



LIST PRICE
\$2,475,000

8 UNIT APARTMENT AVAILABLE FOR SALE

2390 43RD AVENUE | SAN FRANCISCO, CA

Andrew Guglielmi
Vice President
andrew@scpropsm.com
650.269.8517
DRE# 01852584

Bob Guglielmi
Partner
bob.guglielmi@scpropsm.com
650.269.8516
DRE# 00642075

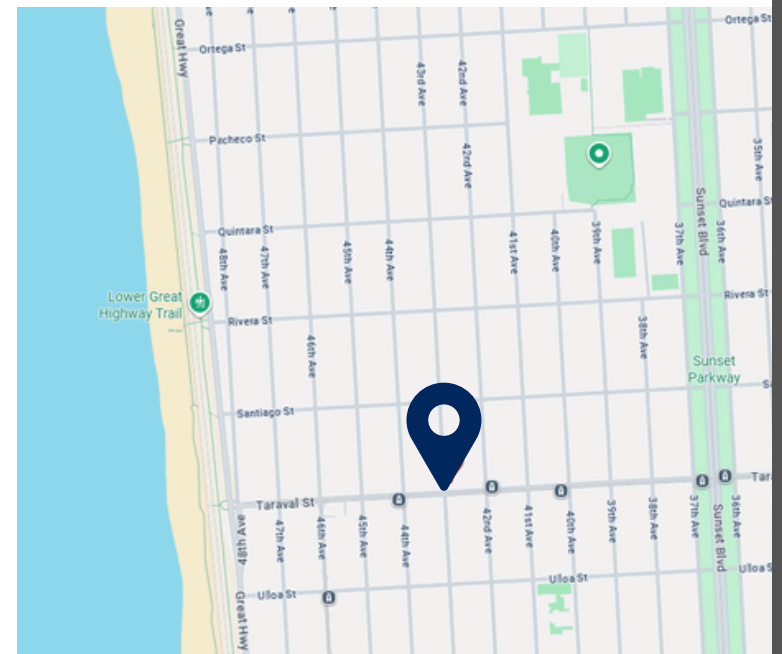
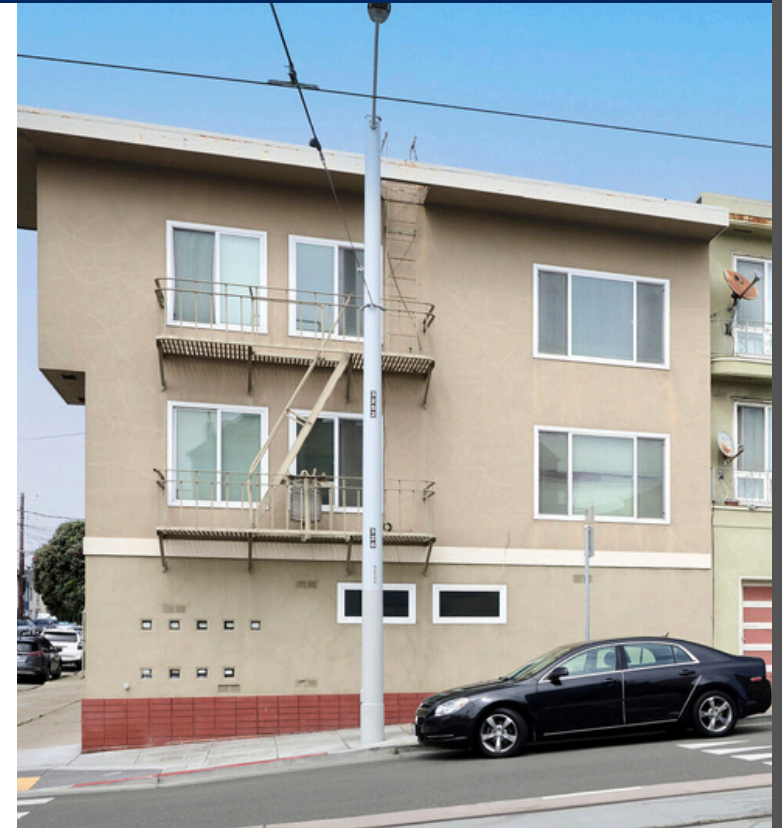


