



4326-4336 IRVING
\$10,500,000



GREGG LYNN
TEAM

INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM



OFFERING SUMMARY

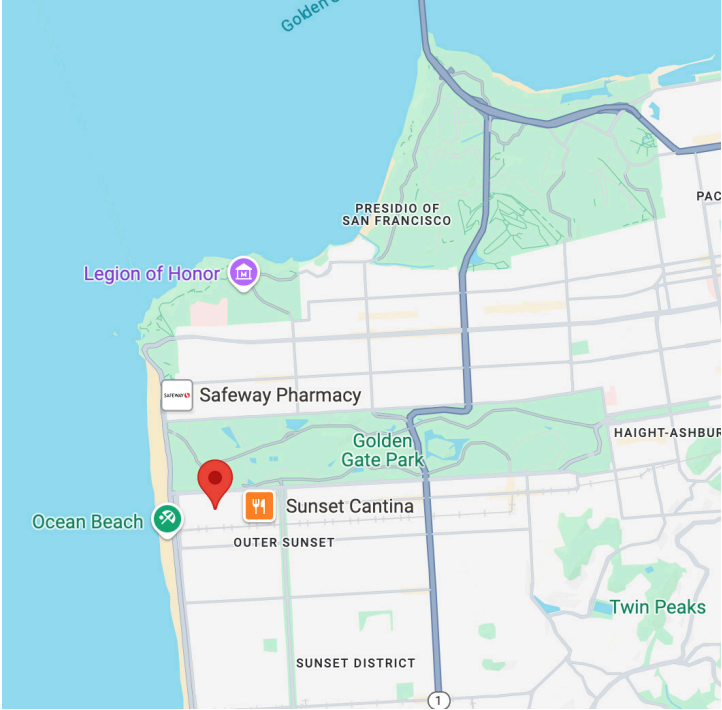
17 UNITS | RENOVATED 2022 | OUTER SUNSET | \$10,500,000

Welcome to The IRV, a recently, stylishly, and extensively renovated Outer Sunset 17-unit residential building, located just blocks from Ocean Beach and Golden Gate Park. With breathtaking views of the Pacific Ocean on one side and a serene nature reserve on the other, this “as-new” building masterfully fuses California Contemporary interiors to command premium rents in one of San Francisco’s most sought-after residential neighborhoods.

All units have been significantly remodeled with modern finishes, leading-edge kitchens and refreshed bathrooms - providing tenants with an elevated beachside living experience not available elsewhere. Residents enjoy **desirable amenities** such as a rooftop terrace with panoramic ocean views and a sun-soaked and wind-protected interior courtyard. Recent capital improvement projects include infrastructure such as new windows, electrical and plumbing systems, creating a stable and low-maintenance investment.

Located near popular local spots like Hook Fish, Java Beach Cafe, Outerlands, and Beach Chalet, The IRV is ideally positioned for tenants who appreciate both beachside living and easy access throughout San Francisco, and is a unique investment opportunity in the desirable Outer Sunset district. **CAP 5% based on vacant units at market rents.**





- Recently and extensively renovated 17-unit residential building
- CAP Rate 5%
- Low-maintenance, unique investment opportunity
- All units recently renovated with bright California Contemporary interiors to command premium rents.
- Desirable amenities such as shared roof terrace and interior courtyard
- New infrastructure: windows, plumbing and electrical systems
- Secure building with keyless entry
- Fantastic location one block from Golden Gate Park and Ocean Beach
- Excellent proximity to all the Outer Sunset hotspots such as Hook Fish, Java Beach Cafe, Outerlands and the Beach Chalet

List Price	\$10,500,000
GRM	14.1
# of Units	17
CAP Rate	5%
Price/Sq Ft	\$902.29
Building Size	11,637
Parcel Size	5,999
Parcel Numbers	1706 071
Year Built	1960
Year Renovated	2022
Zoning	RH-2

