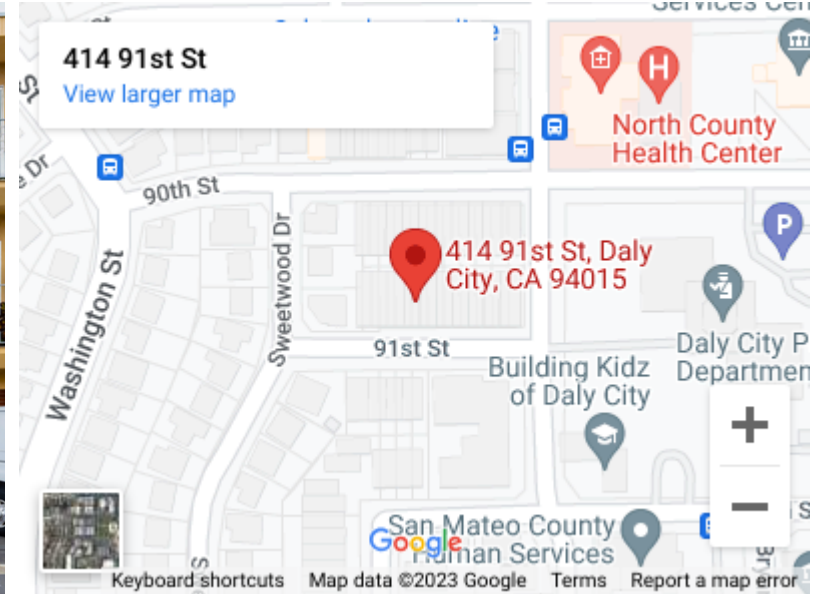


414 91ST

Daly City, California



SALES PRICE **\$ 1,950,000**

OFFERING SUMMARY

Building Size:	5,662 SF
Lot Size:	0.05 AC
Number of Units:	4
Price / SF:	\$ 487,500
Cap Rate:	3.62%
NOI:	\$ 69,954
Year Built:	1965
Zoning:	R-LD

PROPERTY OVERVIEW

Discover an exceptional investment opportunity in the heart of Daly City, just minutes from downtown San Francisco. This well-maintained quadruplex offers four spacious units, each with newly installed galvanized decks, providing residents with a comfortable outdoor space to enjoy.

Unit 1 will become vacant by 10/31, presenting an opportunity for you to either move in or choose your ideal tenant. With strong rental demand in the San Francisco Bay Area, this property promises steady income potential.

Nestled in a welcoming community, residents enjoy proximity to [highlight nearby attractions and amenities], making it an attractive choice for tenants. Plus, easy access to transportation options, including BART and major highways, simplifies commuting.

Don't miss your chance to own a piece of Daly City's charm and capitalize on the incredible lifestyle it offers. Whether you're an experienced investor or a newcomer to real estate, 414 91st St. presents an opportunity that can't be missed.



