

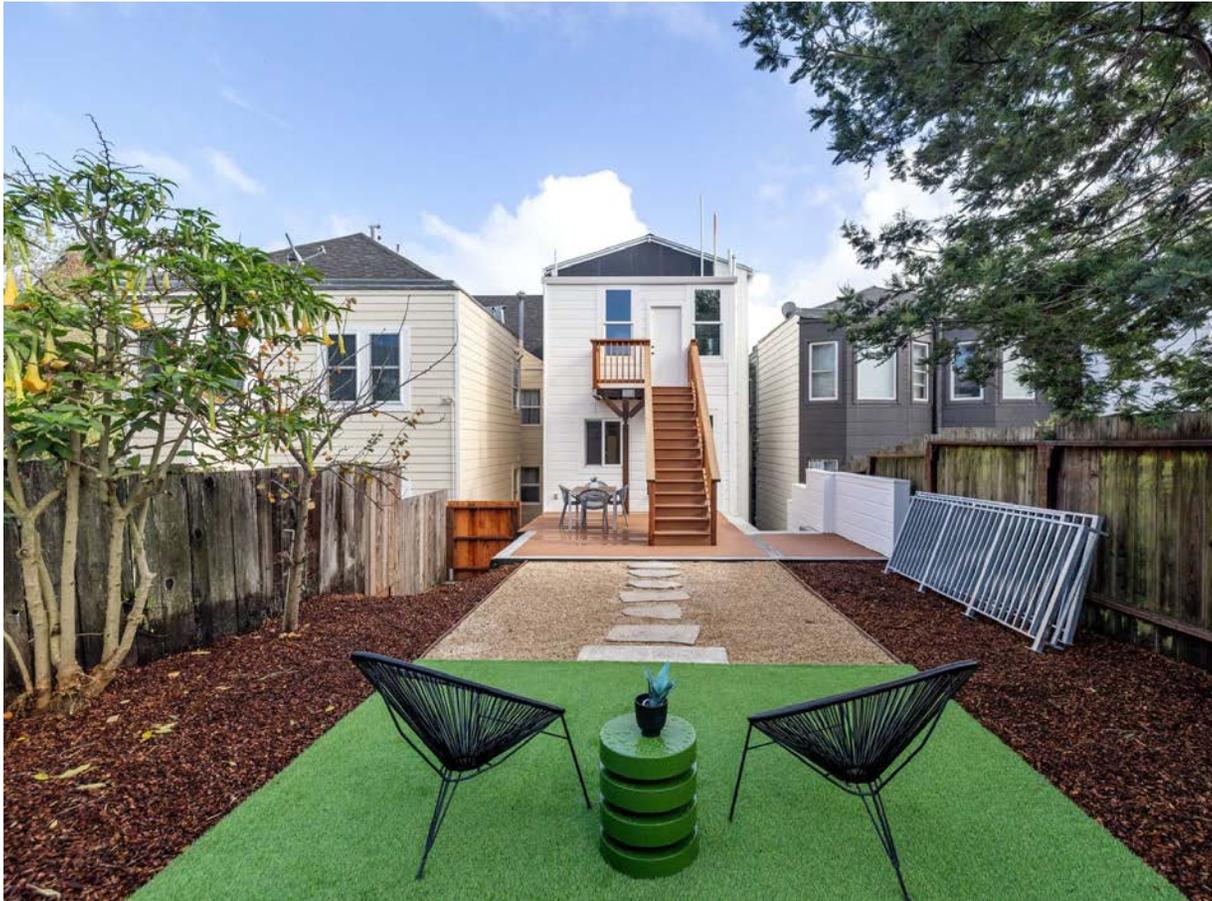


253-255 5th Avenue
SAN FRANCISCO • CA

ENGEL & VÖLKERS[®] COMMERCIAL

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Three-Level Triplex with Flexible Floor Plans

253-255 5TH AVENUE • SAN FRANCISCO

Detached on three sides with a generous backyard, this railroad-style multi-unit offers flexibility and character. The third-floor 3-bedroom unit is occupied, the second-floor 2-bedroom with office nook is partially demolished and ready for redesign, and the first-floor 2-bedroom with office nook is vacant and rent-ready. Period details include crown molding, built-ins, and hardwood floors, with each unit separately metered for PG&E.

