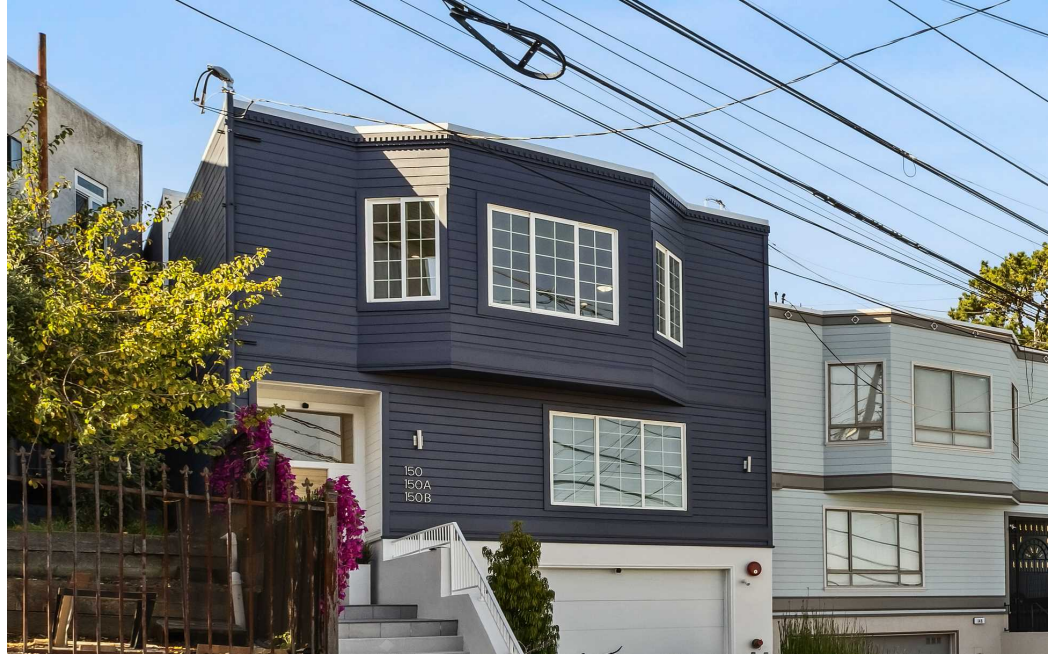


INGLESIDE LUXURY TRIPLEX

150 Josiah Avenue
San Francisco, CA 94112



For more information

MARK CHOW

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01347820, CA

ZACH DEROSSETTE

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02178078

MARCO BARRETTO

Sales Associate
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02078316

Price: \$1,995,000

Property Highlights

- Separately metered for low cost of ownership
- Top floor three bed / two bath to be delivered vacant
- Amenity floor with home gym and dedicated storage rooms for each unit
- Solar, tankless water heaters, EV, and high efficiency furnaces
- Two level backyard for entertaining
- Direct access to HWY 280 and 101 - Commute easily to Nvidia, Open AI, Google, Amazon, Genentech, Meta and Salesforce

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Property Summary



Property Summary

Building SF:	2800
Lot Size:	2,500 SF
Parking Ratio:	1:3
Parking:	Garage
Price:	\$1,995,000
Year Built:	1991

Property Overview

- Top Floor Residence is a three bedroom, two bath unit with stunning views
- Two additional units: one-bedroom and studio unit
- Fitness Center with Pelaton, treadmill and weights
- Two level outdoor space including outdoor bbq and seating areas

Location Overview

Ingleside is a neighborhood in San Francisco, California with a population of 10,640. Ingleside is in San Francisco County and is one of the best places to live in California. Living in Ingleside offers residents an urban suburban mix feel and most residents own their homes. In Ingleside there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Ingleside and residents tend to be liberal. The public schools in Ingleside are highly rated.