INVESTMENT HIGHLIGHTS

- Nice location on Taraval
- Updates include: soft story retrofit, fire alarm system, electric sub panels, misc unit updates etc.
- Ground-level dedicated parking on-site
- LARGE storage lockers

PROPERTY DETAILS

BUILDING SIZE	5,730 SQ FT
LOT SIZE	3,249 SQ FT
PARKING	Covered GARAGE (plus storage lockers)
# OF UNITS	8 total apartment units ALL: 1bd/1ba
YEAR BUILT	1958
PARCEL #	2371-016



RENT ROLL

UNIT	BD/BA	LEASE TO	RENT/MONTH	CAPITAL EXPENSE PASS THRU	MARKET RENT
1	1/1	Month to Month	\$2,237.90	\$0	\$2,650.00
2	1/1	Month to Month	\$1,891.74	\$149.24	\$2,650.00
3	1/1	Month to Month	\$1,423.55	\$149.24	\$2,650.00
4	1/1	Month to Month	\$2,332.65	\$0	\$2,650.00
5	1/1	Month to Month	\$1,400.00	\$0	\$2,650.00
6	1/1	5/31/2026	\$2,495.00	\$0	\$2,650.00
7	1/1	Month to Month	\$2,320.29	\$0	\$2,650.00
8	1/1	Month to Month	\$1,297.04	\$149.24	\$2,650.00
Total			\$15,398.17	\$447.72	\$21,200.00

