



**FULLY VACANT
APARTMENT BUILDING**
4 LARGE TWO-BEDROOM UNITS
4-CAR PARKING

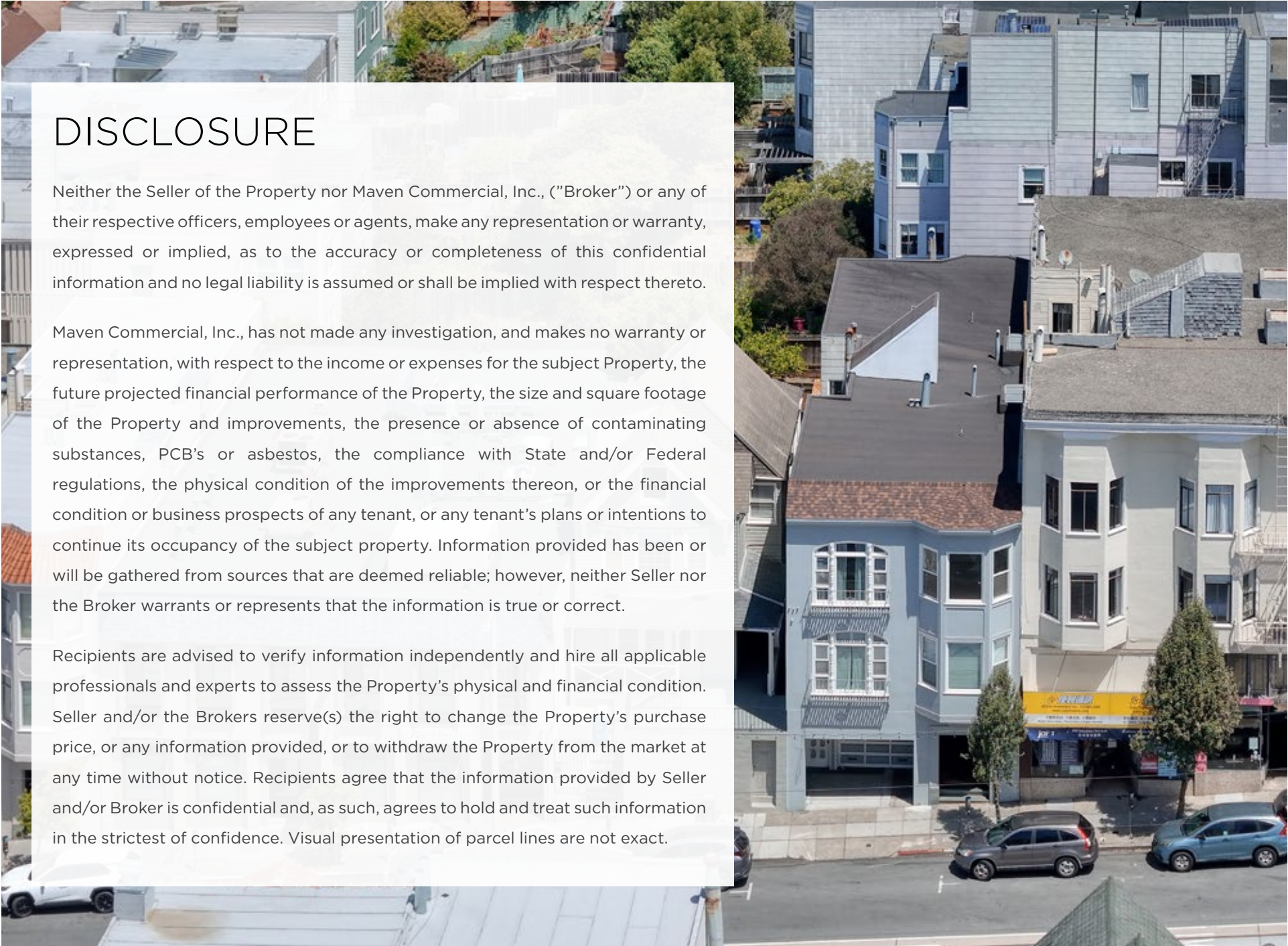
1414 TARAVAL

**PARKSIDE
SAN FRANCISCO**

OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

1414
TARAVAL

LISTING PRICE	\$2,300,000
GRM	9.35
CAP RATE	8.40%
PRICE / SQ FT	\$590
PRICE / UNIT	\$575,000

BUILDING SIZE	3,900 SF
PARCEL SIZE	2,495 SF
PARCEL NUMBER	2353-009
YEAR BUILT	1936
ZONING	NCD



HIGHLIGHTS

Impressive Sunset District Apartment Building

4 Vacant Units- 4 Vacant Parking

Amazing Opportunity to Renovate and Update

Ready-to-Lease Units with Period Details

Opportunity for Owner-Occupier

Large Walk-In Closets

New Family Zoning Plan Unlocks 85-Ft Heights

Exquisite Hardwood Floors

Bountiful Natural Light

Popular Restaurants, Cafes and Retail Nearby

Located on the L Line - Muni Metro Rail

Parkside Library & McCoppin Square / Playground Next Door

Located Near SFSU, Stern Grove, & Stonestown Mall

Quick Access to 280 Freeway

ADU Potential

1414 Taraval Street is a Sunset District apartment building that presents a rare opportunity to immediately add value through renovation and upgrades, delivering premium units into today's hot