414 91ST

Daly City, California





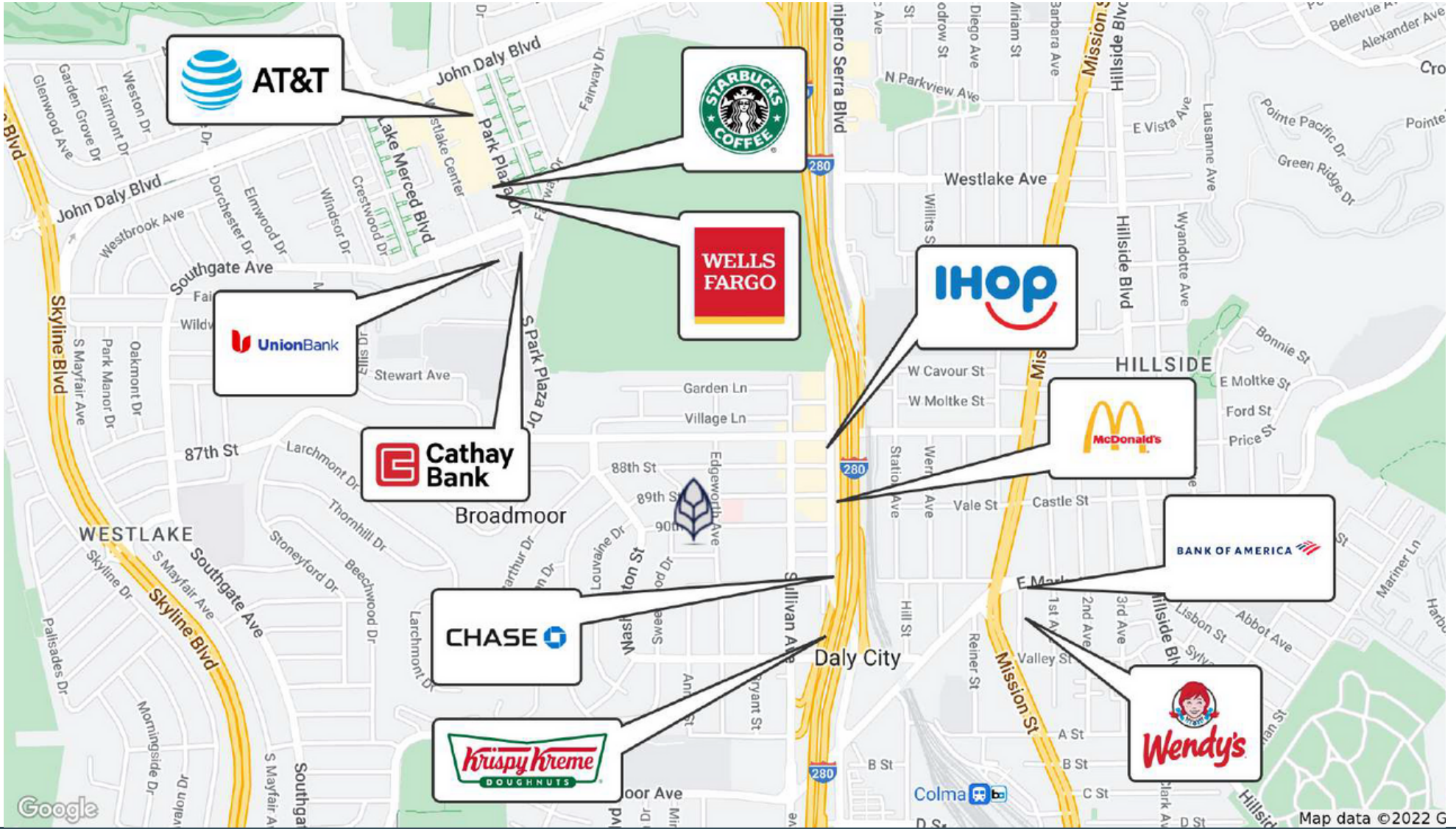
414 91ST

Daly City, California



414 91ST

Daly City, California





414 91ST

Daly City, California

INVESTMENT OVERVIEW

Price:	\$ 1,950,000
Price per Unit:	\$ 487,500
GRM:	17.21
CAP Rate:	3.62%

OPERATING DATA

Gross Scheduled Income:	\$ 113,820
Vacancy Cost:	\$ 3,414
Gross Income:	\$ 110,406
Operating Expenses:	\$ 40,452
Net Operating Income:	\$ 69,954

RENT ROLL (PER MONTH)

UNIT NUMBER	UNIT TYPE	UNIT BED	UNIT BATH	CURRENT RENT	MARKET RENT
1	BD / BA	2	1	\$ 2,038	\$ 2,600
2	BD / BA	2	1	-	\$ 2,600
3	BD / BA	2	1	\$ 2,247	\$ 2,600
4	BD / BA	2	1	-	\$ 2,600
TOTALS / AVERAGES				\$ 4,285	\$ 10,400

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Daly City, California

INCOME SUMMARY

Vacancy Cost	(\$ 3,414)
GROSS INCOME	\$ 110,406

EXPENSE SUMMARY

Real Estate Taxes	\$ 27,325
Insurance	\$ 2,500
PG&E	\$ 1,362
Utilities - Water & Sewer	\$ 2,931
Trash Removal	\$ 1,575
Management Fee	\$ 4,759
OPERATING EXPENSES	\$ 40,452
NET OPERATING INCOME	\$ 69,954



414 91ST

Daly City, California



TONY HO

Realtor

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CaDRE #02131108

PROFESSIONAL BACKGROUND

Tony Ho specializes in multifamily properties throughout the Bay Area. He offers a depth of understanding of local real estate market knowledge as well as a strong work ethic and dedication to customer service. As his clients can attest, Tony exudes the utmost in professionalism and consistently adds value to their portfolio.

Prior to joining Sequoia Commercial Group, Tony had gained his experience at Marcus and Millichap. He has a hospitality background, previously owning and operating multiple restaurants in San Francisco. Tony developed an interest in real estate while in the restaurant business and his family's rich history of owning apartment buildings played a large role in the transition.

Tony is a native San Franciscan and earned a Bachelor of Science in Kinesiology at San Diego State. He enjoys basketball, football, baseball, and has three boys following his athletic footsteps.

Whether achieving a high price for a client's property or sourcing the right assets to purchase, Tony has a unique ability to connect with his clients and works tirelessly to deliver results to meet their investment objectives.

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CARLOS SERRANO-QUAN

Managing Partner

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Direct: 415-608-8409

CaIDRE #01707584

PROFESSIONAL BACKGROUND

Mr. Carlos Serrano-Quan is the Founder and Managing Partner of Sequoia Commercial Group (SCG), a commercial real estate brokerage with four offices in the San Francisco Bay Area. Carlos was awarded the prestigious CoStar Power Broker Awards for the highest volume of deals in Q3 of 2022 and Q1 of 2020. SCG specializes in sourcing value-add investment opportunities for local and international clients, leasing, and asset management.

EDUCATION

In addition to his business accomplishments, Carlos has proudly served the City and County of San Francisco in various positions. He was appointed by the S.F. Board of Supervisors and the Mayor as a Citizen's Advisory Committee member of the San Francisco Department of Aging and Adult Services; and a member of the San Francisco Department of Youth and Families Community Advisory Committee. Among Carlos' favorite activities is helping the community by serving in various roles, i.e., as the former Executive Director of 3 community-based nonprofit organizations, Homeownership SF, Chinatown Youth Center, Chinese Newcomers Service Center; and two international nonprofits, the American Diabetes Association, and Goodwill Industries.

MEMBERSHIPS

Carlos is active in the organized Real Estate Industry, serving as an advisor to real estate tech startup companies and real estate industry associations. He is a Past President and Chairman of the Chinese Real Estate Association of America (CREAA) – a leading ethnic real estate industry organization in the United States; an Advisory Member of Sterling Bank & Trust, and a member of the Asian Commercial Professionals (ACP). Carlos is also currently serving as a Planning Commissioner for San Mateo County.

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Daly City, California

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Sequoia Commercial Group, LLC, in compliance with all applicable fair housing and equal opportunity laws.