



1700 Octavia Street

35 Units | 5 Car Parking

Lower Pac Heights | San Francisco

Price: \$9,750,000

**COMPASS
COMMERCIAL**

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PROPERTY OVERVIEW

List Price: \$9,750,000

1700 OCTAVIA STREET

Year Built	1927
Parcel Number	0664-017
# of Units	35 units
Unit Mix	20 x Studio 14 x 1bd-1ba 1 x 2bd-1ba
Parking	5 spaces
Sq.Feet ¹	22,300 sq/ft
Lot Sq. Feet ¹	3,600 sq/ft (30'x120')
Neighborhood	Lower Pacific Heights
Zoning	RM1

1-Per SF Tax Records

STRUCTURE + SYSTEMS

Electric Meters	Separate
Gas Meters	Separate
Electrical	400 Amps
Heat	Boiler
NFPA 72 (fire alarms)	Not completed
Laundry	Coin-Op
Foundation	Concrete



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11.10

GRM

5.51%

Cap Rate

\$437

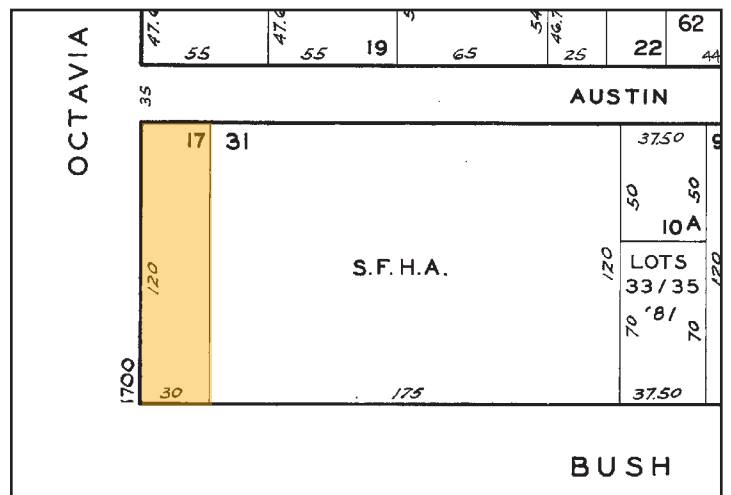
Price/Foot

\$278k

Price/Unit



PARCEL MAP



1700 OCTAVIA STREET

FINANCIAL OVERVIEW



Financial Summary

	Current
Price:	\$9,750,000
Number of Units: ¹	35
Square Feet:	22,300
Cost/Sq. Foot:	\$437
Cost/Unit	\$278,571
Gross Rent Multiplier ²	11.10
Cap Rate ²	5.51%

Annualized Operating Data

	Current
Scheduled Gross Income ^{2,3}	\$878,142
Less Vacancy Rate: (3%)	(\$26,344)
Gross Operating Rate:	\$851,797
Less Expenses (Est): (36%)	(\$314,388)
Net Operating Income (NOI):	\$537,409

Notes

1- 3R report shows 34 units. #101 is likely unwarranted. Buyer is advised to investigate.

2- Income figures include estimated banked rents. No increase has been issued since 2017.

3- Banked rent increase amounts are estimated and have not been issued. Buyer to confirm amounts.

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FINANCIAL OVERVIEW



Estimated Expenses

Annual

Property Taxes	\$113,393	1.18% of suggested list price
Insurance	\$27,258	Quote: Yerba Buena Insurance
PGE	\$51,218	Actual 2023
Water	\$37,441	Actual 2023
Garbage	\$18,605	Actual 2023
Repairs & Maintenance	\$17,500	Estimated \$500/unit
Management	\$33,196	Estimated 4% of gross income
Reserves	\$3,500	Estimated \$100/unit
Telephone	\$808	Actual 2023
Pest Control	\$1,470	Actual 2023
Boiler maintenance	\$5,000	Estimated
Elevator	\$5,000	Estimated
Total	\$314,388	36% of gross income