rental market. The impressive building offers 4 vacant, large two-bedroom units, plus 4 parking spaces. Constructed in 1938, the 3,900-square-foot building features period details, bright, light-filled units, hardwood floors, forced-air furnaces, large walk-in closets, double-pane windows and large bathrooms. Ideally located along Taraval Street's commercial corridor near restaurants, cafes, and retail shops, the property sits beside San Francisco's popular McCoppin Square Park, with access to a playground, tennis courts, and a public library. A buyer also has the option to immediately lease out the units or owner-occupy portions of the property.



DETAILS

UNITS	4
2 BDRMS	4
VACANT	4
PARKING	4 [Tandem Option]
ROOMS	16
BATHROOMS	4
FLOORS	2 + Ground Floor

FOUNDATION	Concrete
STRUCTURE	Wood Frame
FAÇADE	Stucco / Asbestos Siding
ROOF	Torch-Down Modified Bitumen
WINDOWS	Double-Pane Vinyl/Wood & Wood Sash
PLUMBING	Mainly Copper
ELECTRICAL	Separately Metered
AMPERAGE	200
SUB-PANELS	Ground Floor
HEAT	Forced -Air Furnace
HOT WATER	Gas Tank [75 Gallon]
WASHER / DRYER	Off-Site

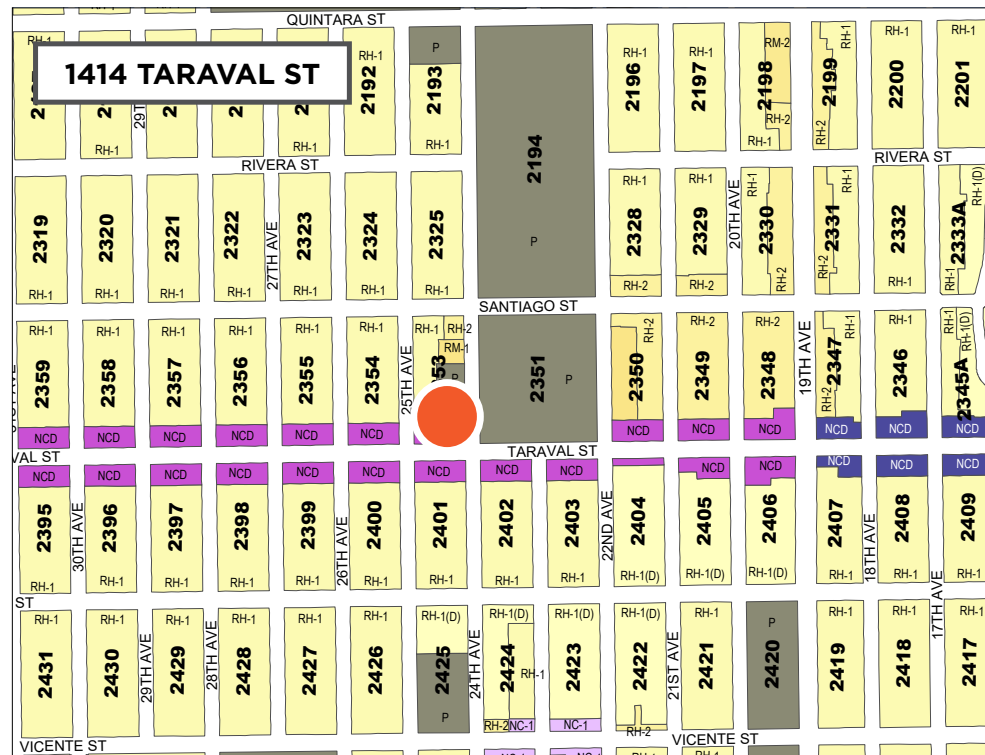
SEISMIC	Not Required
FLOOD	Not Present
LIQUEFACTION	Not Present