Executive Summary

Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,995,000
Investment - Cash	\$1,995,000

Investment Information

Purchase Price	\$1,995,000
Price per Unit	\$665,000
Price per SF	\$712.50
Expenses per Unit	(\$10,969)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$128,568
Total Vacancy and Credits	\$0
Operating Expenses	(\$32,907)
Net Operating Income	\$95,661
Debt Service	\$0
Cash Flow Before Taxes	\$95,661

Financial Indicators

Cash-on-Cash Return Before Taxes	4.80%
Debt Coverage Ratio	N/A
Capitalization Rate	4.80%
Gross Rent Multiplier	15.52
Gross Income / Square Feet	\$45.92
Gross Expenses / Square Feet	(\$11.75)
Operating Expense Ratio	25.60%

Pro Forma Summary


Investment Summary

Price	\$1,995,000
Year Built	1991
Units	3
Price/Unit	\$665,000
RSF	2,800
Price/RSF	\$712.50
Lot Size	2,500 sf
Floors	3
APN	7058-007
Cap Rate	4.8%
Market Cap Rate	4.85%
GRM	15.52
Market GRM	14.58

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
Three Bed / Two Bath	1	\$66,000	\$66,000	\$69,600	\$69,600
Studio Residence	1	\$26,580	\$26,580	\$27,600	\$27,600
One Bedroom / One Bath	1	\$35,988	\$35,988	\$39,600	\$39,600
Totals	3		\$128,568		\$136,800

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$128,568	\$136,800
- Less: Vacancy	\$0	\$0
Effective Gross Income	\$128,568	\$136,800
- Less: Expenses	(\$32,907)	(\$40,100)
Net Operating Income	\$95,661	\$96,700

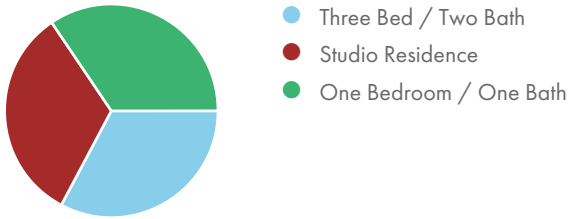
Annualized Expenses

Description	Actual	Market
Real Estate Taxes	\$24,600	\$24,600
Fire Alarm Monitoring	\$1,092	\$0
Building Insurance	\$3,040	\$7,000
Water	\$1,500	\$3,500
Trash	\$1,175	\$2,500
Maintenance @\$500/Unit	\$1,500	\$1,500
	\$0	\$1,000
Total Expenses	\$32,907	\$40,100
Expenses Per RSF	\$11.75	\$14.32
Expenses Per Unit	\$10,969	\$13,367

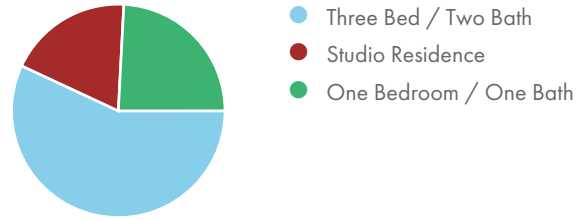
Unit Mix Report

Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	Three Bed / Two Bath	1,330	\$5,500	\$5,500	\$5,800	\$5,800
1	Studio Residence	450	\$2,215	\$2,215	\$2,300	\$2,300
1	One Bedroom / One Bath	550	\$2,999	\$2,999	\$3,300	\$3,300
3		2,330		\$10,714		\$11,400

