

\$3,150,000



3104 SACRAMENTO ST

PRESIDIO HEIGHTS

**CORNER PRESIDIO HEIGHTS
APARTMENT BUILDING**

9 STUDIOS + 3 ONE-BEDROOMS

OFFERING MEMORANDUM

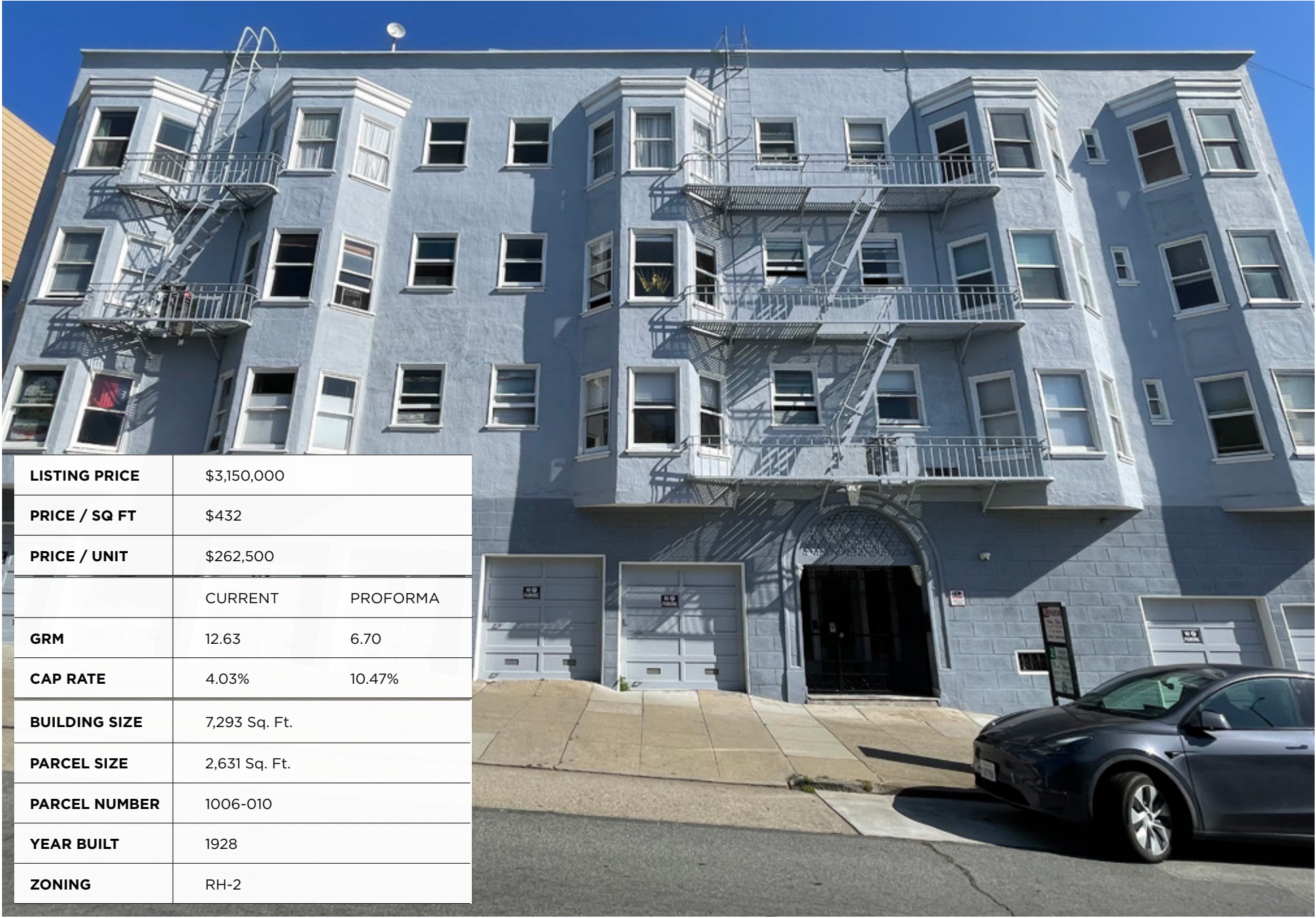
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LISTING PRICE	\$3,150,000	
PRICE / SQ FT	\$432	
PRICE / UNIT	\$262,500	
	CURRENT	PROFORMA
GRM	12.63	6.70
CAP RATE	4.03%	10.47%
BUILDING SIZE	7,293 Sq. Ft.	
PARCEL SIZE	2,631 Sq. Ft.	
PARCEL NUMBER	1006-010	
YEAR BUILT	1928	
ZONING	RH-2	