ELECTRIC METERS	5
GAS METERS	5

ZONING

TARAVAL STREET - NCD

RESIDENTIAL DENSITY	100 sq ft per unit
HEIGHT LIMIT	50//85-R-4
HISTORIC RESOURCE	C - No Historic Resource
PARCEL WIDTH & DEPTH	100 x 25
BUILDING SIZE	3,900 Sq. Ft.
PARCEL SIZE	2,495 Sq. Ft.



NCD, The Taraval Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the properties fronting both sides of Taraval Street from 19th through 36th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

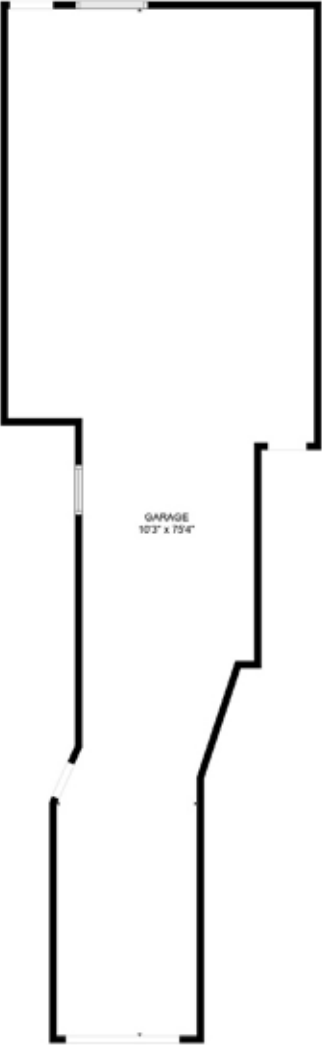
The Taraval Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small- to mid-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Housing development in new buildings is encouraged above the ground story. Accessory Dwelling Units are permitted.