FINANCIALS | 4326 - 4336 IRVING

Cap Rate	5.03
Gross Scheduled Income	\$743,523
Gross Rent Multiplier	14.1
Net Operating Income	\$527,844
Monthly Scheduled Income	\$61,960
Operating Expense	\$215,679
Utilities Expense	\$44,718
Management Expense	\$42,432
Tax Annual Amount	\$96,000
Insurance Expense	\$18,130
Maintenance Expense	\$14,400

Expense	Monthly	Annually
Taxes		\$96,000
Insurance		\$18,130
Property Mgmt	\$3,536	\$42,432
Utilities	\$3,727	\$44,718
Misc	\$1,200	\$14,400
	Total:	\$215,680





RENT ROLL | 4326 - 4336 IRVING

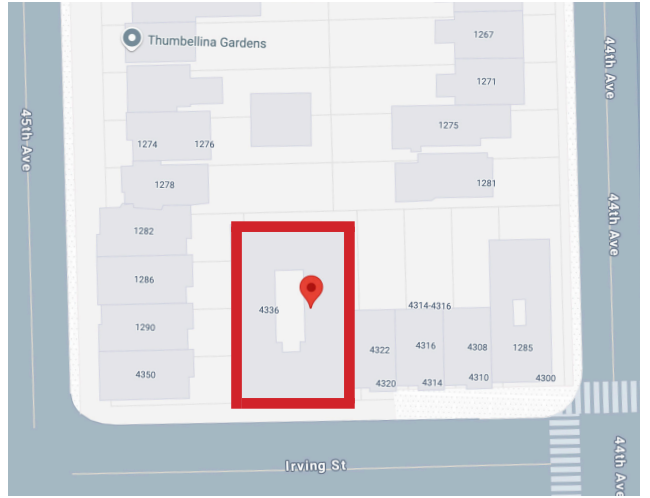
Unit	BD/BA	Rent	Projected Rent if Vacant	Income Total w Projected
101	split 4/2	\$1,995	\$2,400	\$4,395
102	0/1		\$2,850	\$2,850
103	2/2	\$2,950		\$2,950
104	3/2		\$3,600	\$3,600
105	3/3	\$3,800		\$3,800
201	2/2		\$3,600	\$3,600
202	3/2	\$3,600		\$3,600
203	3/2		\$3,600	\$3,600
204	0/1	\$2,850		\$2,850
205	3/2	\$3,600		\$3,600
206	3/2	\$3,500		\$3,500
301	2/2	\$3,500		\$3,500
302	split 3/2	\$1,600	\$2,000	\$3,600
303	3/2	\$3,500		\$3,500
304	2/2	\$3,995		\$3,995
305	4/3	\$5,750		\$5,750
306	2/1		\$3,600	\$3,600
17 units		\$40,640	\$21,650	\$62,290

ASSESSOR'S MAP | 4326 - 4336 IRVING

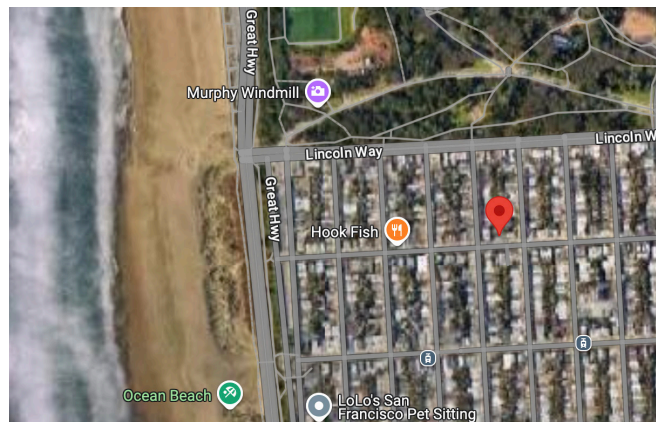
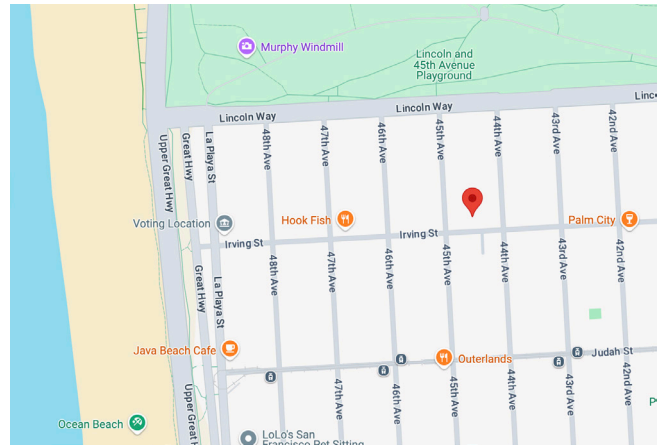
LINCOLN WAY

