

Multifamily Property For Sale

521-525 WALLER STREET

521-525 Waller Street
San Francisco, CA 94117



Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing 521-525 Waller Street a prime 3 unit victorian in the Lower Haight. This property is comprised of One (1) 2 Bedroom 1 Bathroom unit & Two (2) 4 Bedroom 1 Bathroom units. All units have been updated, and feature period detail and hardwood floors throughout. There is a backyard, large storage room in the basement, Coin-op Laundry, and a garage with 2 car parking. Located on beautiful tree lined street near Duboce Park, MUNI, all the shopping & dining on Haight, Safeway, Whole Foods, BitRite & More! This is a fantastic opportunity for an investor to purchase a stabilized building in a well sought after location.

PROPERTY HIGHLIGHTS

- Large 3 Unit Victorian in Hayes Valley
- Updated Spacious flats with hardwood flooring, high ceilings, and abundant natural light
- 100% Occupied with stabilized rents
- 2 Car Garage Parking
- Private Garden in rear
- Separately Metered Gas & Electric

OFFERING SUMMARY

Sale Price:	\$2,295,000
Number of Units:	3
Building Size:	4,010 SF
Lot Size:	2,419 SF
Price/Unit:	\$765,000
Price/Square Foot:	\$572
Gross Income:	\$203,280
NOI:	\$139,122.34
GRM:	11.6
Cap Rate:	6.06%



BUILDING INFORMATION



LOCATION INFORMATION

Street Address	521-525 Waller Street
City, State, Zip	San Francisco, CA 94117
Cross-Streets	Steiner St
Sub-market	Hayes Valley
APN	0866-022
Year Built	1900
Zoning	RTO

BUILDING INFORMATION

Foundation	Concrete
Construction	Wood Frame
Facade	Wood
Heat Source	Central Forced Air Heat Unit 521 has Gas Wall Heat
Electrical Service	200 Amps, Separately Metered
Gas Service	Separately Metered
Water	Master Metered
Hot Water	3 x 40 Gallon Water Heaters (1 per Unit) 1 x 9 Gallon Electric (Laundry)
Fire Protection	Local Fire Alarm
Entry System	Gated Walk-up Entry
Roof	Tar Asphalt - Replaced 2024 (10 yr Warranty)
Laundry	Shared Coin-op in Basement

RENT ROLL - CL

SUITE	UNIT TYPE	SIZE SF	RENT	MARKET RENT	LEASE START
521	2bd x 1ba	1,049 SF	\$3,895	\$3,995	01/27/2024
523	4bd x 1ba	1,500 SF	\$5,995	\$6,095	01/01/2024
525	4bd x 1ba	1,425 SF	\$5,790	\$6,500	08/20/2022
Occupied Parking	-	-	\$500	\$500	-
Bond Passthrough	-	-	\$55	\$55	-
TOTALS		3,974 SF	\$16,234	\$17,145	
AVERAGES		1,325 SF	\$3,247	\$3,429	

INCOME & EXPENSES

INCOME SUMMARY

Rental Income	\$194,814
RUBS Income (*Est. at \$85/unit/mo)	\$3,060
Laundry Income (*Est. at \$50/mo)	\$600
GROSS INCOME	\$198,474

EXPENSES SUMMARY

Property Taxes	\$27,058
Special Assessment Tax	\$1,162
Property Insurance	\$4,525
PG&E	\$600
Water & Sewer	\$4,059
Garbage & Recycling	\$2,396
Code Compliance	\$1,721
Repair/Maintenance (estimated at \$750 per unit)	\$2,250
Management (5% of gross income)	\$9,626
OPERATING EXPENSES	\$53,397
NET OPERATING INCOME	\$139,122

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$2,295,000
Price per SF	\$572
Price per Unit	\$765,000
GRM - Current	11.56
GRM - Proforma	6.91
CAP Rate - Current	6.06%
CAP Rate - Proforma	8.78%
Cash-on-Cash Return (yr 1)	4.92%
Total Return (yr 1)	\$70,507
Debt Coverage Ratio	1.68

OPERATING DATA

Gross Scheduled Income	\$198,474
Total Scheduled Income	\$198,474
Vacancy Cost	\$5,954
Gross Income	\$192,519
Operating Expenses	\$53,397
Net Operating Income	\$139,122
Pre-Tax Cash Flow	\$56,384
Loan Amount	\$1,150,000
Debt Service	\$82,738
Debt Service Monthly	\$6,894
Principal Reduction (yr 1)	\$14,122

ADDITIONAL PHOTOS



FLOOR PLANS

521 Waller St



523 Waller St



FLOOR PLANS



Section

RETAILER MAP



Map data ©2024 Google

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