

# SALE

**132 LOCKSLEY AVENUE**  
San Francisco, CA 94122



**SALE PRICE**

**\$2,200,000**

**Eric M. K. Chin**  
(415) 378-4818  
CalDRE #01163073

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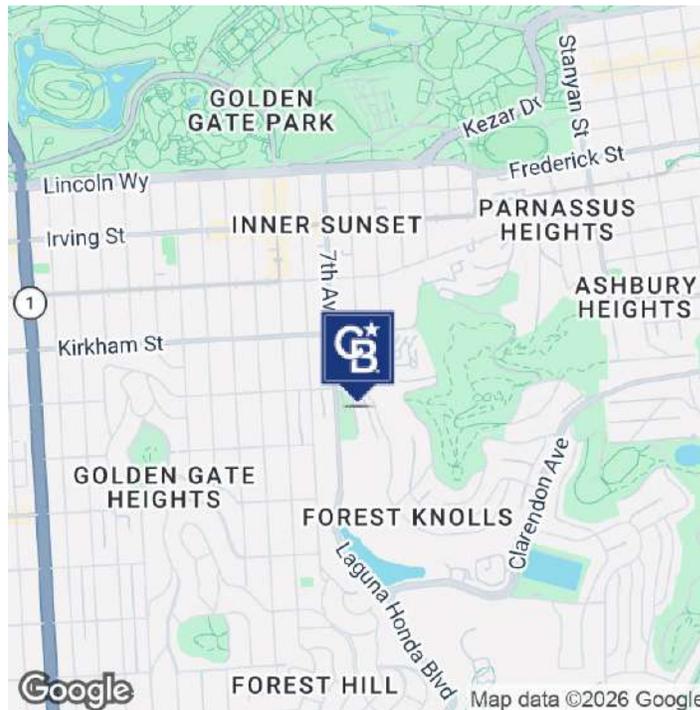
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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.





### LOCATION DESCRIPTION

Set in the quiet, established Forest Knolls neighborhood, the property offers a rare blend of privacy and proximity. Just minutes from the Inner Sunset's 7th & Irving neighborhood commercial corridor, the location provides immediate access to excellent shopping, dining, and daily conveniences without the congestion of the core retail district.

Transit connectivity is a major advantage: a short walk to Forest Hill Station, nearby access to the N-Judah line, and direct Muni routes to West Portal. This strong mobility network supports both resident convenience and long-term tenant demand.

The property is also positioned near two of San Francisco's most stable institutional anchors—UCSF Parnassus and Laguna Honda Hospital—driving consistent demand from medical, academic, and research communities. A greenbelt buffer enhances curb appeal and privacy, while Golden Gate Park, just minutes away, adds lifestyle and recreational value.

Overall, the Forest Knolls setting delivers quiet residential character paired with access to major commercial, transit, and institutional drivers—key fundamentals that support durable income performance and long-term investment stability.

### OFFERING SUMMARY

Sale Price:	\$2,200,000
Number of Units:	4
Building Size:	2,580 SF
NOI:	\$102,427
Cap Rate:	4.66%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,041	5,422	18,228
Total Population	2,524	12,778	43,998
Average HH Income	\$258,003	\$224,225	\$224,823



## PROPERTY HIGHLIGHTS

- Well-maintained Forest Knolls fourplex offering a rare blend of privacy, stability, and long-term income performance.
- Desirable 2x1BR / 2x2BR unit mix with spacious layouts that consistently attract strong, long-term tenancy.
- Four independent parking spaces with dedicated storage, a valuable amenity in this hillside neighborhood.
- Shared coin-op laundry facility providing added convenience and supplemental revenue.
- Greenbelt buffer directly in front of the property enhances privacy, curb appeal, and overall livability.
- Minutes from the Inner Sunset's 7th & Irving commercial corridor, Golden Gate Park, and key institutional anchors including UCSF Parnassus and Laguna Honda Hospital.
- Excellent transit access with a short walk to Forest Hill Station, nearby N-Judah service, and direct Muni routes to West Portal.
- Solid in-place income supported by a high-demand rental micro-market favored by medical, academic, and professional tenants.
- A premium, investment-grade opportunity in one of San Francisco's most resilient and supply-constrained submarkets.