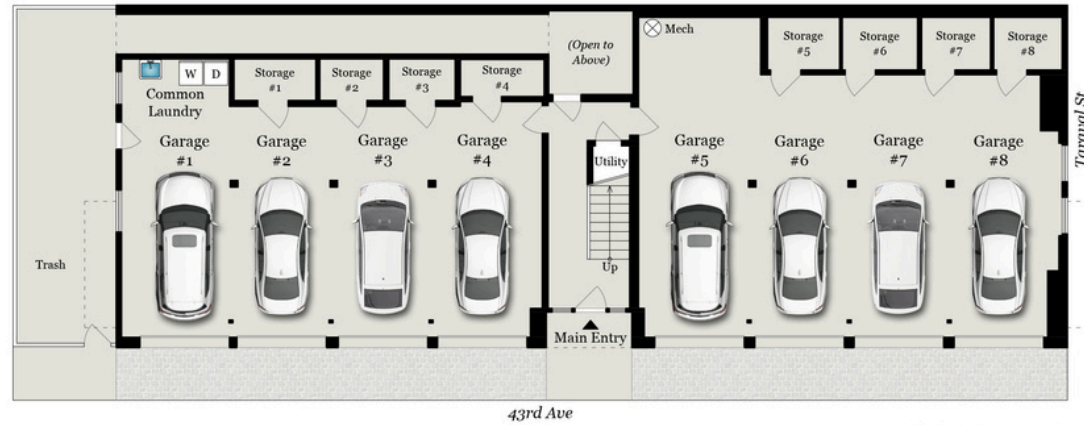
Bold indicates protected tenants

FINANCIAL OVERVIEW

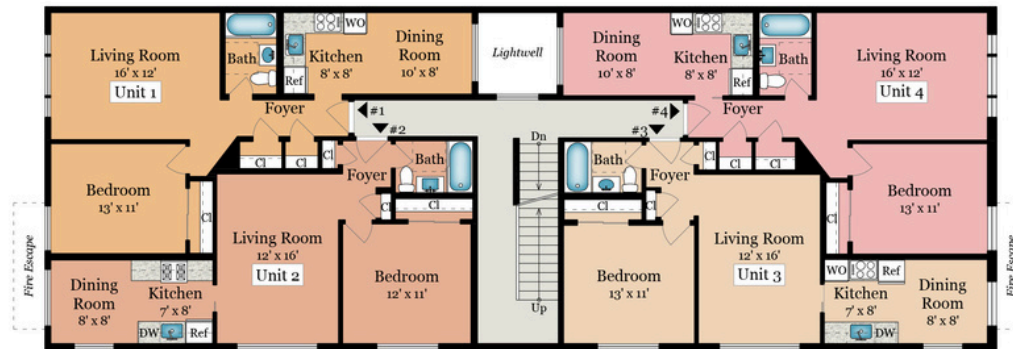
INCOME	CURRENT	PROFORMA
Rental Income	\$190,150.68	\$259,772.64
Laundry Income	\$1,918.75	\$3,000.00
Gross Annual Income	\$192,069.43	\$262,772.64
OPERATING EXPENSES		
Cleaning	\$4,070.00	\$4,000.00
Management	\$9,536.02	\$11,000.00
Maintenance	\$7,168.69	\$6,500.00
Utilities	\$16,157.26	\$16,000.00
Property Tax	\$7,706.60	\$28,750.00
Insurance	\$9,934.45	\$10,000.00
Total Annual Expenses	\$54,573.02	\$76,250.00
NET OPERATING INCOME	\$137,496.40	\$186,522.64

SALE COMPARABLES

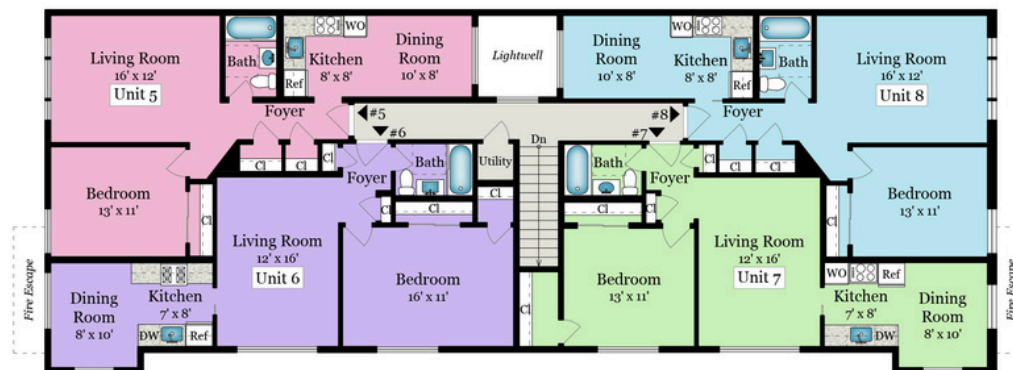
ADDRESS	LIST PRICE	SALE PRICE	DOM	SALE DATE	BLDG SQ FT	\$/SQ FT BLDG	\$/UNIT	COMMENTS
2390 43rd Ave 8 units	\$2,475,000				5,730			Subject Property
1410 30th Ave 5 units	\$1,795,000	\$1,820,000	51	Jun 26, 2025	3,864	\$471	\$359k	
1627 48th Ave 5 units	\$1,695,000	\$1,695,000	18	Apr 28, 2025	4,424	\$383	\$339k	
2396 27th Ave 8 units	\$2,398,000	\$2,300,000	63	Oct 24, 2024	5,806	\$396	\$287k	
2395 27th Ave 5 units	\$1,998,000	\$1,960,000	140	Oct 10, 2024	4,852	\$404	\$392k	
1436 48th Ave 8 units	\$2,695,000	\$2,600,000	9	Aug 21, 2024	7,059	\$368	\$325K	Larger building. 6 1bd/1ba and 2 2bd/2ba
					Averages	\$404/ sf	\$340k/unit	