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							RENT ROLL
Unit	Unit Type	Move In Date	Current Rent	Banked Rent	Stabilized Rent w/ increases	Proforma Rent	Notes
101	1bd-1ba	5/1/2009	\$1,394	\$149	\$1,543	\$2,850	
201	1bd-1ba	11/11/2023	\$2,850	-	\$2,850	\$2,850	
202	1bd-1ba	7/1/2023	\$2,850	-	\$2,850	\$2,850	
205	1bd-1ba	2/15/2010	\$2,043	\$219	\$2,262	\$2,000	
206	1bd-1ba	8/1/2018	\$1,300	\$118	\$1,418	\$2,850	
301	1bd-1ba	6/1/1993	\$957	\$102	\$1,059	\$2,850	
302	studio	6/20/2019	\$2,125	\$215	\$2,340	\$2,200	
303	studio	1/1/1995	\$900	\$432	\$1,332	\$2,200	
304	studio	5/27/2023	\$2,275	\$39	\$2,314	\$2,200	
305	studio	3/1/2024	\$2,095	-	\$2,095	\$2,200	
306	1bd-1ba	1/1/2024	\$2,675	-	\$2,675	\$2,850	
401	2bd-1ba	12/15/2021	\$3,175	\$127	\$3,302	\$3,200	Converted to 2bd-1ba, in-unit laundry
402	studio	11/15/1998	\$400	-	\$400	\$2,200	
403	studio	2/11/2023	\$2,175	\$37	\$2,212	\$2,200	
404	studio	5/1/1999	\$1,356	\$145	\$1,501	\$2,200	
405	studio	3/1/2011	\$1,480	\$158	\$1,638	\$2,200	Resident manager
406	1bd-1ba	6/1/2021	\$2,575	\$196	\$2,771	\$2,850	
501	1bd-1ba	4/1/2006	\$2,145	\$230	\$2,375	\$2,850	
502	studio	12/1/2023	\$1,950	-	\$1,950	\$2,200	
503	studio	7/1/2013	\$1,795	\$377	\$2,172	\$2,200	
504	studio	5/15/2021	\$1,975	-	\$2,200	\$2,200	Vacating 6/15/24
505	studio	5/1/2002	\$1,221	\$131	\$1,352	\$2,200	
506	1bd-1ba	1/1/2021	\$2,175	\$102	\$2,277	\$2,850	
601	1bd-1ba	4/1/2013	\$1,957	\$209	\$2,166	\$2,850	
602	studio	4/1/2018	\$2,150	-	\$2,150	\$2,200	Vacating 6/7/24
603	studio	1/6/2024	\$2,095	-	\$2,095	\$2,200	
604	studio	1/1/1970	\$1,030	\$110	\$1,140	\$2,200	
605	studio	6/19/2020	\$2,250	\$187	\$2,437	\$2,200	
606	1bd-1ba	10/9/2020	\$2,550	-	\$2,850	\$3,000	Vacating 6/27/24
701	1bd-1ba	6/16/2023	\$2,950	-	\$2,950	\$2,850	
702	studio	5/6/2023	\$2,175	\$37	\$2,212	\$2,200	
703	studio	1/1/1999	\$846	\$91	\$937	\$2,200	
704	studio	10/17/2020	\$1,795	\$84	\$1,879	\$2,200	
705	studio	2/1/2023	\$2,175		\$2,175	\$2,200	
706	1bd-1ba	Vacant	\$2,975	-	\$3,000	\$3,000	Vacant
	Laundry		\$300	-	\$300	\$300	Estimated
Total Monthly Income			\$69,153	\$3,495	\$73,179	\$87,800	
Total Annual Income			\$829,908	\$41,934	\$878,142	\$1,053,600	27% Upside

1- Annual rent increases have not been issued since 2017. Banked rents are estimated and have not yet been issued. Buyer is advised to verify.