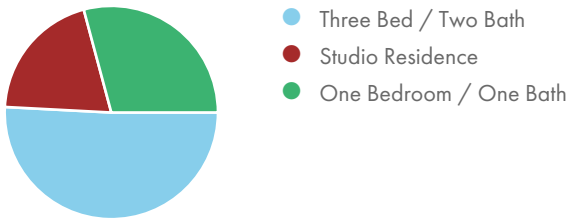
UNIT MIX



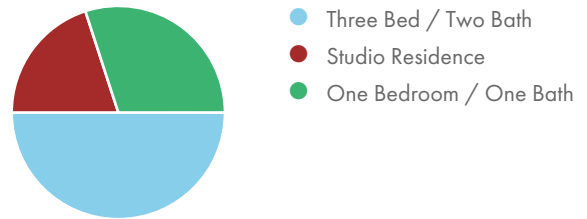
UNIT MIX SQUARE FEET



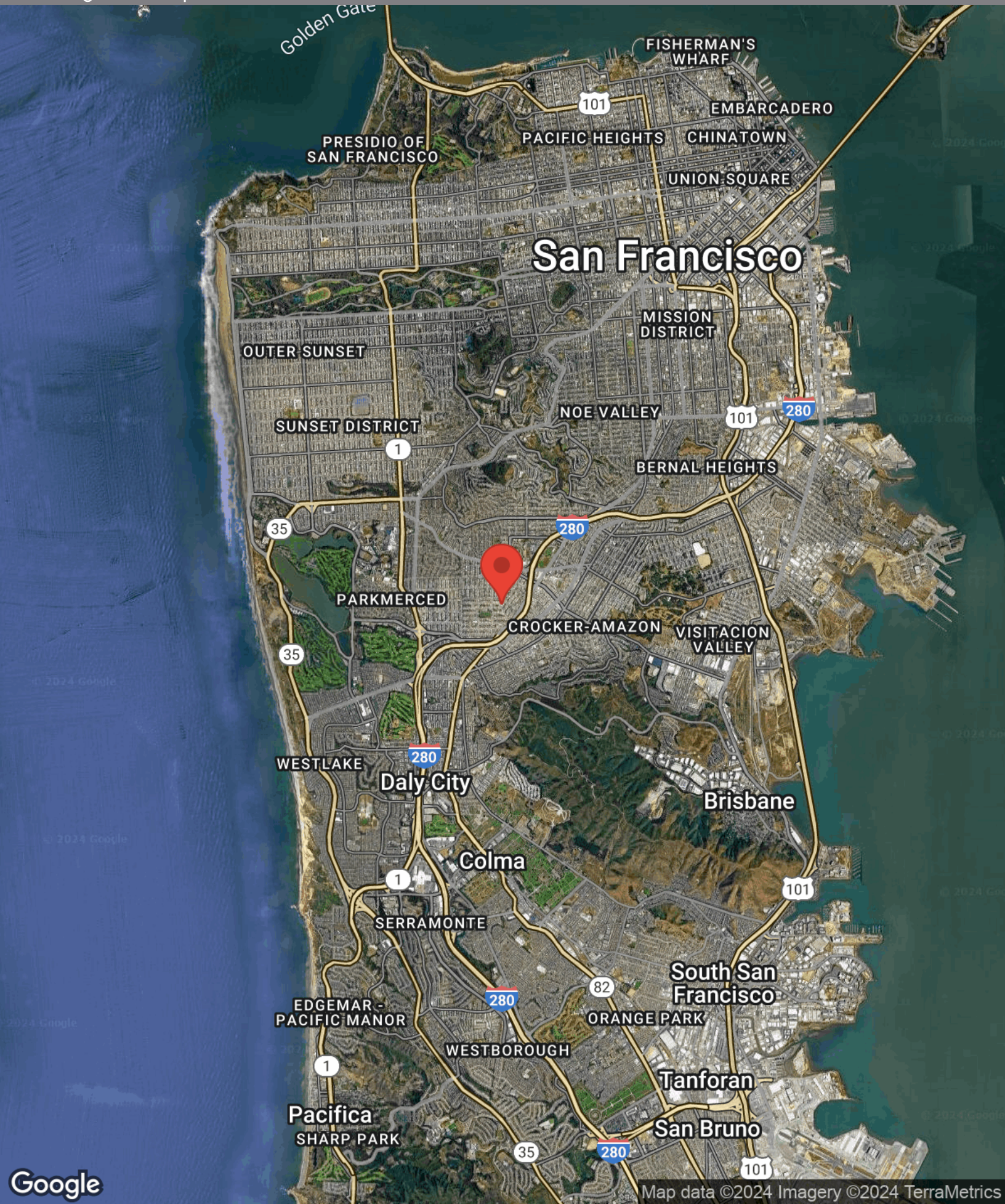
UNIT MIX INCOME



UNIT MIX MARKET INCOME



Regional Map



San Francisco

Golden Gate

