

# 1254 48th Avenue

## Outer Sunset | San Francisco

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

**Price: \$2,150,000**

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# PROPERTY OVERVIEW

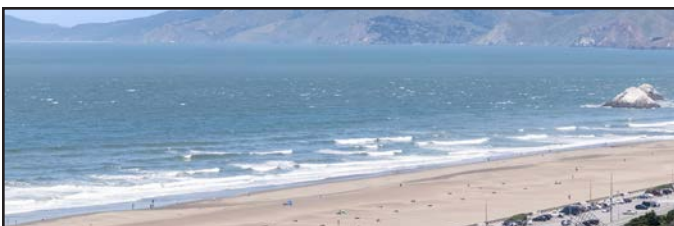
List Price: \$2,150,000

|                         |   |
|-------------------------|---|
| <b>1254 48th Avenue</b> |   |
| Year Built              | 1964                                    |
| Parcel Number           | 1703-032                                |
| # of Units              | 6 units                                 |
| Unit Mix                | Two (2) Studio<br>Four (4) 2 bed-1 bath |
| Parking                 | 6 car parking                           |
| Sq.Feet <sup>1</sup>    | 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

|             |    |    |    |    |    |    |    |    |   |
|-------------|----|----|----|----|----|----|----|----|---|
| 48th Avenue |    |    |    |    |    |    |    |    |   |
| 25          | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 50 |   |
| 26          | 27 | 28 | 29 | 30 | 31 | 32 | 33 |    |   |
| 16          | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9  | 8 |

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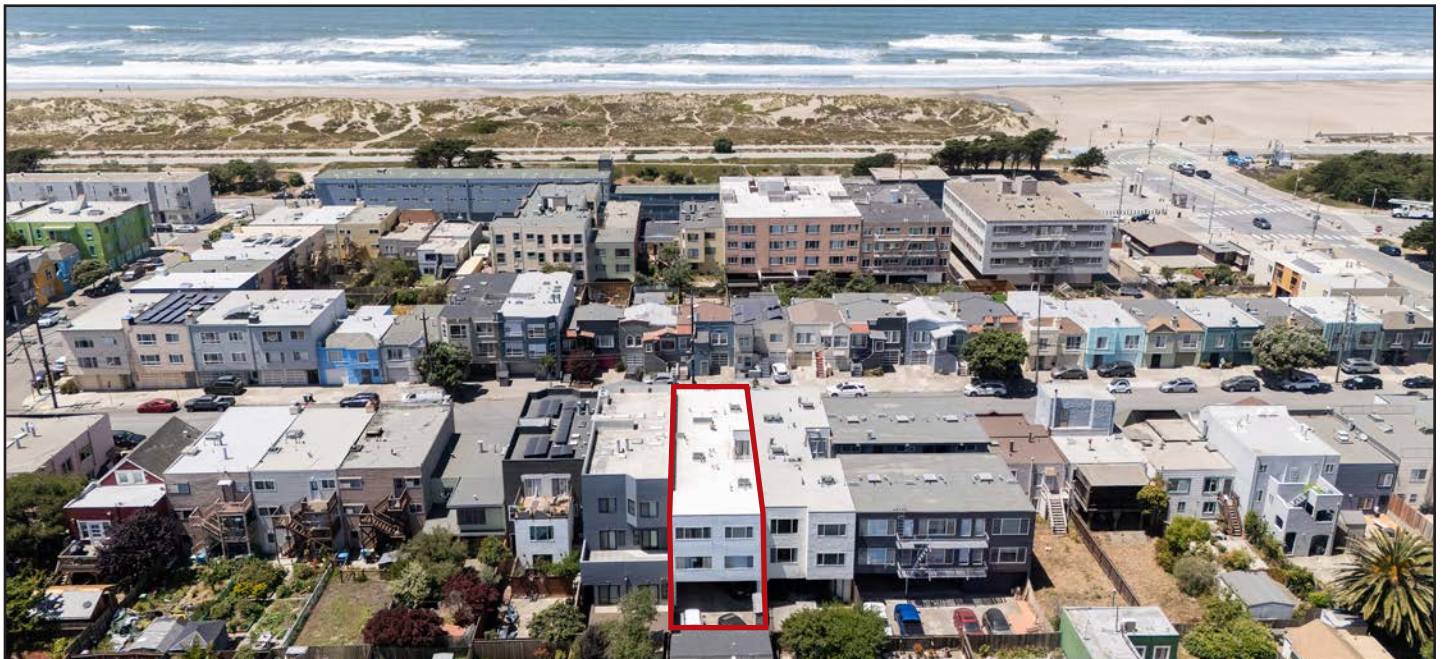
**1254 48TH AVENUE**