LOBBY PHOTOS



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UNIT 706 PHOTOS



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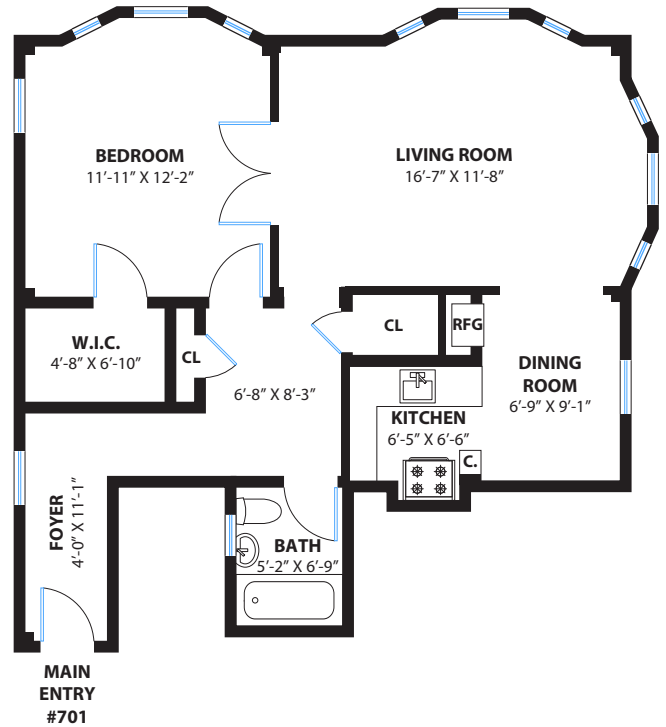
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FLOORPLANS

Unit 401 (converted to 2bd)
2bd-1ba (712 sq/ft)