PHOTOGRAPHS



FLOOR PLANS



STREET LEVEL



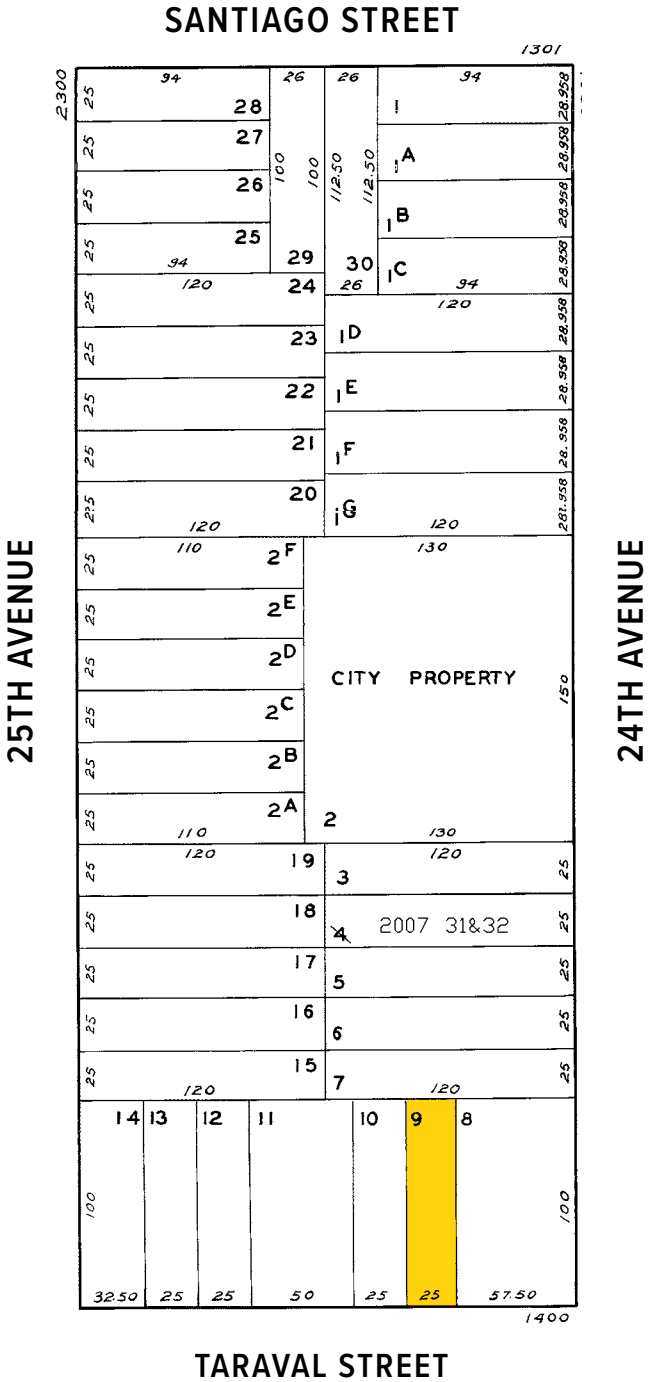
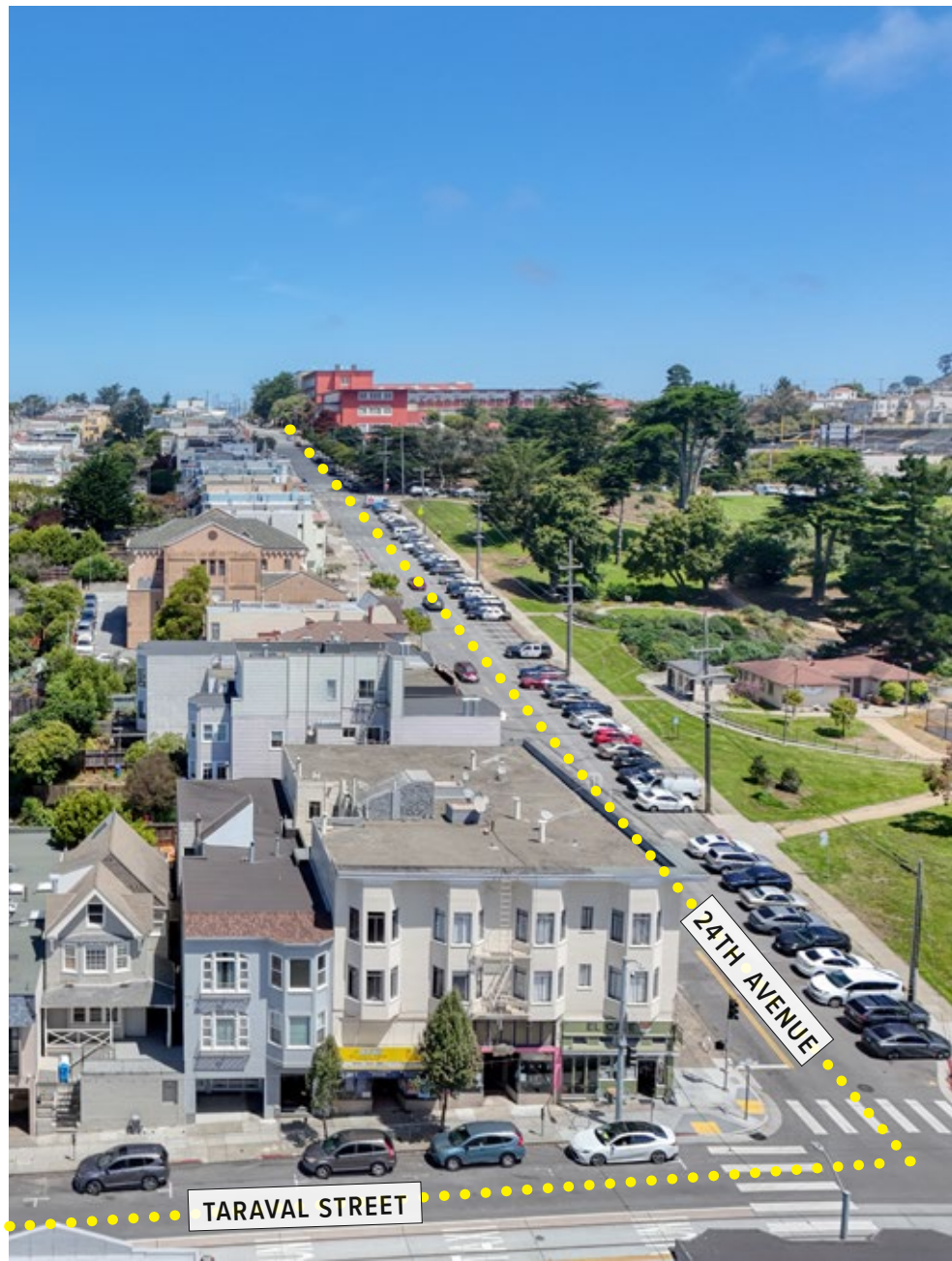
1ST FLOOR