FISHERMAN'S WHARF

EMBARCADERO

PRESIDIO OF SAN FRANCISCO

PACIFIC HEIGHTS

CHINATOWN

UNION SQUARE

OUTER SUNSET

MISSION DISTRICT

SUNSET DISTRICT

NOE VALLEY

BERNAL HEIGHTS

35

280

101

280

1

PARKMERCED

CROCKER-AMAZON

VISITACION VALLEY

35

WESTLAKE

Daly City

Brisbane

280

Colma

SERRAMONTE

101

EDGEMAR - PACIFIC MANOR

280

ORANGE PARK

South San Francisco

WESTBOROUGH

82

Tanforan

Pacifica
SHARP PARK

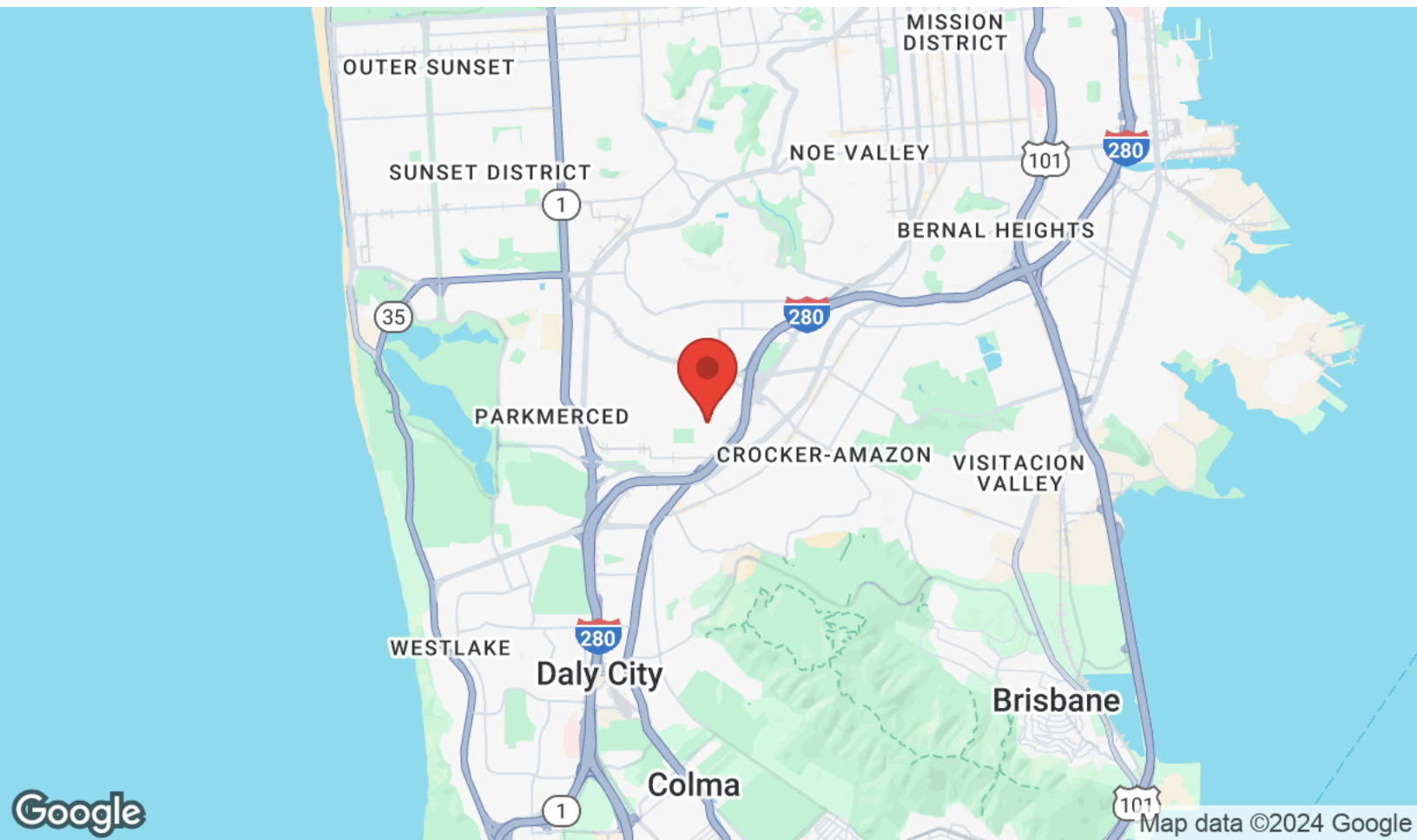
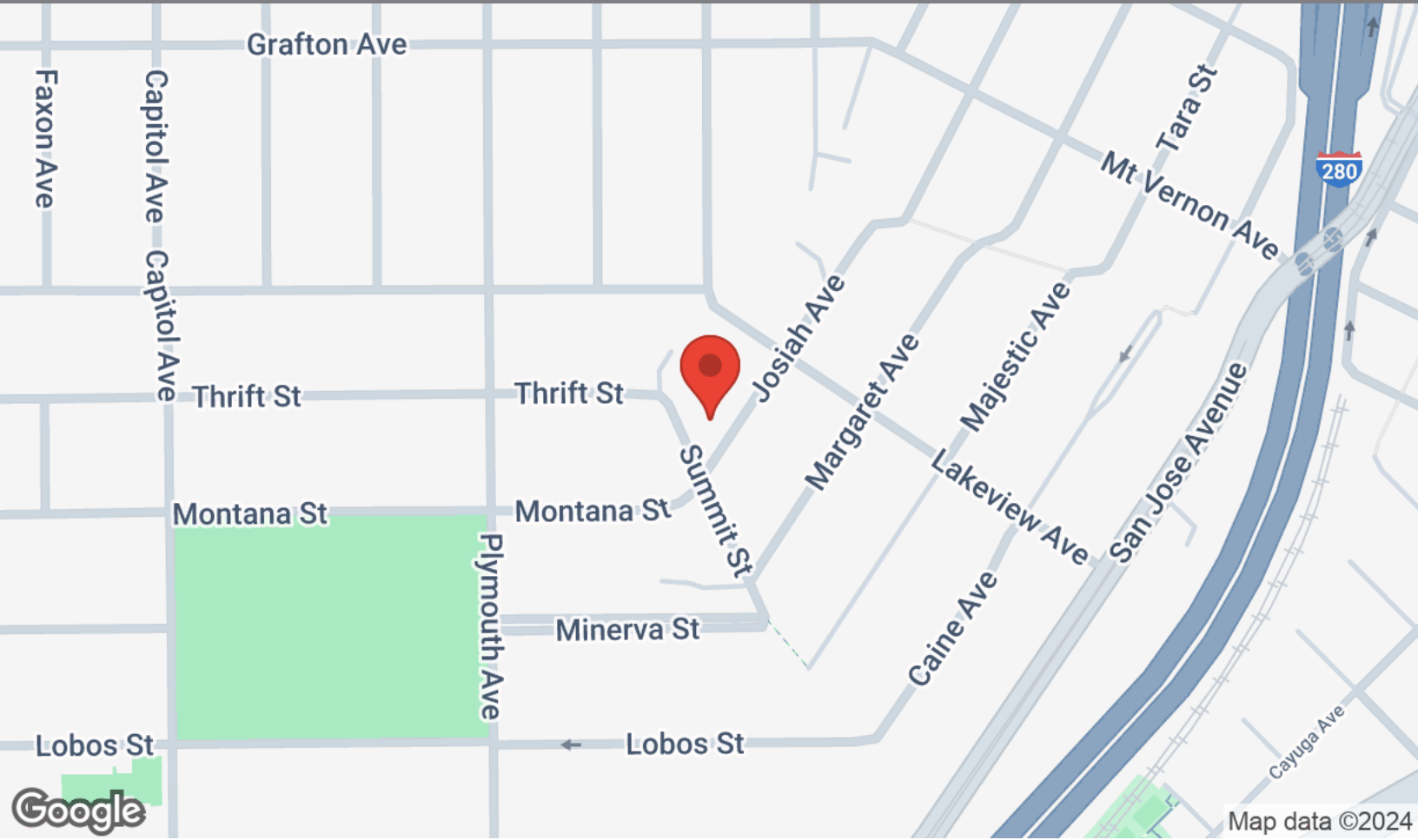
35

