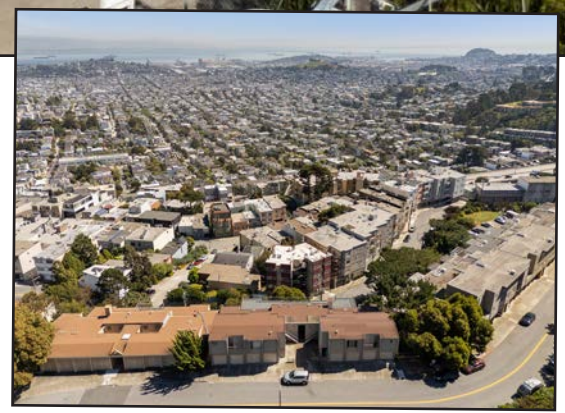




110 Gardenside Drive Twin Peaks | San Francisco

17 units | 16 car parking

Price: \$5,995,000



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2007 →
ANTONINI SF.

PROPERTY OVERVIEW

List Price: \$5,995,000

110 Gardenside Drive	
Year Built	1975
Parcel Number	2854-007
# of Units	17 units
Unit Mix	Three (3) Studios 12 1 bed-1 bath Two (2) 2 bed-1 bath
Parking	16 car parking
Sq.Feet ¹	15,645 sq/ft
Lot Size	15,275 sq/ft
Neighborhood	Twin Peaks
Zoning	RH2

11.3
GRM

5.6%
Cap Rate

\$383
Price/Foot

\$353k
Price/Unit

1-Per SF tax records

110 Gardenside Drive is a 17-unit apartment building with 16-car garage parking located in Twin Peaks. All 17 units have private decks, many of which offer sweeping, east-facing views of the SF skyline, Noe Valley, and the Mission District. The unit mix consists of three (3) studios, 12 1-bedrooms, and two (2) 2-bedroom units. Eight (8) units have updated kitchens and bathrooms. Two units will be delivered vacant. The property is powered with 600 amps. The units are separately metered for electricity with electric baseboard heaters. The soft-story retrofit was completed in 2016.

The property is grossing \$528,000/year (assuming a projected rent for the vacant units and implementation of rent increases). This equates to an attractive 11.3 GRM and 5.6% cap rate, with 27% rental upside. 110 Gardenside is a well-maintained, stable asset with achievable upside.



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110 GARDENSIDE DRIVE

PROPERTY OVERVIEW

List Price: \$5,995,000



STRUCTURE + SYSTEMS

Soft Story	Completed 2016
Foundation	Concrete
Electrical Svc.	600 Amps
Hot water	100 gallon water heater
Heat	Electric baseboard
PGE	Electric - separately metered Gas - master meter
Laundry	Common area, coin-op
Fire Alarm	Not updated

PARCEL MAP



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110 GARDENSIDE DRIVE

FINANCIAL OVERVIEW



Financial Summary

	Current
Price:	\$5,995,000
Number of Units:	17
Square Feet ¹ :	15,645
Price/Sq. Foot:	\$383
Price/Unit	\$352,647
GRM	11.34
Cap Rate	5.65%
Proforma GRM	9.04
Proforma Cap Rate	7.82%

1-Per assessor tax records

Annualized Operating Data

	Current
Scheduled Gross Income	\$528,477
Less Vacancy Rate:	(\$15,854) (3%)
Gross Operating Rate:	\$512,623
Less Expenses (Est):	(\$174,026) (35%)
Net Operating Income (NOI):	\$338,597

RENT ROLL



Rent Roll

Unit	Unit Type	Current Rent	Proforma Rent	Move-In Date	Notes
101*	1 bd / 1 ba	\$2,702	\$3,250	4/11/2022	updated, no parking
102*	Studio	\$1,413	\$2,750	10/1/1999	
103	1 bd / 1 ba	\$3,250	\$3,250	Vacant	updated
201	1 bd / 1 ba	\$3,250	\$3,250	Vacant	updated
202*	1 bd / 1 ba	\$1,925	\$3,250	7/21/2006	
203*	Studio	\$1,511	\$2,750	9/1/2006	
204*	1 bd / 1 ba	\$1,112	\$3,250	7/15/1975	
205+	1 bd / 1 ba	\$3,116	\$3,250	8/9/2019	updated
301+	1 bd / 1 ba	\$2,750	\$3,250	8/1/2012	
302+	1 bd / 1 ba	\$1,915	\$3,250	9/1/2002	
303+	Studio	\$2,317	\$2,750	3/1/2021	updated, no parking
304+	1 bd / 1 ba	\$3,333	\$3,250	6/1/2020	updated
305*	1 bd / 1 ba	\$2,450	\$3,250	2/12/2024	
401*	1 bd / 1 ba	\$2,881	\$3,250	9/9/2023	updated
402	1 bd / 1 ba	\$2,825	\$3,250	1/15/2024	updated
501	2 bd / 1 ba	\$3,795	\$4,000	11/21/2025	
502	2 bd / 1 ba	\$3,495	\$4,000	11/17/2025	
Monthly Income		\$44,040	\$55,250		
Total Annual Income		\$528,477	\$663,000		27% upside

* Rent includes rent increase effective 5/1/2026

+ Rent includes rent increase effective 7/1/2026

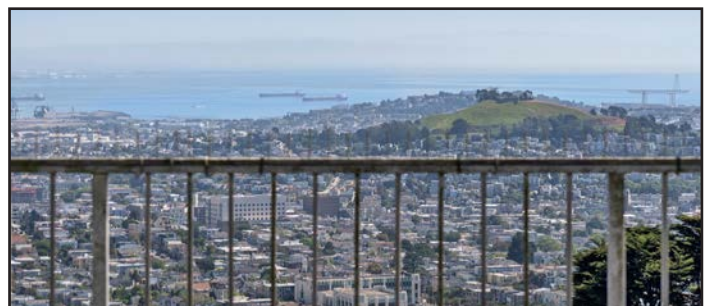
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110 GARDENSIDE DRIVE

FINANCIAL OVERVIEW



Estimated Expenses	Annual	
Property Taxes	\$69,722	1.18% of the list price
Insurance	\$17,901	2025 P&L
PGE	\$8,872	2025 P&L
Water	\$20,878	2025 P&L
Garbage	\$9,741	2025 P&L
Repairs & Maintenance	\$1,860	2025 P&L
Management	\$20,357	2025 P&L
Reserves	\$1,700	Estimated \$100/unit
Pest Control	\$484	2025 P&L
Landscaping	\$520	2025 P&L
Intercom	\$2,491	2025 P&L
On Site Manager	\$19,500	Estimate based on 50% monthly rent discount
Total	\$174,026	35% of gross income



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110 GARDENSIDE DRIVE

INTERIOR 1 BED / 1 BATH



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110 GARDENSIDE DRIVE

INTERIOR 2 BED / 1 BATH



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110 GARDENSIDE DRIVE

VIEWS TWIN PEAKS



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110 GARDENSIDE DRIVE

110 Gardenside Drive | Twin Peaks

COMPASS COMMERCIAL



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