2ND FLOOR

PARCEL MAP

1414 TARAVAL



RENT ROLL

UNIT	TYPE	MOVE-IN	CURRENT	MARKET	UPSIDE
1	-	-	\$5,000	\$5,000	0%
2	-	-	\$5,000	\$5,000	0%
3	-	-	\$5,250	\$5,250	0%
4	-	-	\$5,250	\$5,250	0%
INCOME [MONTHLY]			\$20,500*	\$20,500	
INCOME [ANNUAL]			\$246,000	\$246,000	

* Market Rate, Post Renovation



UNDERWRITING

POTENTIAL GROSS INCOME	PRO FORMA	NOTES
RESIDENTIAL	\$246,000	
VACANCY LOSS	-\$7,380	3.0%
TOTAL INCOME	\$238,620	
KEY OPERATING EXPENSES		
INSURANCE	\$7,500	Est.
TAXES [PROPERTY]	\$27,202	New Value
UTILITIES		
GARBAGE & RECYCLING	\$1,932	Est.
GAS & ELECTRICITY	\$1,250	Est.
WATER & SEWER	\$3,000	Est.
MISCELLANEOUS		
REPAIRS	\$4,000	
REGULATORY CONSIDERATIONS		
BUSINESS LICENSE	\$100	Est.
RENT BOARD FEE	\$236	[\$59 Unit]
TENANT REIMBURSEMENT	-\$118	[\$29.50 Unit]
SECURITY DEPOSIT INTEREST	\$221	Est.
VECTOR CONTROL	\$127	
TOTAL EXPENSES	\$45,449	
EXPENSE / INCOME RATIO	19%	
NET OPERATING INCOME	\$193,171	