# FINANCIAL OVERVIEW

| <b>Financial Summary</b>   | Current     |
|----------------------------|-------------|
| Price:                     | \$2,150,000 |
| Number of Units:           | 6           |
| Square Feet <sup>1</sup> : | 4,070       |
| Price/Sq. Foot:            | \$528       |
| Price/Unit                 | \$358,333   |
| GRM                        | 13.86       |
| Cap Rate                   | 4.57%       |
| Proforma GRM               | 9.19        |
| Proforma Cap Rate          | 8.45%       |

1-Per assessor tax records

| <b>Annualized Operating Data</b>   | Current          |
|------------------------------------|------------------|
| Scheduled Gross Income             | \$155,173        |
| Less Vacancy Rate:                 | (\$4,655) (3%)   |
| Gross Operating Rate:              | \$150,518        |
| Less Expenses (Est):               | (\$52,345) (36%) |
| <b>Net Operating Income (NOI):</b> | <b>\$98,172</b>  |



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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         |
| <b>Monthly Income</b>      |           | <b>\$12,931</b>  | <b>\$19,500</b>  |              |                   |
| <b>Total Annual Income</b> |           | <b>\$155,173</b> | <b>\$234,000</b> |              | <b>51% upside</b> |

# ESTIMATED EXPENSES

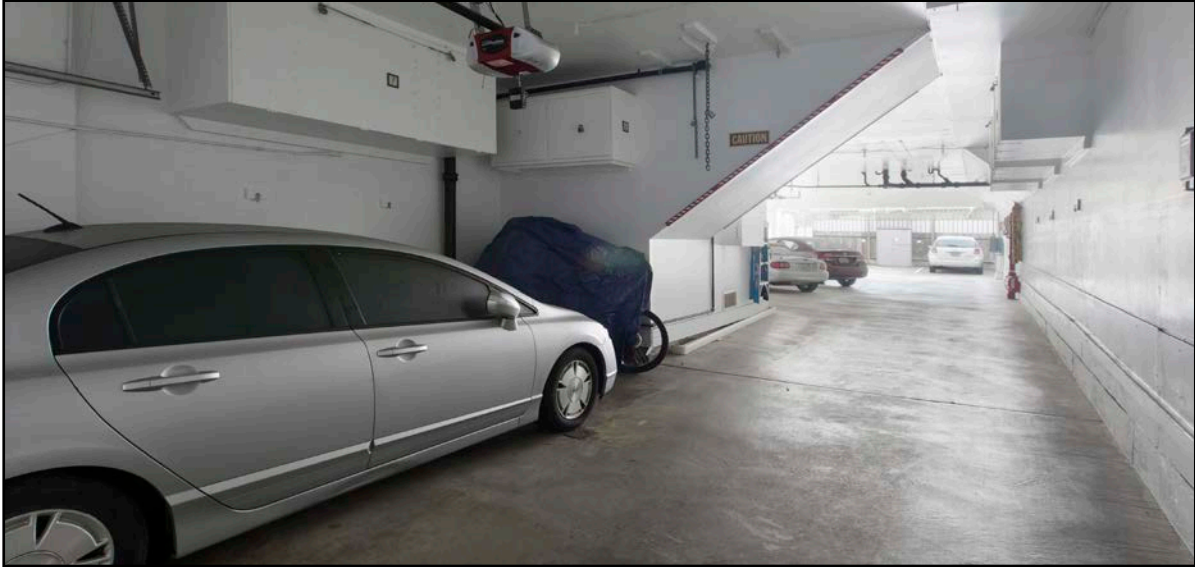
|                       | Annual          |  |
|-----------------------|-----------------|--|
| Property Taxes        | \$25,005        | 1.18% of the list price                |
| Insurance             | \$5,294         | Quote - Yerba Buena Insurance          |
| PGE                   | \$1,998         | 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           |
| <b>Total</b>          | <b>\$52,345</b> | <b>34% of gross income</b>             |