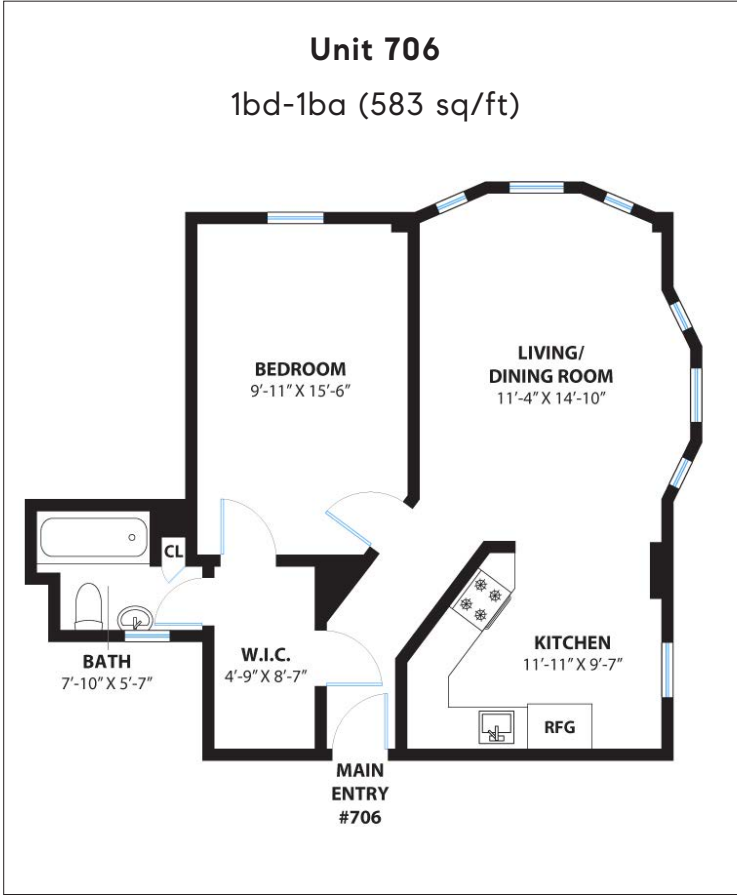
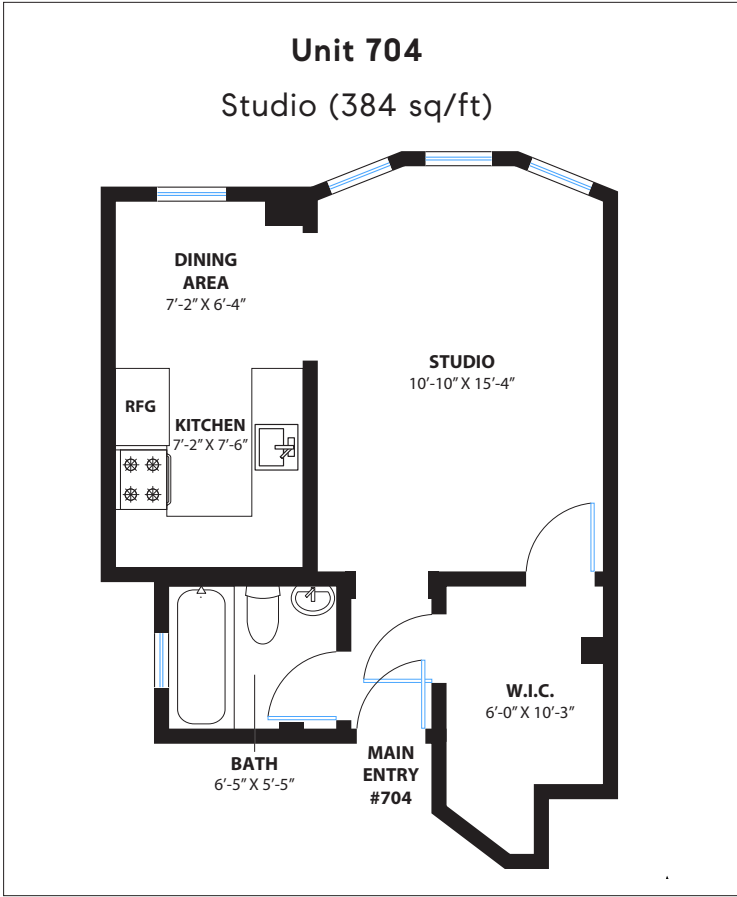
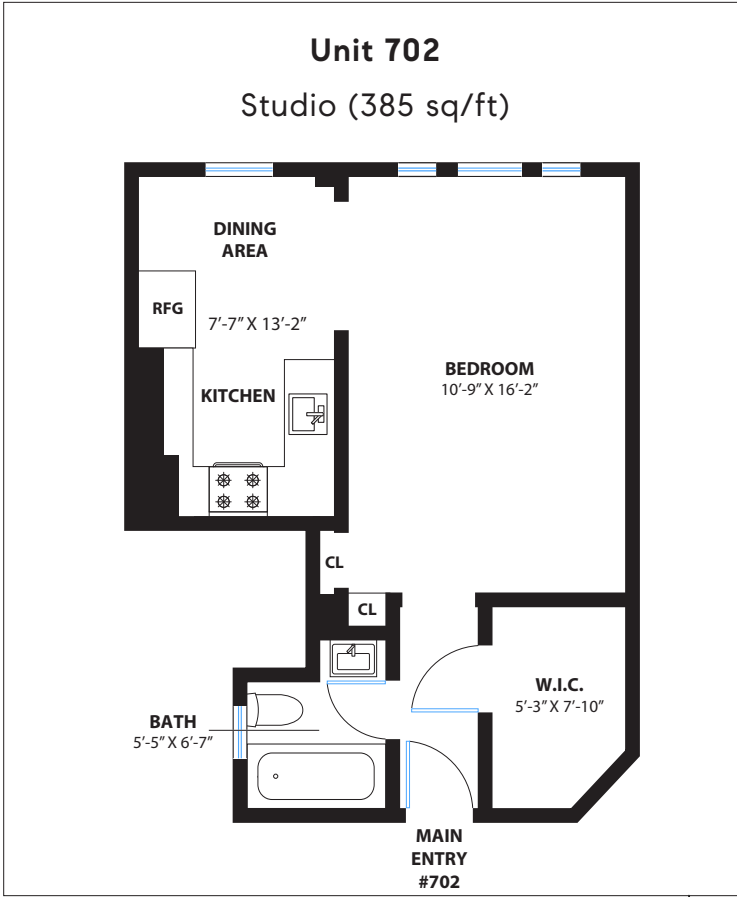
Unit 701
1bd-1ba (701 sq/ft)



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FLOORPLANS



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