NEIGHBORHOOD

1414
TARAVAL



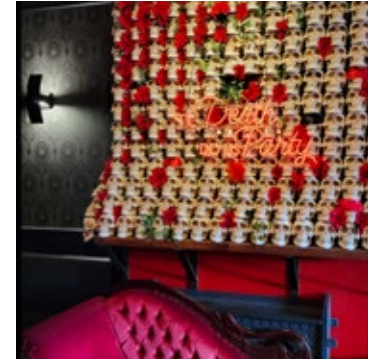
LOU'S CAFE



MARCO POLO ICE



EL CAFE



DAHLIA SF



DUMPLING KITCHEN



MCCOPPIN SQUARE PARK



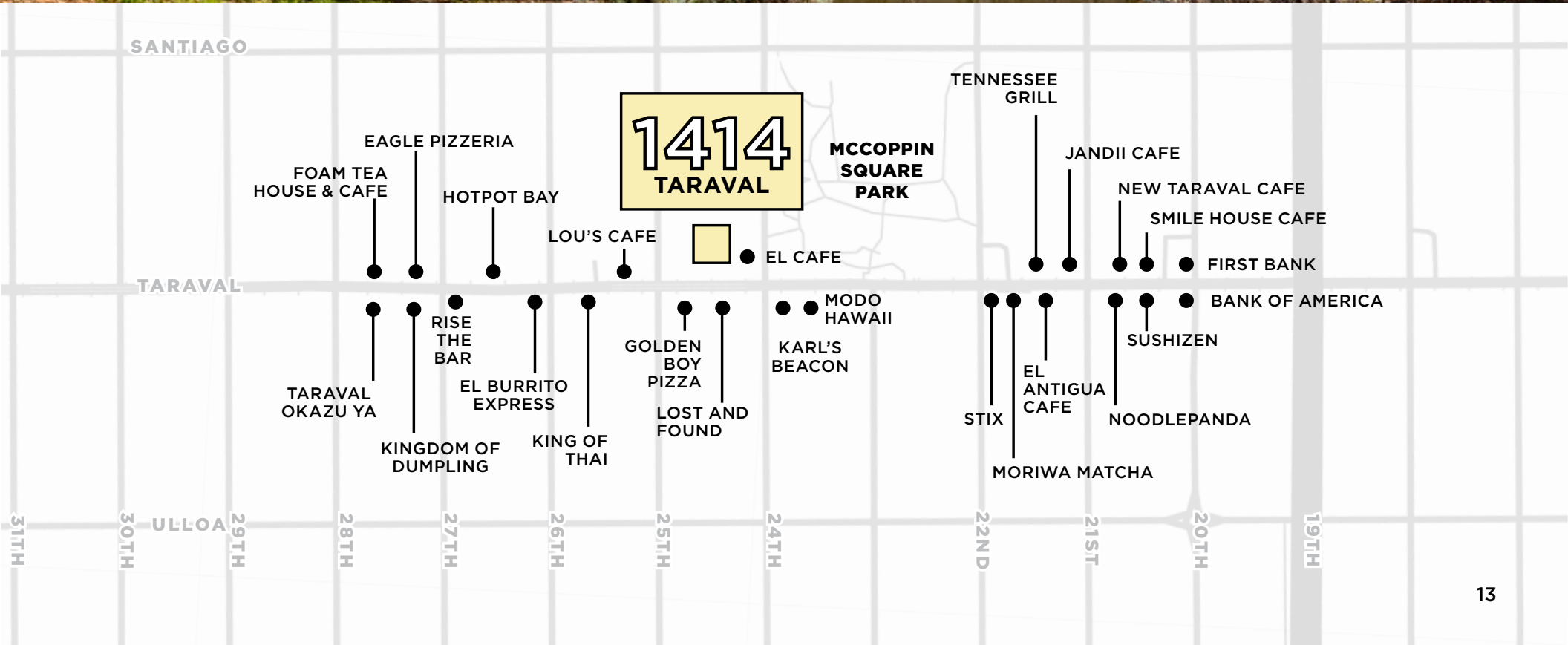
GOLDEN BOY PIZZA



ANTIGUA COFFEE

DUBOCE TRIANGLE

1414 TARAVAL STREET is situated in San Francisco's Parkside neighborhood. Parkside is a quiet, family-friendly neighborhood on San Francisco's west side, often considered part of the broader Sunset District. Parkside has a distinctly more suburban, residential feel than the rest of the city. Centered around Taraval Street's shops and the L Taraval Muni line, it offers an ocean-adjacent lifestyle, easier parking than dense city hubs, and quick access to nearby parks like Stern Grove. The commercial corridor runs primarily along Taraval Street, stretching from 14th Avenue to the ocean. You will find an eclectic mix of highly-rated dim sum, bakeries, traditional American cafes, and local taquerias right on the main strip.



SAN FRANCISCO | CALIFORNIA

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maven
COMMERCIAL

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