



FOR SALE

# 20-24 CUMBERLAND STREET

SAN FRANCISCO

OFFERED AT: \$2,895,000

EXCLUSIVELY REPRESENTED BY:

**Alexander Kolovyansky** | Director of Investment Sales

415.875.7450 alex@vanguardsf.com DRE #01730963

**Christina Ciccone** | Realtor

415.203.1735 christinaciccone@vanguardsf.com DRE #02010783



[www.vanguardproperties.com](http://www.vanguardproperties.com)

# PROPERTY OVERVIEW

**20-24 CUMBERLAND STREET** a rare opportunity to purchase a 6 unit building 1/2 a block from Mission Dolores Park in the highly coveted Mission Dolores Neighborhood of San Francisco. Close to Valencia Street shops and restaurants and easy walk to two BART stations as well as MUNI to downtown, the peninsula, and south bay. Each unit is a formal one bedroom one bath approximately 679 square feet with some being used as 2 bedrooms. Strong in place income and GRM. The ownership completed seismic work, main panel electrical upgrades, and roof. Some units have been remodeled and top floor units have views. There is a basement that becomes ground level in the back yard with storage units and laundry. 3,420 sq. ft over sized lot.



**NEIGHBORHOOD:** Mission District

**ZONING:** RH3

**NUMBER OF STORIES:** 3 stories

**APN NUMBER:** 3598047

**LOT SIZE:** 3,420 sq. ft

**GROSS BUILDING SQFT:** 4,110 ± sq. ft, per planning department



ASKING PRICE	SQ. FT.	\$/SQ. FT.	
\$2,895,000	4,110	\$704	
\$2,800,000	\$/SF	\$681 High	29%
\$2,650,000	\$/SF	\$645 Mid	25%
\$2,500,000	\$/SF	\$608 Low	20%

ANNUAL INCOME	CURRENT	PRO-FORMA
Rental Income	\$212,652	\$261,600

### ANNUAL EXPENSE

Property Taxes*	\$34,740	\$34,740
Insurance	\$5,500	\$5,500
Utilities	\$9,653	\$9,653
Maintenance	\$5,300	\$5,300
Management	\$11,200	\$11,200
Total Expenses	\$66,393	\$66,393
	31%	25%

### CASH FLOW

NOI	\$146,259	\$195,207
Proj Cash Flow	\$146,259	\$195,207
Cap Rate	5.05%	6.74%
GRM	13.61	11.07



UNIT	UNIT #	SQ.FT.	FLOOR	CURRENT RENT	\$/SF	MARKET RENT	\$/SF	MOVE-IN	NOTES
Unit 1	20	679		\$2,975	\$4.38	\$3,400	\$5.01	5/18/24	
Unit 2	20A*	679		\$2,895	\$4.26	\$3,400	\$5.01	2/1/25	
Unit 3	22	679		\$2,995	\$4.41	\$3,600	\$5.30	4/13/24	
Unit 4	22A	679		\$3,200	\$4.71	\$3,600	\$5.30	3/23/24	
Unit 5	24	679		\$2,305	\$3.39	\$3,900	\$5.74	6/5/23	
Unit 6	24A	679		\$3,351	\$4.94	\$3,900	\$5.74	9/1/23	
Laundry				\$0		\$0			
Storage/Pkg				\$0		\$0			
<b>Monthly</b>				<b>\$17,721</b>		<b>\$21,800</b>			
<b>Annual</b>				<b>\$212,652</b>		<b>\$261,600</b>			
<b>Total SQ.FT.</b>		<b>4,074±</b>							

Notes:  
 Expenses provided by Seller  
 Building SF from Tax Records  
 Unit SF Per Matterport Floor Plan  
 No Tenant Profiles Provided  
 Property Condition Reports From 2020 Available

The information contained herein has been received from the Seller and/or third parties. Vanguard Properties has not verified the foregoing information, and will not confirm the accuracy of same. Buyer is advised to investigate all information important to Buyer and to verify the accuracy of the representations contained herein.

# SAN FRANCISCO & THE BAY AREA

**World-renowned** for its scenic beauty, unparalleled amenity base and 24-hour “live/work/play” environment, San Francisco has been a focal point for business in this region for over a century. San Francisco has long been recognized as one of the **major business centers** worldwide and is both the significant financial headquarters of the Western United States and the primary employment hub for Northern California. San Francisco is the Bay Area’s most densely populated city, with a population of approximately 809,000 that is projected to grow to **964,000 residents** by the year 2035. The city enjoys an **excellent transportation** infrastructure, a myriad of cultural resources, proximity to many of the world’s premier educational and research facilities, internationally recognized retailers, restaurants and hotels, and a reputation as one of **America’s most livable urban centers**.

The San Francisco Bay Area is the world’s **24th largest economic market** and is comprised of nine counties: San Francisco, Marin, Sonoma and Napa to the north; Solano, Alameda and Contra Costa to the east; and San Mateo and Santa Clara to the south. With over **seven million residents**, the Bay Area comprises the fifth largest metropolitan area in the United States and is the economic, cultural and demographic heart of Northern California.

The Bay Area has long been recognized as one of the **most important financial and commercial regions** in the world with intrinsic qualities that include innovative and rapidly growing high-technology sectors such as computer and biotechnology, **unparalleled access** to capital markets including the most active venture capital market in the world, world-class educational institutions such as Stanford, UC Berkeley, UCSF, and the University of San Francisco, a strong transportation infrastructure including the ports of the San Francisco Bay, a critical mass of business support services, **exceptional lifestyle amenities** and a thriving tourist trade. 20-24 Cumberland Street is right in the center of it all.

