

4330 GEARY BLVD

INNER RICHMOND
SAN FRANCISCO, CA

13 UNITS MIXED-USE BUILDING

OFFERING MEMORANDUM

CONTACT

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EXECUTIVE SUMMARY

4330 Geary Boulevard, San Francisco	
Listing Price	\$2,475,000
GRM	8.29
Cap Rate	8.00%
Price / Sq Ft	\$458
Price / Unit	\$190,385
Building Size	5,400 Sq. Ft.
Parcel Size	2,400 Sq. Ft.
Parcel Number	1439-020
Year Built	1908
Zoning	NC-3



INVESTMENT HIGHLIGHTS

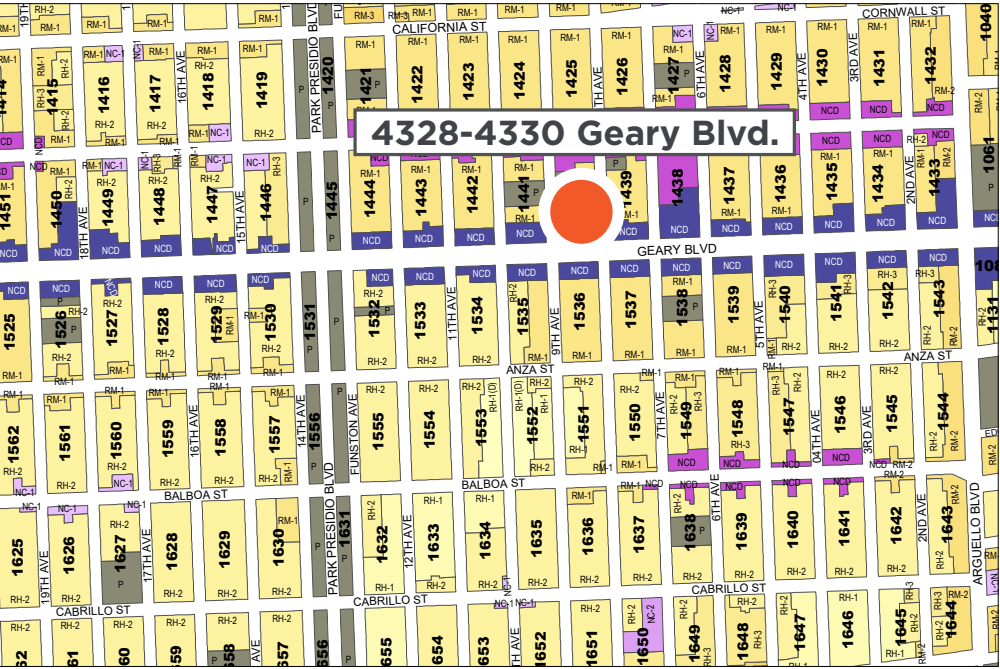
- Beautiful Edwardian 13 Unit, Mixed-Use Building
- Strong Commercial Rents
- Exceptional Return on Investment
- Prime Tech and Transit Location
- 12 Single Room Units (11 with Kitchenettes)
- 4 Renovated Shared Bathrooms
- Popular Traditional Thai Massage

DETAILS	
UNITS	13
RETAIL STOREFRONT	1
SINGLE ROOMS	12
BUILDING SIZE	5,400 SF
LAND AREA	2,400 SF
PARKING	0
FLOORS	3
FOUNDATION	TBD
STRUCTURE	Wood
ELECTRICAL	Master Metered
FLOORS	3
GAS	Separately Metered
HEAT	Gas Wall Heat/Electric Baseboard
PLUMBING	TBD
WINDOWS	Wood Sash
SEISMIC	Not Required
FIRE ALARM UPGRADE	Completed

4330 Geary Boulevard

ZONING

Residential Density	3 U per 800 sq ft lot
Height Limit	40-X
Historic Resource	B - Unknown
Parcel Width & Depth	100 X 20
Building Size	5,400 SF
Building Size	2,400 SF



