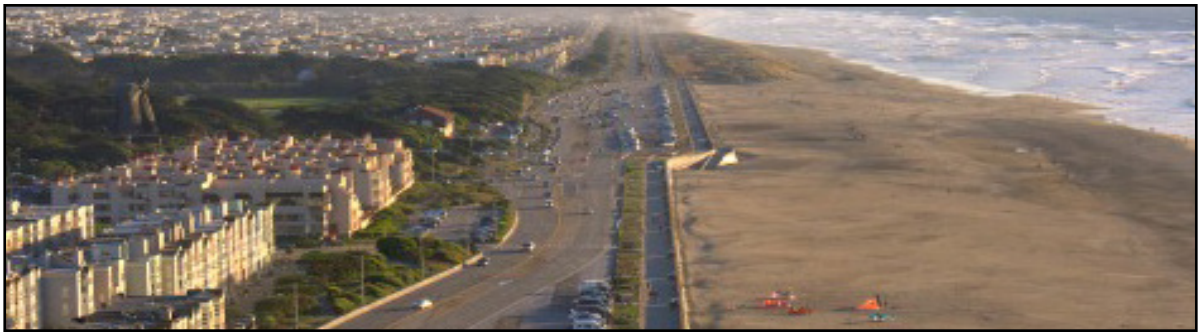
1254 48th Avenue
Subject property

DINING & NIGHTLIFE

7. Hook Fish Co
   4542 Irving St
8. Java Beach Cafe
   1396 La Playa St
9. Ruby's
   4300 Judah St
10. Pitt's Pub
    4207 Judah St
11. Outerlands
    4001 Judah St
12. Woods Outbound
    4045 Judah St

WALKING DISTANCE

Hook Fish Co	2 min
Judah / La Playa (N Judah)	4 min
Ocean Beach	5 min
Java Beach Cafe	5 min
Your Market	7 min
Key Elementary	12 min



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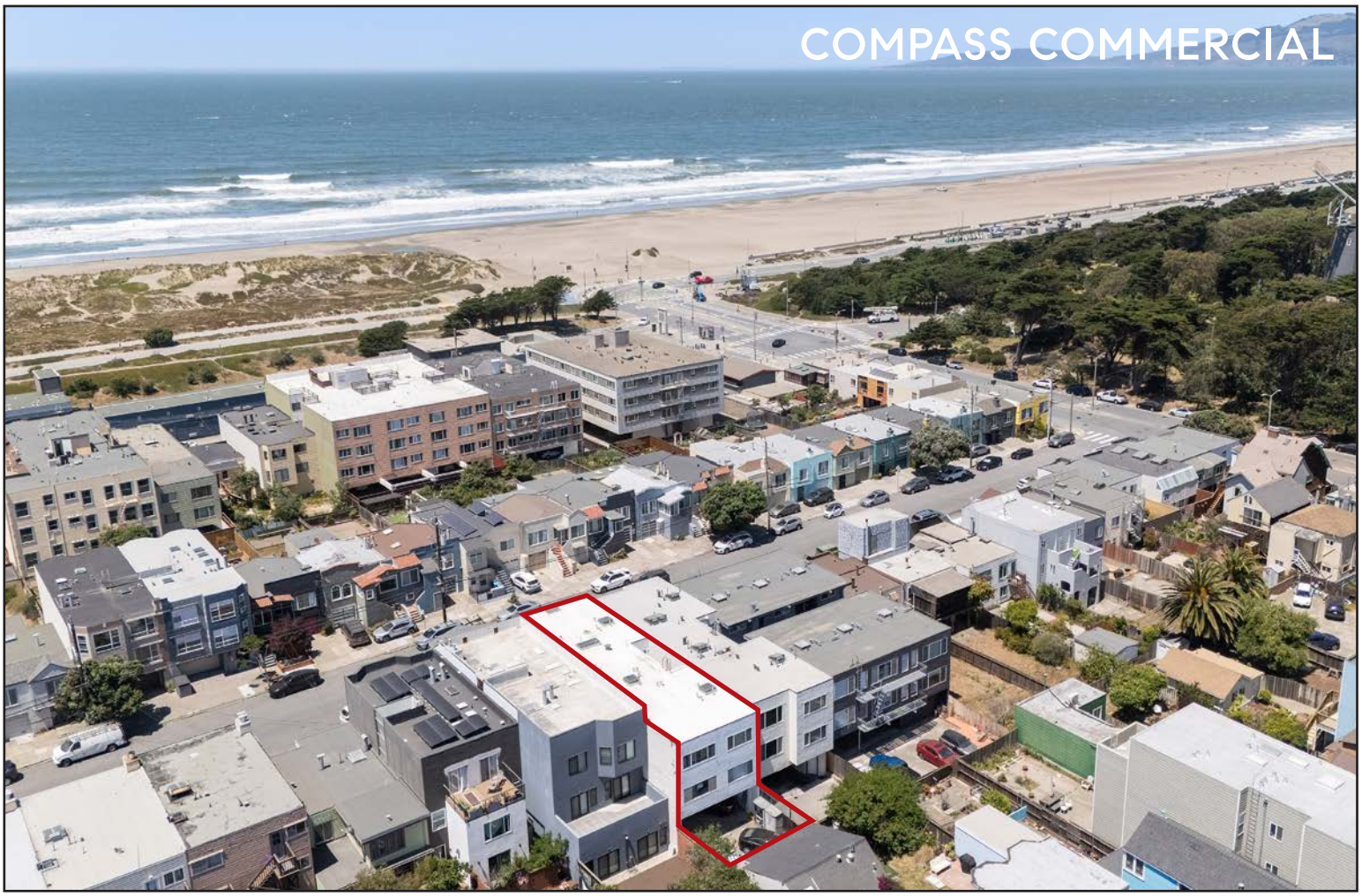

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