## PROPERTY DESCRIPTION

This well-maintained Forest Knolls fourplex presents a rare opportunity to acquire a high-quality income asset in one of San Francisco's most consistently sought-after rental micro-markets. The property offers an ideal 2x1BR / 2x2BR unit mix, each with spacious layouts that appeal to long-term, stable tenancy. Investors will appreciate the four independent parking spaces with dedicated storage, along with a shared coin-op laundry facility that enhances convenience and supports supplemental revenue.

A greenbelt buffer directly in front of the property elevates privacy and curb appeal—an uncommon advantage in this hillside neighborhood. The location pairs quiet residential character with immediate access to the Inner Sunset's 7th & Irving corridor, Golden Gate Park, and major institutional anchors including UCSF Parnassus and Laguna Honda Hospital. Transit connectivity is exceptional, with a short walk to Forest Hill Station, nearby N-Judah service, and direct Muni routes to West Portal.

With solid in-place income, a proven high-demand rental environment, and a location that consistently attracts medical, academic, and professional tenants, this Forest Knolls fourplex stands out as a premium, durable investment offering long-term performance and stability.

# KEY DATA

132 LOCKSLEY AVENUE

San Francisco, CA 94122

## INVESTMENT OVERVIEW

Price	\$2,200,000
Price per Unit	\$550,000
GRM	14.77
CAP Rate	4.66%

## OPERATING DATA

Net Operating Income	\$102,427
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# FINANCIAL SUMMARY

132 LOCKSLEY AVENUE

San Francisco, CA 94122

## 132 Locksley Avenue

San Francisco, California 94122

Summary	
Price	\$2,200,000
Down Payment	45% \$990,000
Current GRM	14.77
Projected GRM	12.64
Current CAP	4.66%
Projected CAP	5.76%
Approximate Age	1961
Approx. Lot Size (per tax record)	3,036
Approx. Sq.Ft. (per tax record)*	2,580
Total no. of unit	4
Price Per Sq.Ft.**	\$853
Price/unit	\$550,000

Rent Roll				
Unit	Unit Mix	Cur. Rent	Proj. Rent	Move-in
1	1/1	\$2,662.16	\$3,250.00	10-29-22
2	2/1	\$3,450.00	\$3,950.00	08-23-25
3	1/1	\$2,950.00	\$3,250.00	09-10-25
4	2/1	\$3,250.00	\$3,950.00	06-11-24
<b>Total:</b>		<b>\$12,312.16</b>	<b>\$14,400.00</b>	

\*Square footage is not warranted to be accurate.

\*\*Price/SF is based on 2580 SF, not warrant to be accurate

Scheduled Income		
Address	Current Rent	Projected Rent
	Monthly Income	Monthly Income
1	\$2,662.16	\$3,250.00
2	\$3,450.00	\$3,950.00
3	\$2,950.00	\$3,250.00
4	\$3,250.00	\$3,950.00
<hr/>		
Total Scheduled Rent	\$12,312	\$14,400
Monthly Scheduled Gross Income	\$12,312	\$14,400
Annual Scheduled Gross Income	\$147,746	\$172,800
Other Income Laundry(Annual)	\$1,200	\$1,200
<b>Total Annual Scheduled Gross Income</b>	<b>\$148,946</b>	<b>\$174,000</b>

Est. Annual Expense 2025	Annual	Monthly
PG&E	\$2,089.56	\$174.13
Water & Sewer	\$2,947.14	\$245.60
Recology	\$2,400.14	\$200.01
Repairs & Maintenance	\$3,455.97	\$288.00
Insurance	\$5,386.00	\$448.83
		<b>Total: \$16,278.81</b>
New Property Tax @ 1.1714356%	\$25,771.58	\$2,147.63
<b>Total Est. Annual Expense</b>	<b>\$42,050.39</b>	<b>\$3,504.20</b>
Expense/SF	\$16.30	\$1.36

Annual Operating Data				
	Current Rent		Projected Rent	
		14.77		12.64
<b>Scheduled Gross Income</b>	<b>\$148,946</b>		<b>\$174,000</b>	
Less Vacancy Rate Reserve	\$4,468	3.00%	\$5,220	3.00%
Gross Operating Income	\$144,478		\$168,780	
Less Expense	\$42,050	28.23%	\$42,050	24.17%
<b>Net Operating Income</b>	<b>\$102,427</b>	4.66%	<b>\$126,730</b>	5.76%