280

San Bruno

101

Location Maps



Demographics



Map data ©2024 Google

Population	1 Mile	3 Miles	5 Miles
Male	38,105	184,379	418,905
Female	38,622	187,561	412,616
Total Population	76,727	371,940	831,521

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	11,646	55,754	117,706
Ages 15-24	7,997	35,993	72,360
Ages 25-54	32,773	158,880	381,662
Ages 55-64	10,335	51,980	115,718
Ages 65+	13,976	69,333	144,075

Race	1 Mile	3 Miles	5 Miles
White	19,282	147,697	372,285
Black	3,498	10,838	35,852
Am In/AK Nat	55	320	1,147
Hawaiian	53	806	2,444
Hispanic	21,082	84,833	176,688
Multi-Racial	26,428	109,966	234,290

Income	1 Mile	3 Miles	5 Miles
Median	\$70,241	\$81,653	\$77,880
< \$15,000	1,497	9,526	29,948
\$15,000-\$24,999	1,336	8,228	22,890
\$25,000-\$34,999	1,396	8,582	22,026
\$35,000-\$49,999	2,750	13,341	33,290
\$50,000-\$74,999	3,788	19,641	49,195
\$75,000-\$99,999	2,884	16,732	40,785
\$100,000-\$149,999	4,502	23,675	55,424
\$150,000-\$199,999	2,074	13,043	29,097
> \$200,000	1,400	13,536	31,393

Housing	1 Mile	3 Miles	5 Miles
Total Units	23,340	137,519	345,074
Occupied	22,210	129,841	322,835
Owner Occupied	14,374	74,473	146,333
Renter Occupied	7,836	55,368	176,502
Vacant	1,130	7,678	22,239

Annual Property Operating Data

Description Year Ending	Year 1 08/2025	Year 2 08/2026	Year 3 08/2027	Year 4 08/2028	Year 5 08/2029
Income					
Rental Income	\$128,568	\$128,568	\$128,568	\$128,568	\$128,568
Gross Scheduled Income	\$128,568	\$128,568	\$128,568	\$128,568	\$128,568
Gross Operating Income	\$128,568	\$128,568	\$128,568	\$128,568	\$128,568
Expenses					
Real Estate Taxes	(\$24,600)	(\$24,600)	(\$24,600)	(\$24,600)	(\$24,600)
Fire Alarm Monitoring	(\$1,092)	(\$1,092)	(\$1,092)	(\$1,092)	(\$1,092)
Building Insurance	(\$3,040)	(\$3,040)	(\$3,040)	(\$3,040)	(\$3,040)
Water	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)
Trash	(\$1,175)	(\$1,175)	(\$1,175)	(\$1,175)	(\$1,175)
Maintenance @\$500/Unit	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)
Total Operating Expenses	(\$32,907)	(\$32,907)	(\$32,907)	(\$32,907)	(\$32,907)
Operating Expense Ratio	25.60%	25.60%	25.60%	25.60%	25.60%
Net Operating Income	\$95,661	\$95,661	\$95,661	\$95,661	\$95,661