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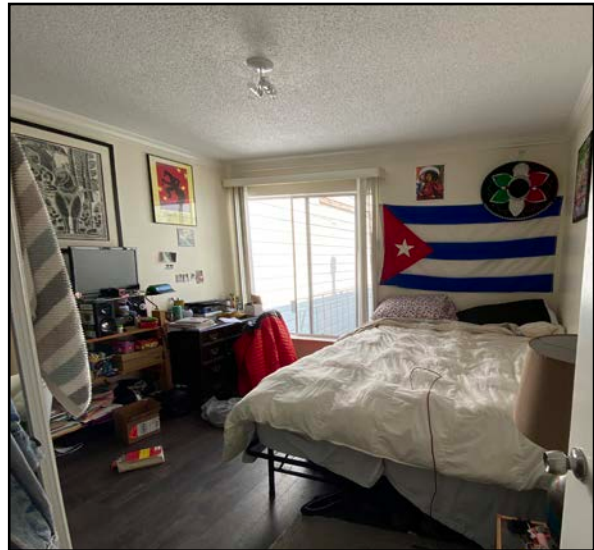
# PHOTOS GARAGE



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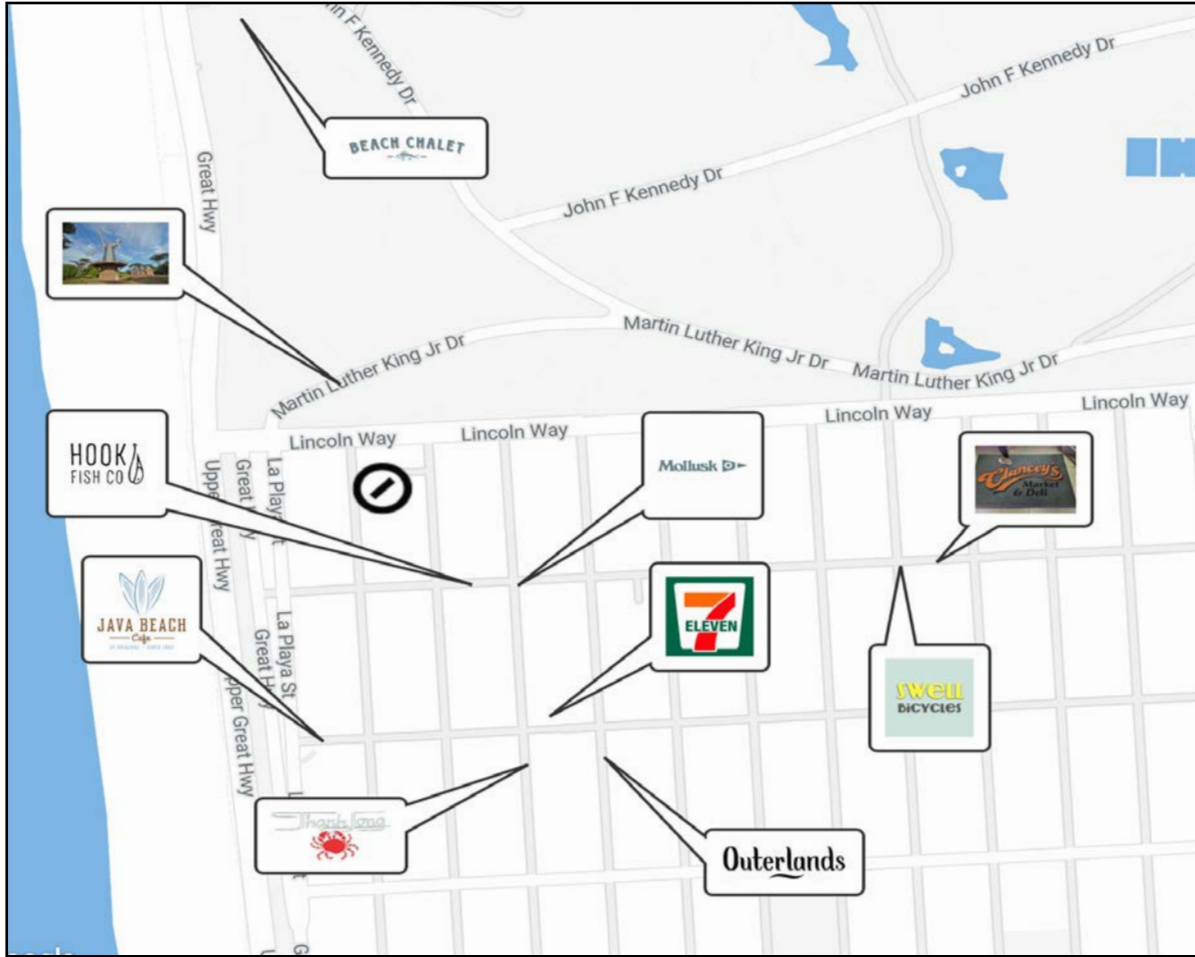
# PHOTOS UNIT FOUR



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# NEIGHBORHOOD



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COMPASS COMMERCIAL



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