NC-3 These Districts have some smaller structures, but are predominantly devoted to apartment buildings of six, eight, 10 or more units. Most of these districts are close to downtown and have been developed in this manner for some time. The units vary in size, but tend to be smaller than in RM-1 and RM-2 Districts. Many buildings exceed 40 feet in height, and in some cases additional buildings over that height may be accommodated without disruption of the district character. Although lots and buildings wider than 25 or 35 feet are common, the scale often remains moderate through sensitive facade design and segmentation. Open spaces are smaller, but decks and balconies are used to advantage for many units. Supporting nonresidential uses are often found in these areas.

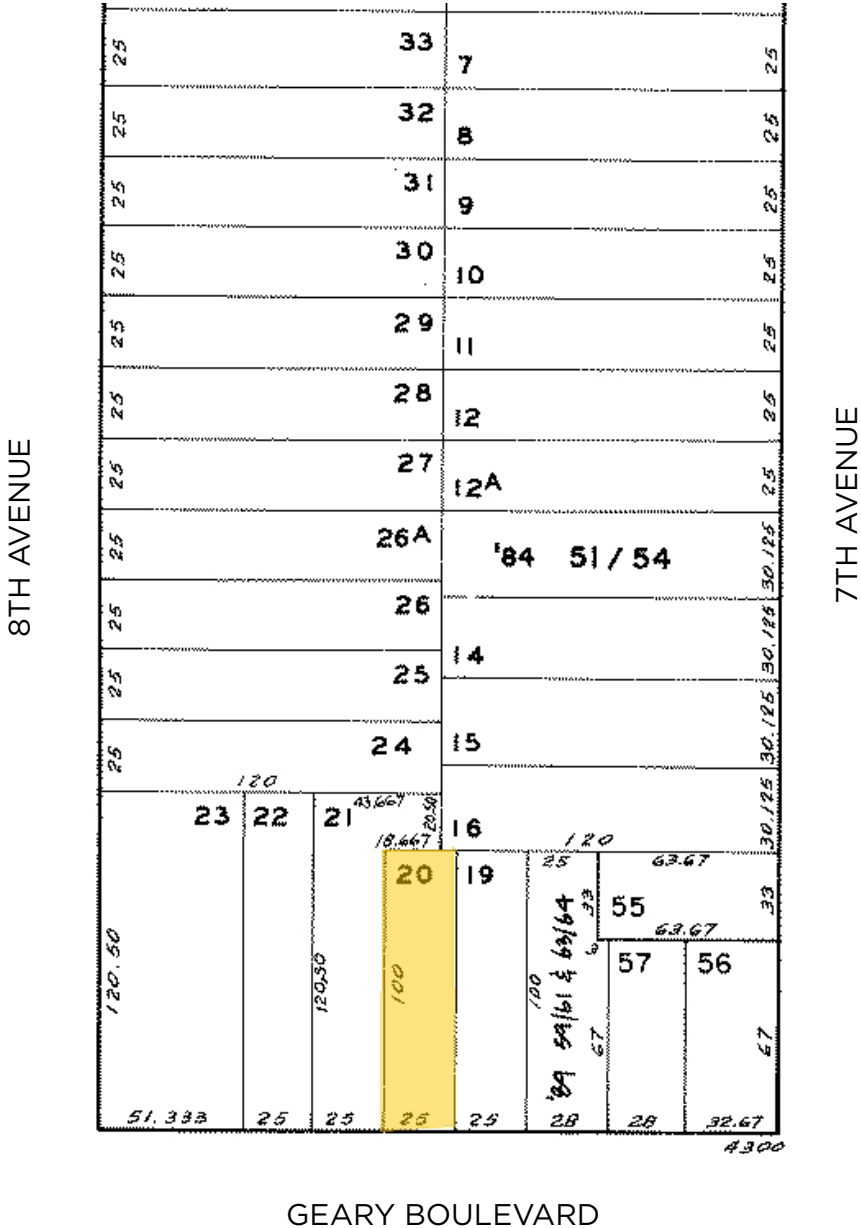
4330 Geary Boulevard

THE PROPERTY

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PARCEL MAP



RENT ROLL

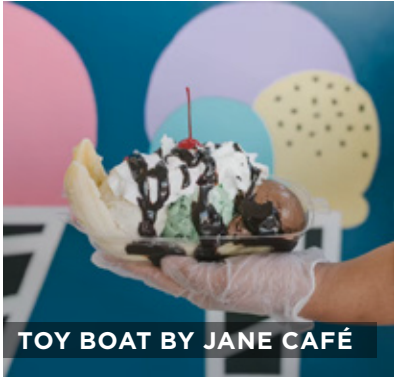
UNIT	TYPE	FLOOR	MOVE-IN	CURRENT	MARKET	UPSIDE
201	Single Room	Second	-	\$800	\$2,000	60%
202	Single Room	Second	Vacant	\$2,000	\$2,000	0%
203	Single Room	Second	-	\$1,900	\$2,000	5%
204	Single Room	Second	Vacant	\$2,000	\$2,000	0%
205	Single Room	Second	-	\$800	\$2,000	60%
206	Single Room	Second	-	\$700	\$2,000	65%
301	Single Room	Third	-	\$2,000	\$2,200	9%
302	Single Room	Third	-	\$1,080	\$2,200	51%
303	Single Room	Third	-	\$2,200	\$2,200	0%
304	Single Room	Third	-	\$2,000	\$2,200	9%
305	Single Room	Third	-	\$1,000	\$2,200	55%
306	Single Room	Third	Vacant	\$2,200	\$2,200	0%
INCOME - RESIDENTIAL				\$18,680	\$25,200	26%
INCOME - COMMERCIAL				\$6,200	\$6,400	
INCOME - MONTHLY				\$24,880	\$31,600	
INCOME - ANNUALLY				\$298,560	\$302,400	