PROPERTY INFORMATION

Price:	\$2,300,000
CAP Rate:	4.29%
GRM:	13.56
Number of Units:	3
Price Per Unit:	\$733,333
Square Feet - per tax records:	3,208
Price per SqFt:	\$686

BUILDING OVERVIEW

Total NRSF	±3,312
1st Floor	±1,056
2nd Floor	±1,133
3rd Floor	±1,123

Property Description

253-255 5TH AVENUE • SAN FRANCISCO

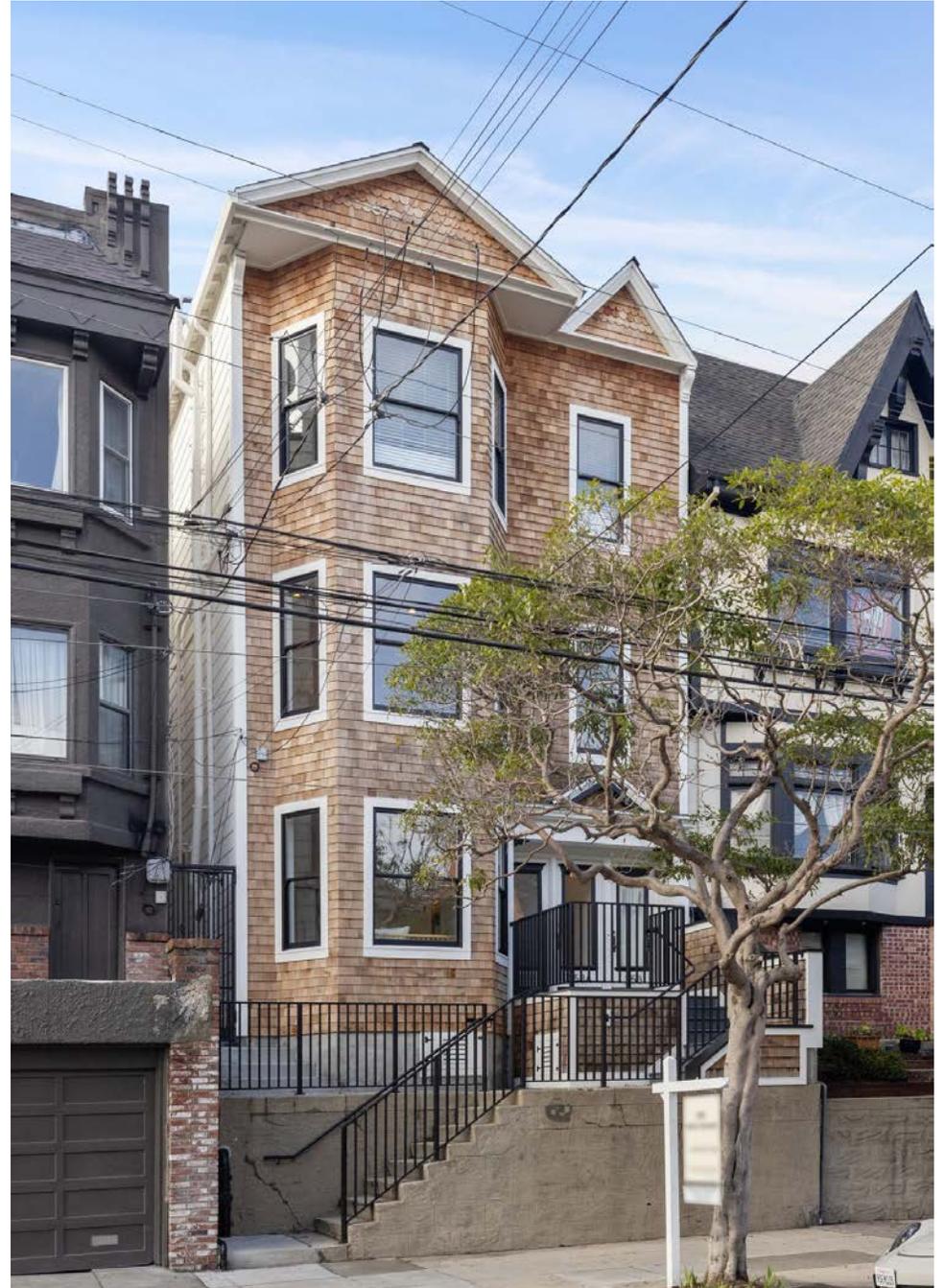
253–255 5th Avenue features three large flats located in San Francisco’s Richmond District, on 5th Avenue between Clement Street. This highly desirable neighborhood is known for its vibrant dining scene, classic San Francisco charm, close proximity to Golden Gate Park, and convenient access to public transportation, shopping, and everyday amenities.