Proposed Financing	
No income check, maximum loan of 60%	
5/1 Arm@6.125%	
30 year fixed @6.375%	

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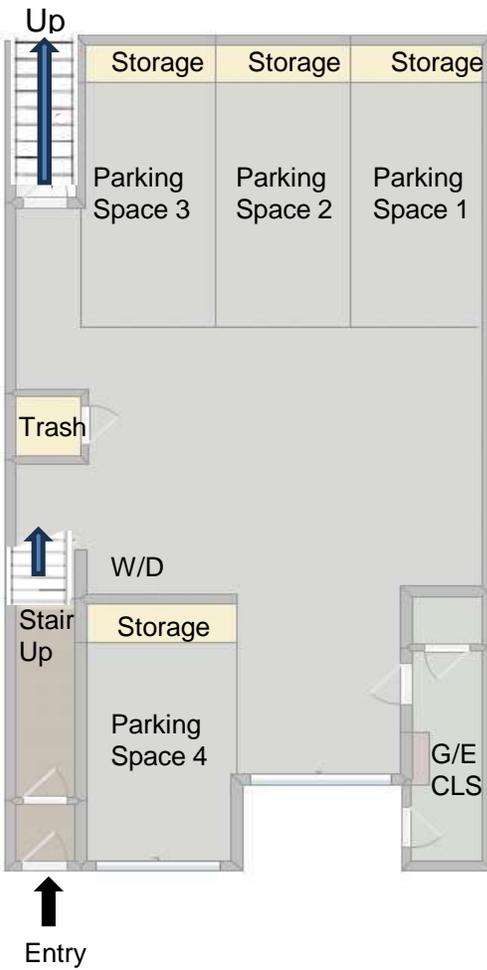


