

1285 8th Avenue

11 UNITS IN THE INNER SUNSET



ALLISON
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MULTI-UNIT. MIXED-USE. COMMERCIAL.

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1285 8th Avenue

11 UNITS IN THE INNER SUNSET

\$3,695,000

List Price

\$355

Price Per SqFt

\$335,909

Price Per Unit

\$299,772

Annual Income

5.00%

Cap Rate

12.33

GRM



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

PROPERTY SUMMARY

1285 8th Avenue is a well-maintained 11-unit apartment building ideally located in San Francisco's desirable Inner Sunset neighborhood. The property features an attractive unit mix of eight studios, two 2-bedroom units, and a spacious top-floor 3-bedroom residence with views. Both 2-bedroom units feature additional office spaces, offering the potential to be converted to 3-bedroom layouts.

The building is filled with architectural character, including a striking façade, ornate entry lobby, decorative ironwork, hardwood floors, and charming period details throughout. Significant improvements include a completed soft-story seismic retrofit, modified-bitumen roof installed in 2013, and a fire alarm system compliant with current sleeping-area requirements. The property has also completed its SB 721 inspection and reflects a history of ongoing maintenance and improvements.

Additional amenities include coin-operated laundry and one-car parking. The property is ideally positioned in the heart of the Inner Sunset, just steps from the 9th & Irving commercial corridor, Golden Gate Park, neighborhood restaurants, cafés, shopping, and the N-Judah Muni line, which provides convenient access to Downtown and other parts of San Francisco.

Property Highlights:

- Unit Mix: (8) Studios, (2) Two-Bedroom Units & (1) Three-Bedroom Unit
- Approx. 10,413 Sq. Ft. (Per Architectural Plans; Includes Garage & Mezzanine)
- Coin-Operated Laundry (set up for cashless payments)
- 1-Car Parking
- Soft-Story Retrofit Completed
- Fire Alarm System Upgraded & Certified



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	\$3,695,000
CAP Rate:	5.00%
GRM:	12.33
Number of Units:	11
Price Per Unit:	\$335,909
SqFt (Per Architectural Plans; Includes Garage & Mezzanine):	10,412
Price Per SqFt:	\$355
Scheduled Gross Income:	\$299,772
Utility Reimb (Unit 4 @ \$40/mo):	\$480
Laundry (Approx \$25/month):	\$300
Less Vacancy Rate:	(9,017)
Gross Operating Income:	\$291,535
Less Expenses:	\$106,685
Net Operating Income:	\$184,850

ESTIMATED EXPENSES

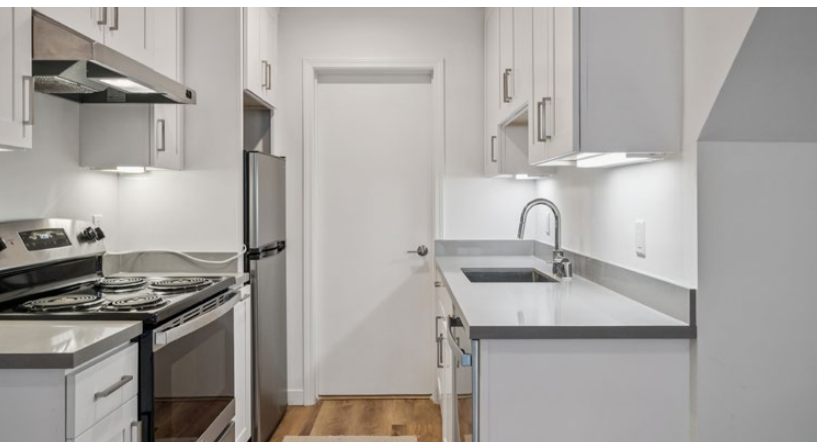
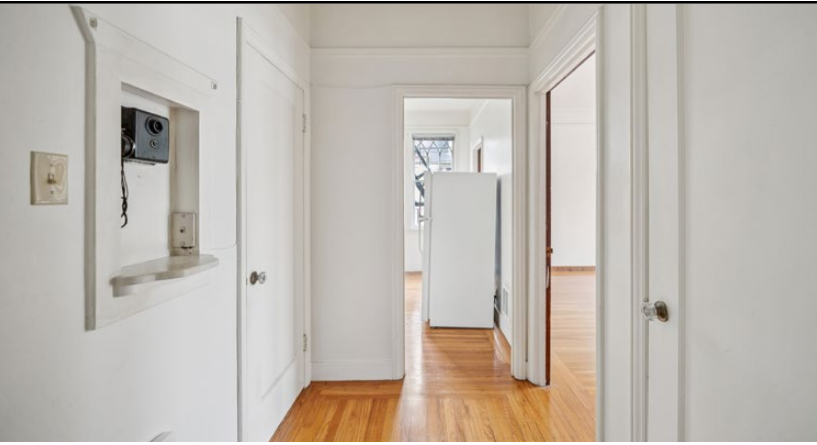
New Property Taxes (1.182%)	\$43,675
Supplemental Tax - Estimated:	\$1,500
Insurance - 2026 Actual:	\$18,464
PGE - 2025 Actual:	\$9,212
Water & Sewer - 2025 Actual:	\$6,923
Trash - 2025 Actual:	\$6,423
Maintenance/repairs - \$500/Unit	\$5,500
Management Fee 5%	\$14,989
Total Expenses:	\$106,685
% of EGI	35.59%

CURRENT RENT ROLL

UNIT	MOVE-INDATE	UNIT TYPE	CURRENT RENT	MARKET RENT
1	vacant	Studio	\$3,150.00	\$3,150.00
2	1993	Studio	\$527.00	\$3,150.00
3	3/16/26	Studio	\$2,395.00	\$3,150.00
4	8/21/22	Studio	\$2,180.00	\$3,150.00
5	12/27/21	Studio	\$2,136.00	\$3,150.00
6	2009	Studio	\$1,562.52	\$3,150.00
7	Pre 1990	3 BD	\$1,540.38	\$7,500.00
8	Pre 2000s	Studio	\$743.28	\$3,150.00
9	vacant	Studio	\$3,150.00	\$3,150.00
10	8/1/25	2BD + 1 Office	\$3,652.52	\$4,500.00
11	8/9/25	2BD + 2 Offices	\$3,944.28	\$4,500.00
Garage (Unit 6)	7/1/05			\$300.00
Monthly Total:			\$24,980.98	\$42,000.00
Annual Total:			\$299,771.76	\$504,000.00
Upside			68%	

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PHOTOGRAPHY



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