253 5th Avenue (Top Floor) is a spacious 3-bedroom, 1-bath unit and is currently occupied.

253A 5th Avenue (Second Floor) offers 2 bedrooms, 1 bath plus an office nook, is vacant, and has been fully remodeled, with washer and dryer hookups.

255 5th Avenue (First Floor) features 2 bedrooms, 1 bath plus an office nook, has also been fully remodeled, and includes washer and dryer hookups.

Classic period details such as crown molding, built-in shelving, and hardwood floors add timeless character throughout. Each unit is separately metered for PG&E. The property has undergone significant capital improvements, including a complete electrical upgrade, a new roof, all-new building siding, and a new rear retaining wall. A brand-new flat backyard provides valuable outdoor space and future potential.



Financial Profile

Annualized Operating Data	Current
Scheduled Gross Income:	\$162,264
Less Vacancy Rate (3%):	(4,868)
Gross Operating Income:	\$157,396
Less Expenses:	\$43,860
Net Operating Income:	\$113,536

RENT ROLL

Unit	Unit Type	Move-in Date	Current Rent	Market Rent
253	3br/ba		\$1,522.00	\$ 7,500.00
253 A	2br/1bath	Vacant	\$ 6,000.00	\$ 6,000.00
255	2br/1bath	Vacant	\$ 6,000.00	\$ 6,000.00
Monthly			\$13,522.00	\$ 19,500.00
Annual			\$ 162,264.00	\$ 234,000.00

Expenses	Current
New Property Taxes (1.1778% of Purchase Price)	\$25,911
Supplemental Tax - Estimate:	\$1,500
Insurance - New Policy Estimate:	\$5,000
PGE - 2024:	\$0
Water - 2024:	\$1,932
Garbage - 2024:	\$1,404
Management Fee 5%	\$8,113
Total Expenses:	\$43,860
% of EGI	27.03%

Additional Photos

253-255 5TH AVENUE • SAN FRANCISCO



Additional Photos

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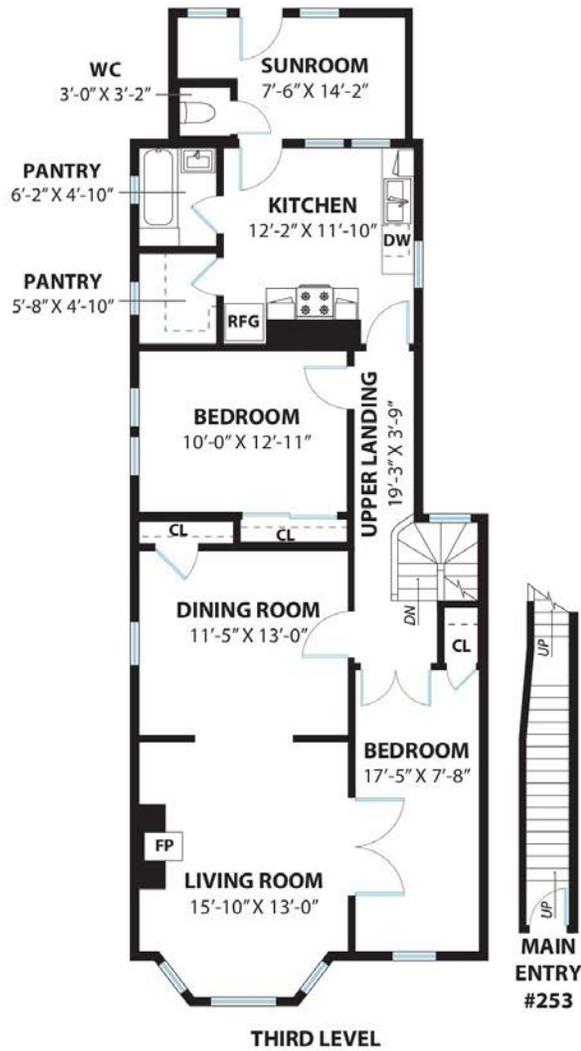
Floor Plans

253-255 5TH AVENUE • SAN FRANCISCO

253 5TH AVENUE

253A 5TH AVENUE

255 5TH AVENUE



Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of 253-255 5th Avenue, San Francisco. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers San Francisco. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an “As Is, Where Is” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

By acknowledging your receipt of this Offering Memorandum from Engel & Völkers San Francisco, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller, and Engel & Völkers San Francisco expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Engel & Völkers San Francisco or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Engel & Völkers San Francisco has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property.

If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.



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