Cash Flow Analysis

Before-Tax Cash Flow Year Ending	Year 1 08/2025	Year 2 08/2026	Year 3 08/2027	Year 4 08/2028	Year 5 08/2029
Before-Tax Cash Flow					
Gross Scheduled Income	\$128,568	\$128,568	\$128,568	\$128,568	\$128,568
Total Operating Expenses	(\$32,907)	(\$32,907)	(\$32,907)	(\$32,907)	(\$32,907)
Net Operating Income	\$95,661	\$95,661	\$95,661	\$95,661	\$95,661
Loan Payment	\$0	\$0	\$0	\$0	\$0
Before-Tax Cash Flow	\$95,661	\$95,661	\$95,661	\$95,661	\$95,661
Cash-On-Cash Return	4.80%	4.80%	4.80%	4.80%	4.80%

Our Team



MARK CHOW - Founder – President
DRE License No. 01347820

Mark Chow is a seasoned real estate professional with over 18 years' experience in all areas of both residential and multifamily real estate transactions including product marketing and positioning, property valuation and analyses, and asset acquisitions and dispositions focusing on minimizing taxation and maximizing revenue.

Specializing in the San Francisco Bay Area market, Mark's deep connections and expansive network enable him to provide unparalleled value to his clients. Mark's previous roles in real estate include consulting services for new development as well as general residential and multifamily brokerage.

Mark has a deep commitment to the sales process and is dedicated to delivering high-touch service levels for all his clients, large institutions and individuals alike. His vast experience began in tech where he was one of the first employees of Amazon.com and designed the customer experience platform, directly reporting to Jeff Bezos. These past experiences are integral to Mark's highly customized client-centric approach to real estate sales.



MARCO BARRETTO - Senior Investment Advisor
DRE License No. 02078316

Marco has established himself for over five years focusing on multifamily and commercial assets throughout the Bay Area. Marco strives to value and analyze real estate from a critical investment perspective.

Athletically, Marco played four years of NCAA Division 1 tennis at the University of San Francisco, where he received a B.A. in Economics in 2018. He was an ITA D1 All-Academic Scholar.

Originally a California native from Marin County, Marco's hobbies include being outdoors, playing golf, and keeping up with his favorite Bay Area sports teams.



ZACH DEROSSETTE - Senior Investment Advisor
DRE License No. 02178078

I am originally from Cincinnati, but have been calling the Bay Area my home since 2009.

I've had a variety of careers and have a background in Psychology and Business. Before Real Estate I spent several years as a career coach guiding over 250+ clients through changing careers.

I became a Realtor via Real Estate investing. After buying my first rental property, I was spending the majority of my non-working hours reading real estate books, listening to podcasts, and going to meetups. I couldn't stop learning and talking about Real Estate. I decided it was time to combine my passion for real estate with my love of helping people.

I live in the East Bay with my wife and dog. I'm an avid mountain biker and love to spend time outdoors. I also love cooking and I'm constantly trying new recipes.



TABATHA PETERSEN - Head of Marketing/ Senior Sales Associate
DRE License No. 01785796

Passionate, creative, design-oriented, and sales focused are words to describe Tabatha Petersen. With over 13 years of experience in residential and multi-family real estate, she provides a wealth of expertise across many sectors and is a multi-talented professional skilled in sales, digital marketing, social media, PR, strategic marketing and interior design.

Her goal is to always keep life fresh, fun, exciting and different, which weaves itself into all aspects of her career and personal life. Her outgoing personality comes with an exceptional performance record and her diverse background and portfolio include impressive sales and marketing strategies on homes ranging from \$500,000 to \$16,000,000 throughout San Francisco, Los Angeles and San Diego.

Tabatha was previously the Vice President of Marketing at Douglas Elliman where she was able to maximize traffic, absorption, and pricing goals for their brand-new residential developments in LA. She also served as the Marketing Director at Trumark Urban in San Francisco where she helped to achieve record breaking pricing of \$4,000 per square foot in San Francisco and over \$1,000 per square foot in downtown LA.

Tabatha earned her Bachelor of Science degree in Small Business Management and Entrepreneurship from San Francisco State University and is currently working toward a MIRM Designation from the National Association of Home Builders.

Her favorite quote is, "The question isn't who is going to let me; it's who is going to stop me." – Ayn Rand