45TH AVE	4301										
	57.50	25	25	25	25	25	25	25	25	32.50	4300
	52										
	60										
	59										
	57.50	55	44	45	57	58	48	49	1		
	120							120			
			41		2						
			40		3						
			39		4						
			38		5						
			37		6						
			36		7						
			35		8						
			34		9						
			33		10						
			32		11						
		31		12							
		2012 65/68		13							
		30		14							
		29		15							
		28		16							
		27		17							
120							120				
72.50	26	51	50	21	20	19	18				
		25									
		24									
		24									
120							120				
72.50	20	20	25	25	25	25	32.50				
4300											

IRVING



44TH AVE



FLOOR PLAN | 4326 - 4336 IRVING

FIRST LEVEL



SECOND LEVEL



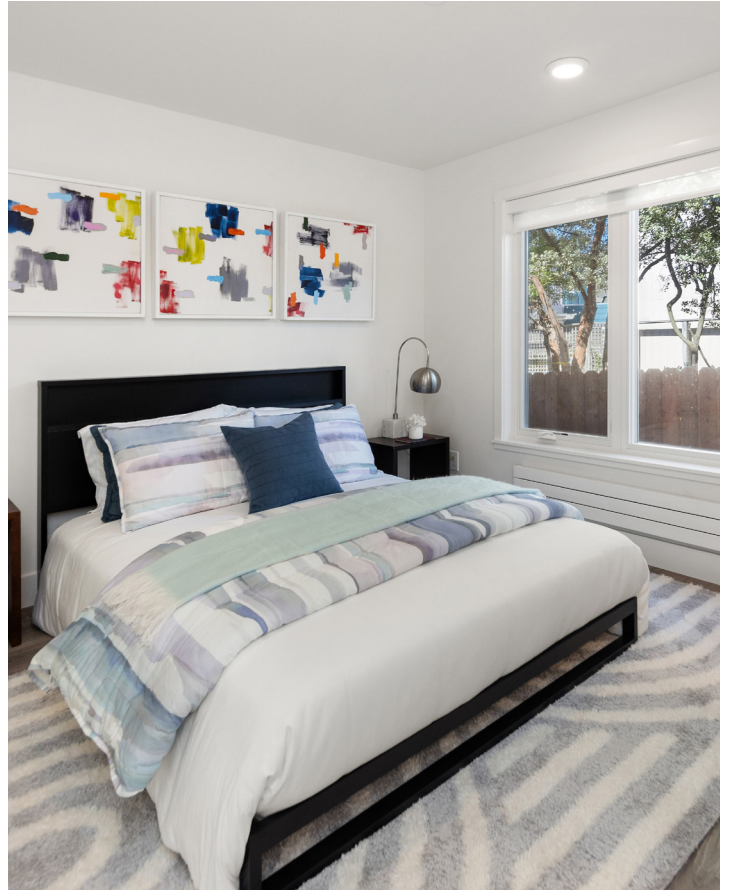
THIRD LEVEL



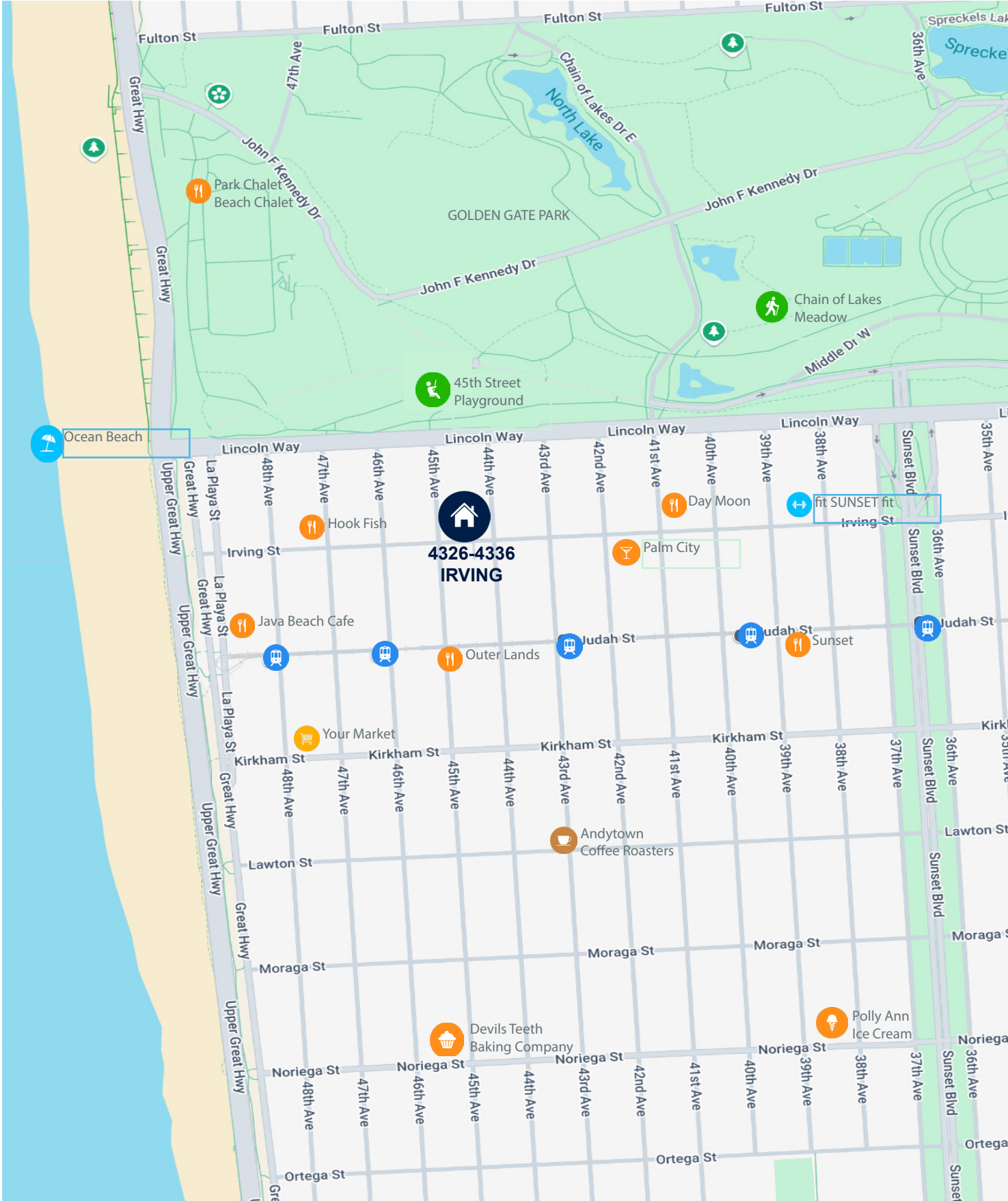
FOURTH LEVEL







NEIGHBORHOOD AMENITIES MAP





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Showings by appointment

Please call listing team

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