FIRST FLOOR

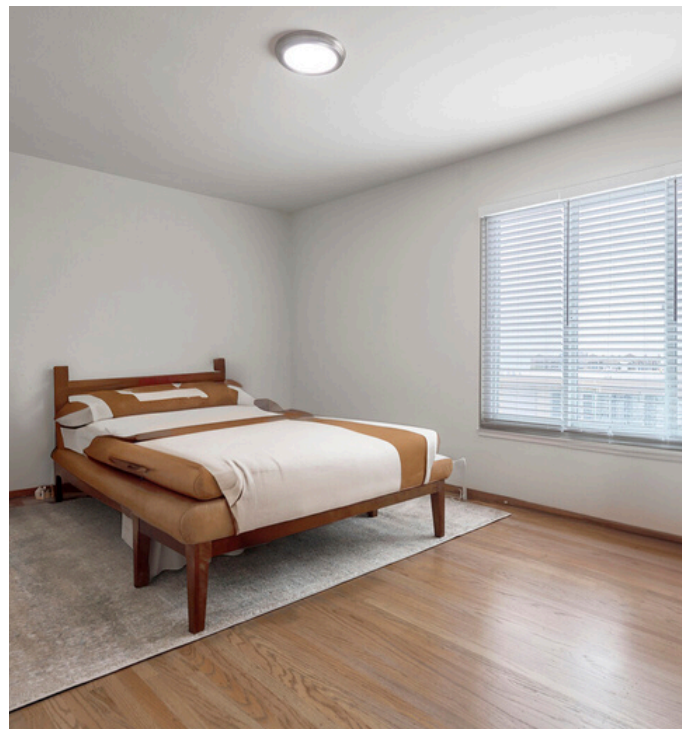


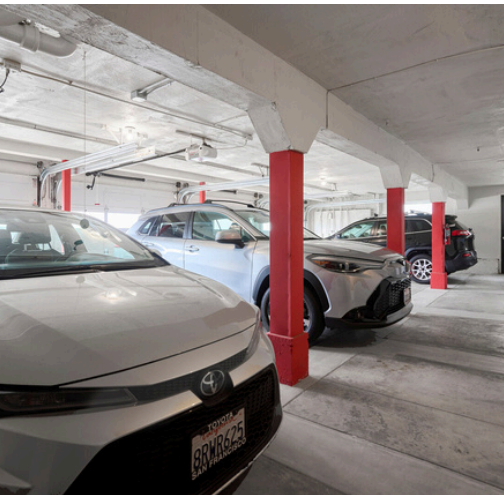
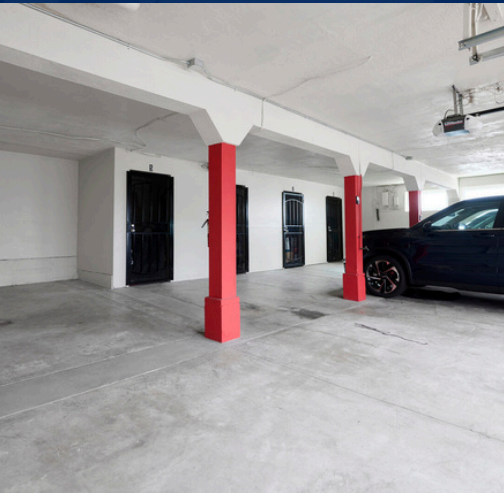
SECOND FLOOR



THIRD FLOOR









scpropsm.com

PREPARED BY:

Andrew Guglielmi

Vice President
andrew@scpropsm.com
650.269.8517
DRE# 01852584

Bob Guglielmi

Partner
bob.guglielmi@scpropsm.com
650.269.8516
DRE# 00642075



311 S. Ellsworth Ave, San Mateo, CA 94401
650.342.3030 | Info@scpropsm.com

All information contained herein is from sources deemed reliable but is not guaranteed. Buyers should perform their own due diligence to verify all details including square footage, permitted use, lease terms, and income/expense projections.