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# FLOOR PLANS

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### Ground FL



### 1st FL



### 2nd FL



Lockley Avenue

Floor plan not to scale and is for illustrative purposes only

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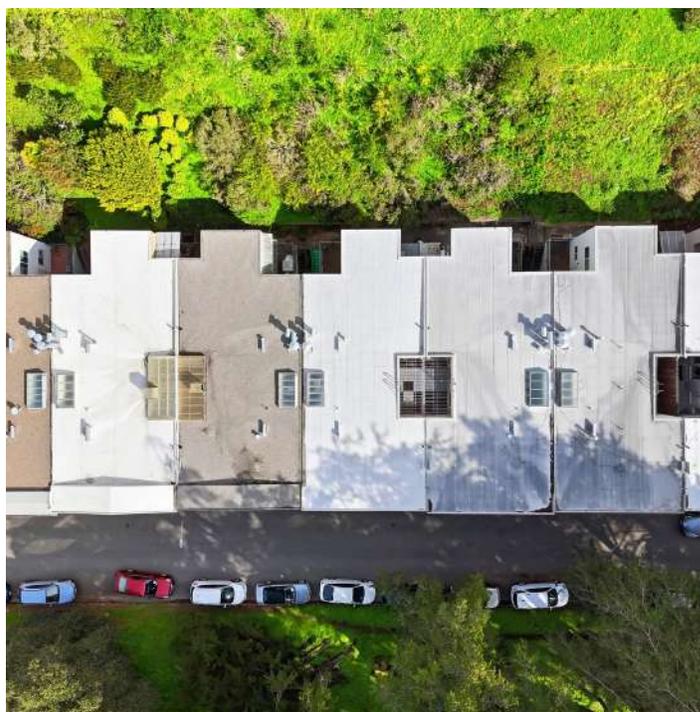
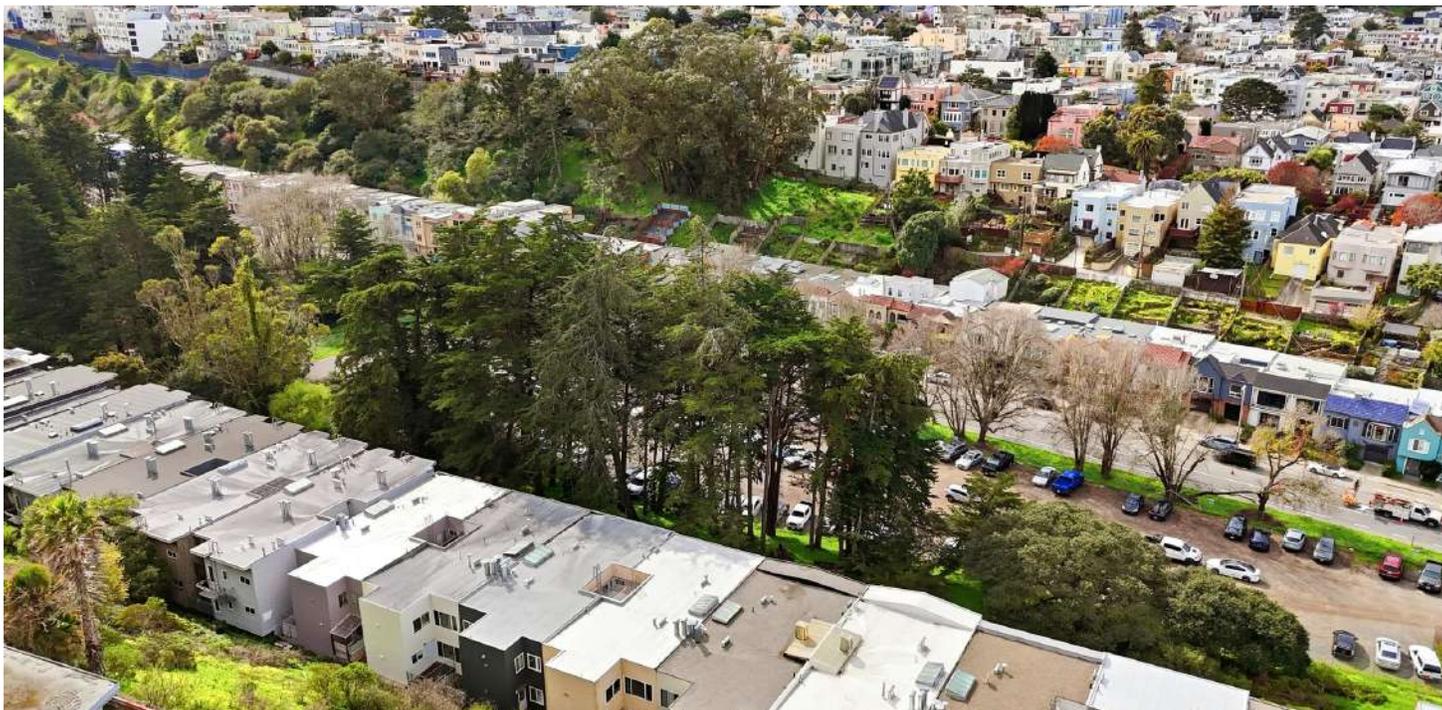


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# AERIAL

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# TYPICAL 1 BEDROOM

132 LOCKSLEY AVENUE

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Kitchen



Living/Dinning



Bedroom



Bathroom

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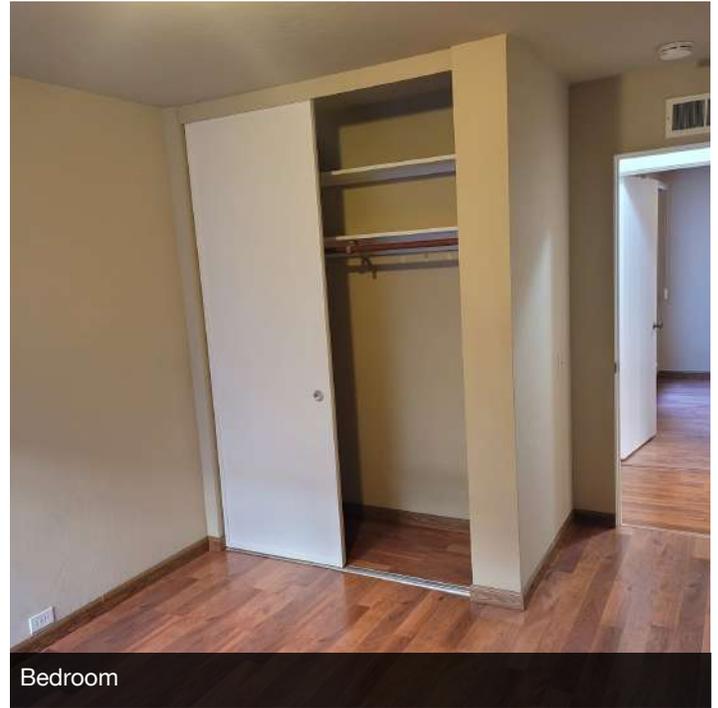
# TYPICAL 2 BEDROOM