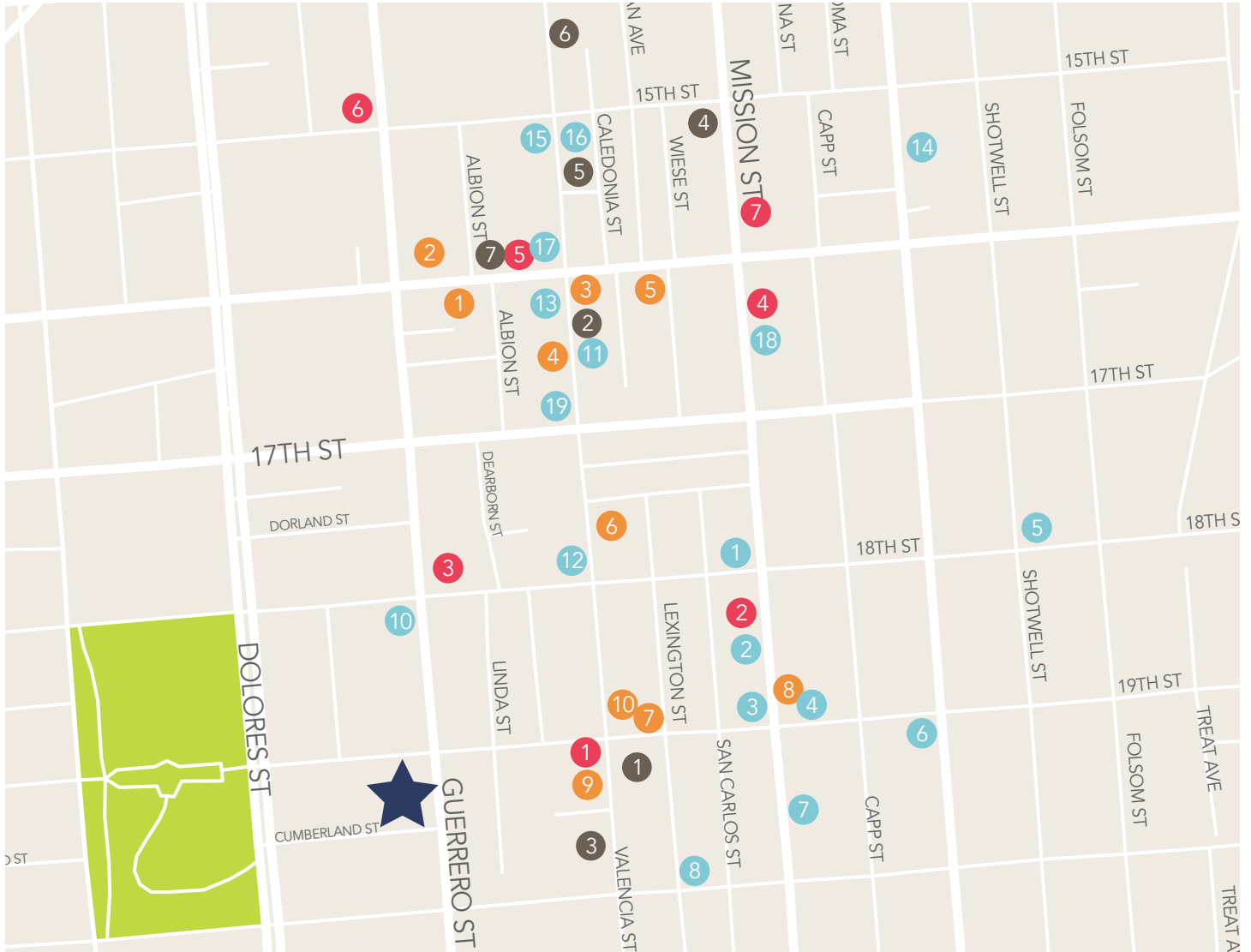


# LOCATION | MISSION DOLORES

20-24 Cumberland Street is located in the sought-after inner Mission District, which has undergone significant growth in the last three years with many new businesses moving into the area. The neighborhood has excellent access to public transportation, with the 16th and 24th Street BART stations within blocks of the property as well as multiple MUNI bus lines. This prime location also offers easy access to the 101 & 280 freeways.



# NEARBY ATTRACTIONS



## RESTAURANTS:

1. Yamo
2. Mission Chinese Food
3. Taqueria Cancun
4. Bissap Baobab
5. Gallardo's
6. Bender's
7. Arabian Nights
8. Garden Creamery
9. Loló
10. Tartine Bakery
11. Locanda
12. Hawker Fare
13. Limón Rotisserie
14. Flying Pig Bistro Pub
15. Little Star Pizza
16. Pica Pica Arepa Kitchen
17. CREAM San Francisco
18. The Sandwich Place
19. El Toro Taqueria

## GROCERY MARKETS

1. Rhea's Deli & Market
2. George's Market
3. Pay And Save Grocery
4. Mi Tierra Market
5. Foodhall
6. Spotlight Market
7. Walgreens

## BARS

1. Gestalt
2. ABV
3. Casanova Lounge
4. Blondies' Bar
5. Bond Bar
6. Elbo Room
7. Wildhawk
8. Beauty Bar
9. The Beehive
10. Etcetera Wine Bar and Cafe

## CAFÉS

1. Boba Guys Mission
2. Muddy Waters Coffee House
3. Borderlands Cafe
4. La Noisette
5. Samovar Teahouse Cafe
7. Four Barrel Coffee





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