

Offering Memorandum for 1927-1929 Taraval Street, San Francisco, CA

1. Executive Summary

- Rare, non-rent-controlled mixed-use fourplex
 - Prime Central Sunset location, walking distance to ocean & transit
 - 3 residential units + 1 commercial unit (vacant, strong lease potential)
 - Current NOI: \$175,404; Pro Forma NOI: \$209,808
 - Cap Rate: 7.16% current, 8.56% pro forma
 - Seller financing available for \$1M
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2. Property Overview

- Built in 1987, 3 stories
 - Approx. 4,812 sq ft building on 2,500 sq ft lot
 - Zoning: NC-2 (Neighborhood Commercial Small Scale)
 - 3 residential units (all leased) and 1 commercial unit (vacant)
 - Management fee 6% of gross income
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3. Financial Summary

- Price: \$2,450,000
 - Gross Scheduled Income (GSI): \$186,600 (current), \$223,200 (pro forma)
 - Net Operating Income (NOI): \$175,404 (current), \$209,808 (pro forma)
 - Cap Rate: 7.16% current, 8.56% pro forma
 - Gross Rent Multiplier (GRM): 13.15 current
 - Price/SF building: \$509, Price/SF land: \$980
 - Price/unit: \$612,500
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4. Investment Highlights

- No rent control – rare in SF, with upside rent growth potential
- Walking distance to ocean, parks, transit, and amenities
- Flexible sale: entire building or separate commercial/residential
- Live-in owner potential or condo conversion opportunity
- Strong income with room for commercial rent increase
- Seller carry financing available for easy acquisition

5. Location Overview

- Central Sunset is a coveted SF neighborhood with quiet streets and ocean proximity
- Easy access to public transit, shops, cafes, parks
- Strong rental demand due to location and amenities

6. Contact Information

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