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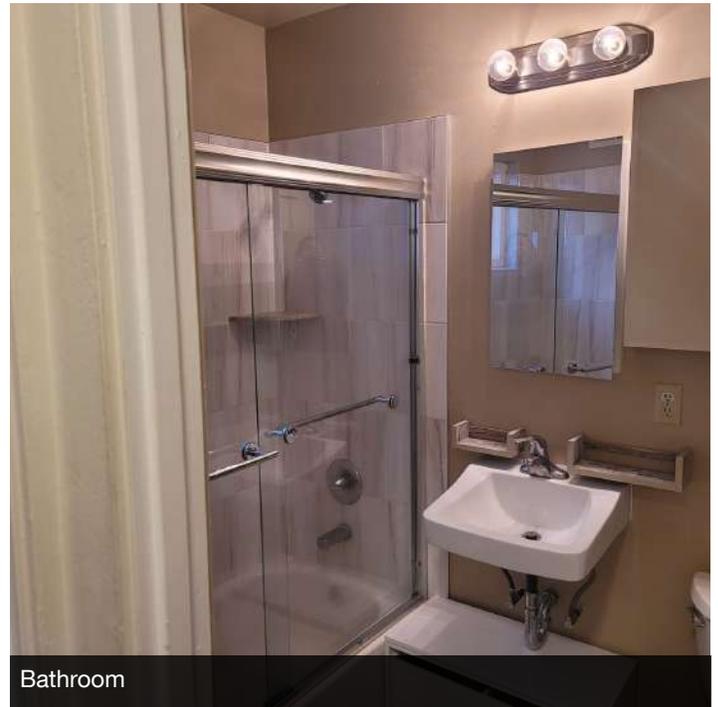
Kitchen