UNDERWRITING

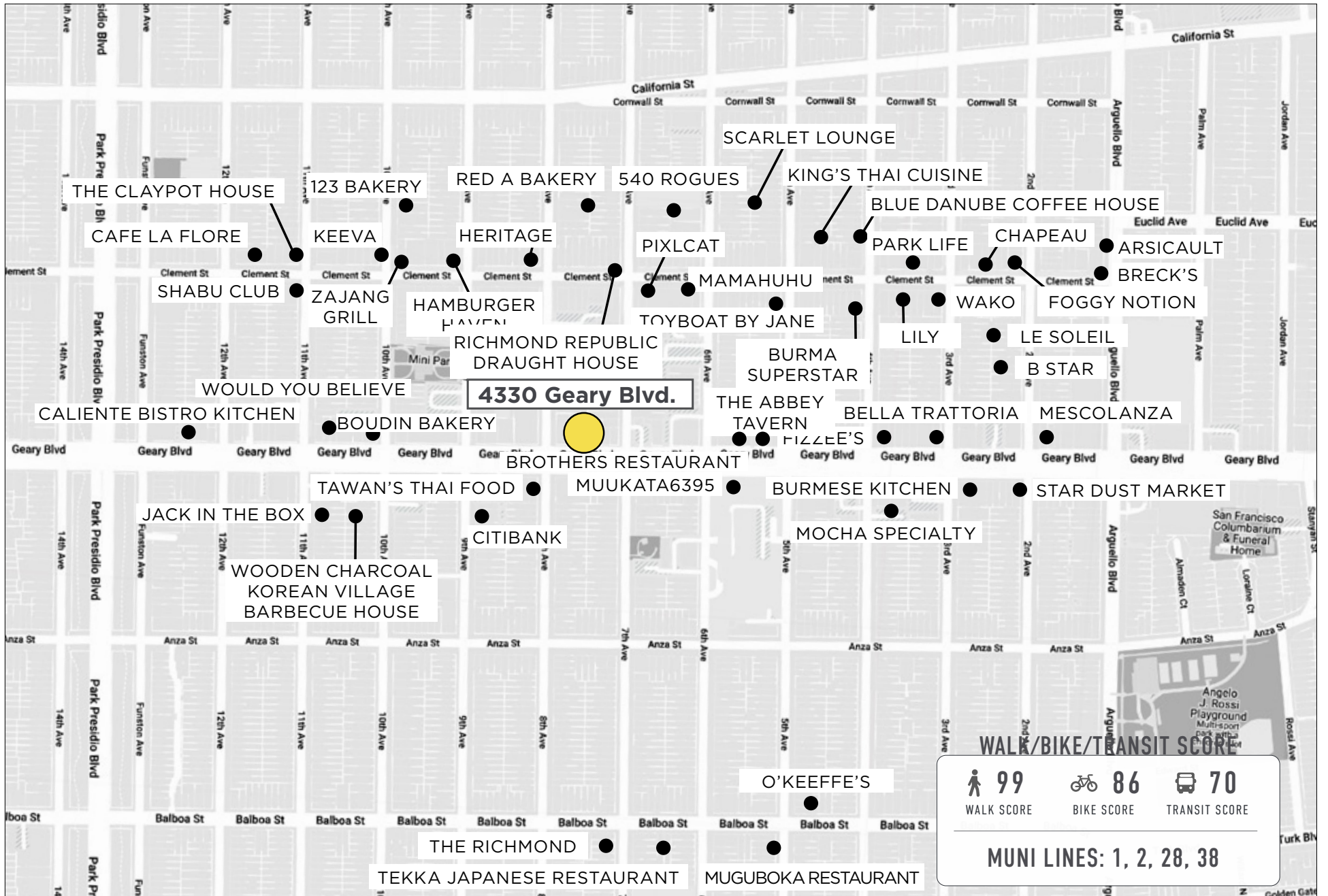
INCOME - GROSS	RENT [CURRENT]		RENT [MARKET]	NOTES
RESIDENTIAL	\$224,160		\$302,400	
VACANCY LOSS	(\$6,725)	3%	(\$9,072)	3%
COMMERCIAL	\$74,400		\$76,800	
VACANCY LOSS	(\$3,720)	5%	(\$3,840)	5%
TOTAL INCOME	\$288,115		\$366,288	
PROJECTED EXPENSES				
INSURANCE	\$6,666		\$6,666	Estimate
PROPERTY MANAGEMENT	\$10,648	4.75%	\$14,364	4.75%
TAXES [PROPERTY]	\$30,644		\$30,644	
UTILITIES				
GAS & ELECTRIC	\$15,222		\$15,222	Annualized YTD
TRASH & RECYCLING	\$7,044		\$7,044	Annualized YTD
WATER & SEWER	\$7,182		\$7,182	
JANITORIAL	\$6,400		\$6,400	
REPAIRS & MAINTENANCE	\$5,850		\$4,500	
BUSINESS LICENSE	\$113		\$113	
RENT BOARD FEE	\$354		\$708	
TOTAL EXPENSES	\$90,123	31%	\$92,843	25%
NET OPERATING INCOME	\$197,993		\$273,445	

INNER RICHMOND

The Inner Richmond is a vibrant and diverse neighborhood located in the northwest part of San Francisco. The neighborhood is home to a mix of residential and commercial spaces, as well as a variety of cultural and entertainment venues. Geary Boulevard is its retail treasure, offering some of the best and unique food establishments, retail shops, and services in the City. The Inner Richmond is also known for its green spaces, including Golden Gate Park and the Presidio, which offer ample opportunities for outdoor recreation and relaxation. In terms of transportation, the Inner Richmond is well-served by several Muni bus lines, including the 38-Geary and the 1-California. There are also several bike lanes and dedicated bike routes in the area, making it easy for cyclists to get around.



NEIGHBORHOOD



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