

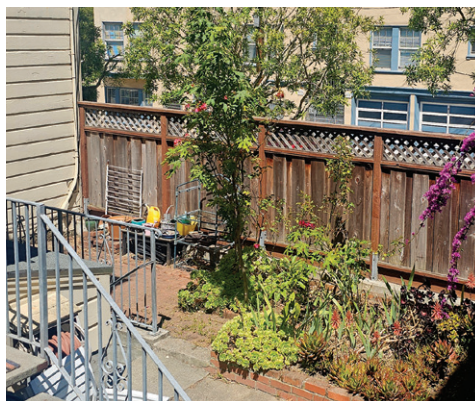
351-357 30TH ST. SAN FRANCISCO

CLASSIC EDWARDIAN

MLS #424054005

OFFERED AT
\$2,275,000

4 UNITS



NEW ROOF • SEISMIC RETRO • IDEAL LOCATION • ADU POTENTIAL • GARAGE



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PROPERTY FEATURES AND DESCRIPTION

351-357 30TH ST.



UNIT MIX:

- Two 3-bedroom, 1-bath units on the upper floor
- Two 2-bedroom, 1-bath units on the lower floor

GARAGE AND STORAGE:

- Large garage area on the ground floor with two individual garage spaces and one tandem space
- Ample storage areas and a wine cellar

OUTDOOR SPACE:

- Communal yard with space for grilling and outdoor furniture

RECENT IMPROVEMENTS:

- Voluntary seismic retrofitting in 2012
- Front staircase and upper landing reconstructed in 2015
- New roof installed in 2023
- Pending capital improvement pass-through amount of \$88 per unit

ADDITIONAL FEATURES:

- Corner building with exposure on three sides, allowing natural light from the west and south
- Potential for an Accessory Dwelling Unit (ADU) expansion

PROPERTY DESCRIPTION

S&L Realty exclusively presents this classic four-unit Edwardian building constructed in 1916, situated at the border of Glen Park and Noe Valley in San Francisco.

The property is ideally located across from the Upper Noe Recreational Center, which features a playground, indoor basketball court, sports field, and a dedicated dog run. This property presents an excellent opportunity for an investor to acquire a well-maintained, classic, San Francisco apartment building in a superior location with low deferred maintenance.



Walkers Paradise

Walk Score
92

Daily errands do not require a car.

Excellent Transit

Transit Score
80

Transit is convenient for most trips.

Very Bikeable

Bike Score
72

Biking is convenient for most trips.



PROPERTY LOCATION & SITE SURVEY

Living in the Glen Park and Noe Valley areas offers a charming blend of urban convenience and serene residential appeal. Both neighborhoods are renowned for their friendly, close-knit communities and picturesque settings, with Glen Park providing a gateway to lush green spaces like Glen Canyon Park and Noe Valley showcasing its quaint, village-like atmosphere. Residents enjoy easy access to a variety of local shops, cafes, and restaurants, while also benefiting from excellent public transportation connections that provide a quick commute to downtown San Francisco. The blend of natural beauty, vibrant local culture, and accessibility makes these neighborhoods highly desirable for those seeking a balanced, fulfilling, urban lifestyle.



351-357 30TH ST., SAN FRANCISCO

Type:	4-Units	Year Built:	1916
Garages:	2	Construction:	Wood frame, stucco
APN:	6654-001	Foundation:	Concrete
Bedrooms:	10	Roof Age:	1 year
Zoning:	RH-2	Square Feet:	4830
# of Stories:	2 over garage	Lot Size:	4342

CAPITAL IMPROVEMENT LIST

Voluntary seismic retrofitting in 2012. Front staircase and upper landing reconstructed in 2015. New roof installed in 2023. Pending capital improvement pass-through amount of \$88 per unit.

PROPERTY PRICING AND FINANCIAL ANALYSIS

RENT ROLL

Unit #	Unit Type	Base Rent	Passthrough Amount	Total Rent incl Passthrough	Move in Date	Notes
351	2 Bdrm 1 Ba	\$2,471.11	\$165.01	\$2,636.12	06/03	1,2,3,4
353	3 Bdm 1 Ba	\$2,583.51	\$171.74	\$2,795.25	06/06	2,3,4,6
355	3 Bdrm 1 Ba	\$1,398.80	\$118.43	\$1,517.23	09/67	2,3,4
357	2 Bdrm 1 Ba	\$3,554.14		\$3,554.14	03/22	1,2,3,4
Garage 1	Tandem	\$200.00		\$200.00	scheduled	5
Garage 2	Tandem	\$200.00		\$200.00	scheduled	5
Storage 1		\$175.00		\$175.00	scheduled	5
Storage 2		\$300.00		\$300.00	scheduled	5

Gross Scheduled Income

\$136,532.88

PROPERTY INFORMATION

1. Has garage parking space included in rent.
2. All units have pending Rent Board Cap passthrough amount of \$88.20/unit.
3. All units have 1 storage area included in rental amount.
4. All units have washer dryers in unit.
5. Vacant.
6. Rents ebike charge \$40/month.

	Annualized	Monthly
Scheduled Gross Income	\$136,532.14	2024 est
Pending Passthrough (roof)	\$4,233.60	\$352.80
Vacancy Factor (3%)	-\$4,095.00	
Effective Gross Income	\$136,670.74	
Property Tax (\$2.275M)	\$26,936.00	estimated
Business Taxes	\$536.00	actual 2023
Insurance	\$8,703.00	actual 2023
Gas/Electric	\$117.00	actual 2023
Water	\$5,678.00	actual 2023
Garbage	\$472.00	actual 2023
Maintenance	\$8,000.00	estimated
Management 4%	\$5,461.00	estimated
Total Operating Expenses	\$55,903.00	
Net Operating Income	\$80,767.74	

OPPORTUNITY

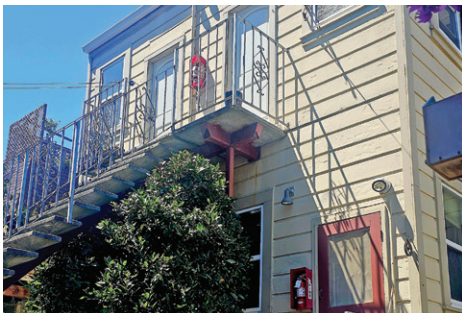
This offering provides an entry level apartment investor opportunity to acquire a potential trophy property in a superior location adjacent to vibrant neighborhoods, parks and close freeway access.

Straddling the Glen Park and Noe Valley border, this property is situated in some of the best weather subclimates in the city and Muni access 1 block away.

At 4800 ft² the average size of each unit is 1200 square feet which is significantly larger than most 4 unit buildings of same vintage.

The property will be delivered with two available parking spaces, two large storage areas, and a wine storage room that could be potentially combined to create an ADU, without impediments of egress being a corner building.

PROPERTY PHOTO GALLERY



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