Bedroom



Living/Dining Area



Bathroom

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Greenbelt out front



Street View



Shared Laundry

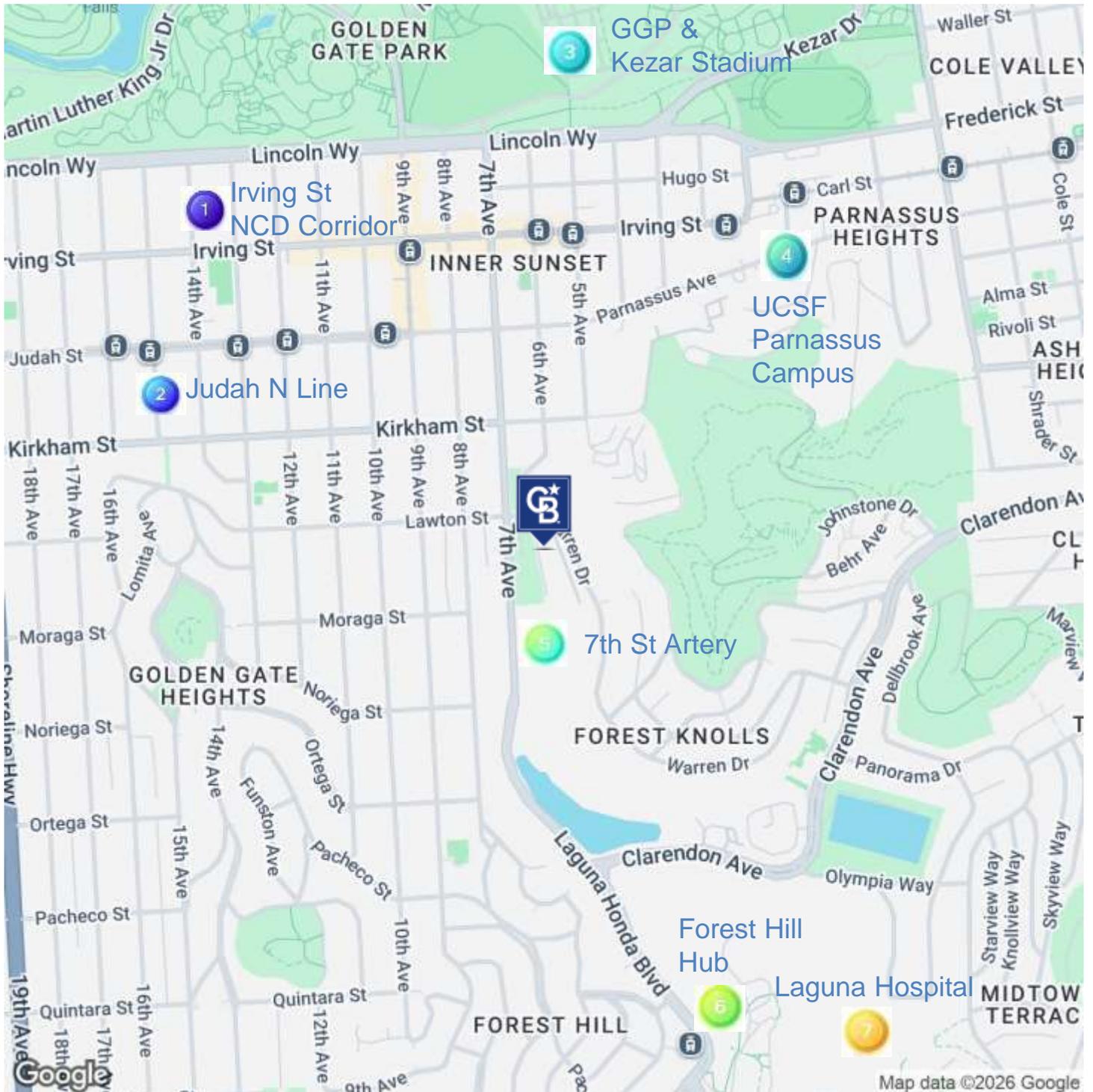


Parking

# LOCATION MAP

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## LOCATION HIGHLIGHTS

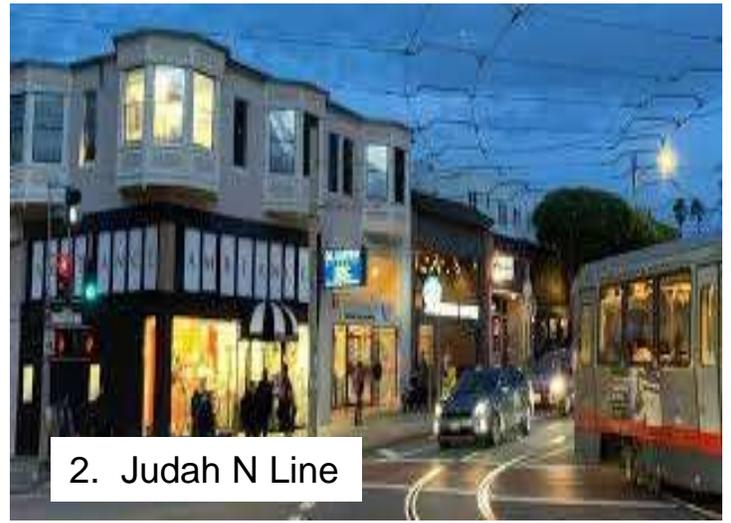
- 1. The Irving Street corridor is a well-regarded neighborhood commercial area offering abundant retail, business services, and dining options for residents.
- 2. The N-Judah Streetcar line serves as a critical east-west transit spine, connecting the Outer Sunset with Downtown and numerous citywide destinations.
- 3. Being steps from Golden Gate Park and Kezar Stadium adds meaningful lifestyle value and supports strong demand from residents seeking active, amenity-rich environments
- 4. The UCSF Parnassus Hospital and Campus complex serves as a dominant employment anchor, generating consistent demand for housing, services, and neighborhood retail.
- 5. 7th Avenue serves as a key arterial route linking the West Portal, Twin Peaks, and Forest Hill neighborhoods to the Inner Sunset.
- 6. The site's close access to the Forest Hill transportation hub enhances mobility and supports sustained demand from tenants seeking convenient, transit-oriented locations
- 7. Laguna Honda Hospital's proximity reinforces long-term rental demand, particularly among nurses, physicians, and clinical interns seeking housing close to work

# IRVING ST NCD

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1. Irving St NCD Area



2. Judah N Line



3. GGP and Kezar Stadium



4. UCSF Parnassus Campus



5. Forest Hill Hub

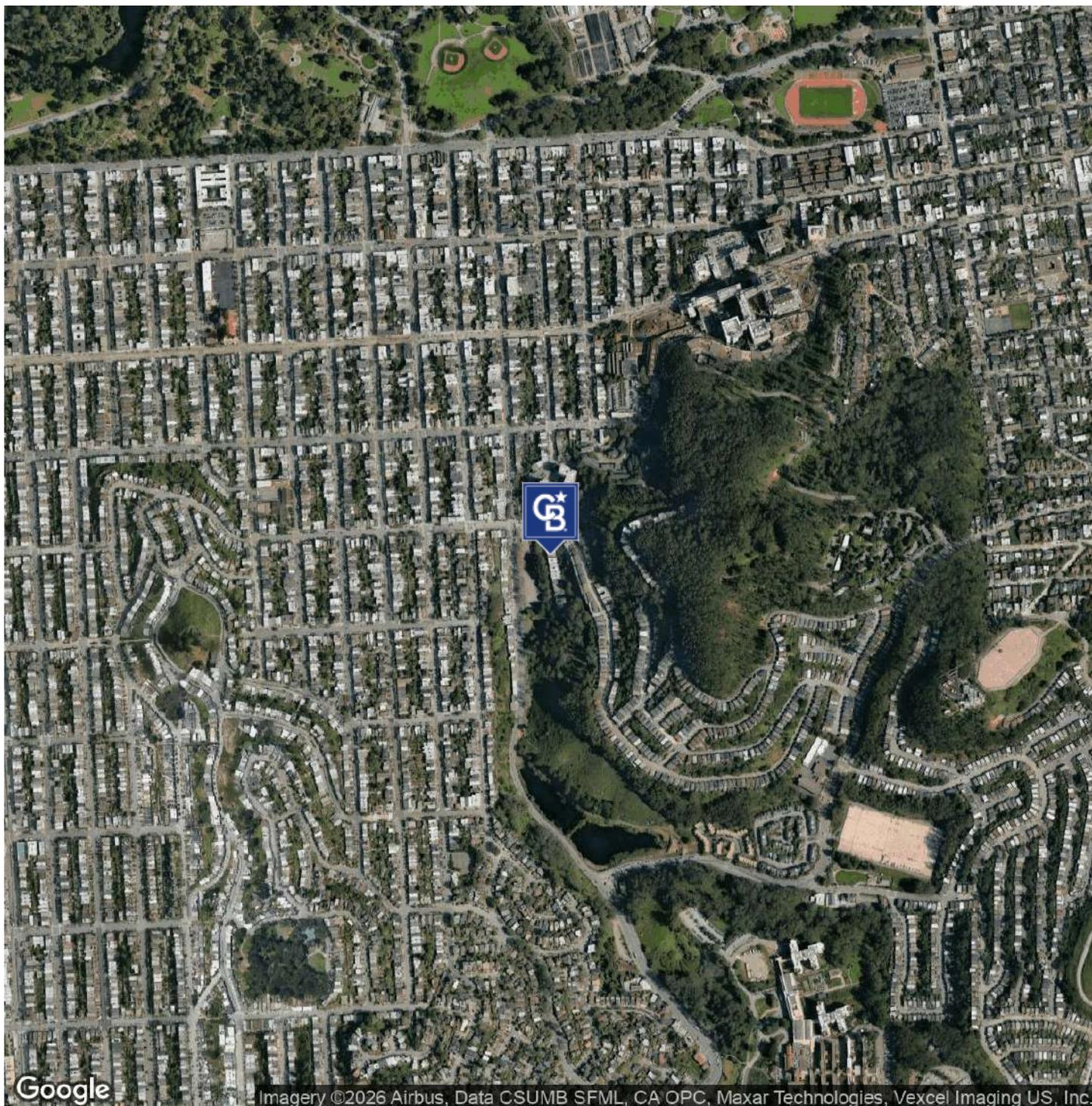


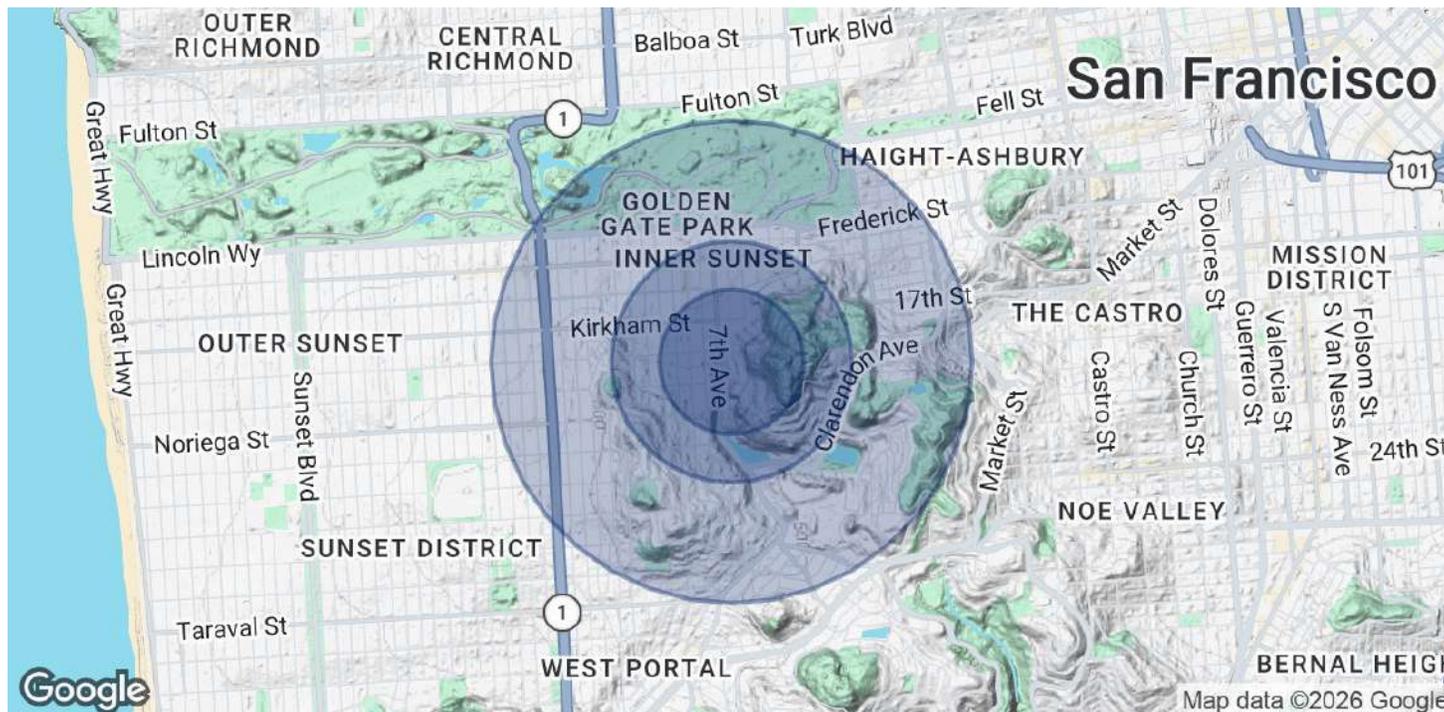
6. Laguna Hospital

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,524	12,778	43,998
Average Age	40	41	43
Average Age (Male)	40	40	42
Average Age (Female)	40	41	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,041	5,422	18,228
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$258,003	\$224,225	\$224,823
Average House Value	\$1,822,361	\$1,736,382	\$1,677,659

Demographics data derived from AlphaMap