UNITS	12
STUDIOS	9
1 BEDROOMS	3
PARKING	9
ROOMS	27
BATHROOMS	12
FLOORS	3 (+ Ground floor)

FOUNDATION	Concrete
STRUCTURE	Wood Frame
FAÇADE	Stucco, Ship Lap Siding
ROOF	Torch-Down Bitumen
WINDOWS	Wood Sash
PLUMBING	Predominantly Copper
ELECTRICAL	Separately Metered
SUB-PANELS	In-Unit
MAIN SERVICE PANEL*	400 amps
HEAT	TBD
HOT WATER	TBD
FLOORING	Hardwood [units] Carpet [Hallway]
WASHER /DRYER	On-Site & Off-Site

* Awaiting PG&E Install

HIGHLIGHTS

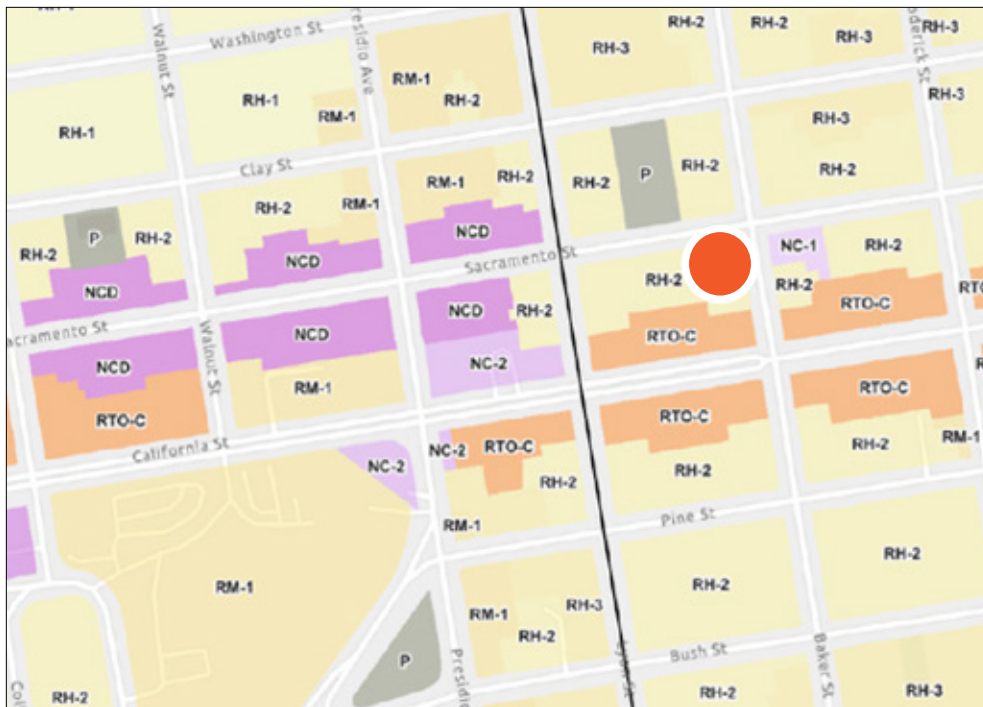
- Presidio Heights Apartment Building
- Amazing Value-Add Opportunity
- Corner Building—Detached on 3 Sides
- 9 Studios, 3 One Bedrooms [1 vacant studio]
- 9 Garages [5 delivered vacant]
- Potential ADU Opportunity
- Capital Improvement Passthrough Opportunity
- Premier Location nearby Shops, Retails & Dining
- Jewish Community Center and Presidio Branch Library Nearby
- Presidio National Park Blocks Away
- Soft Story Retrofit Recommended & Fire Alarm Upgrade Required
- Recent Electrical Service Upgrade [unit-level service]
- Local and Express Bus Options Nearby
- Views from Upper Units

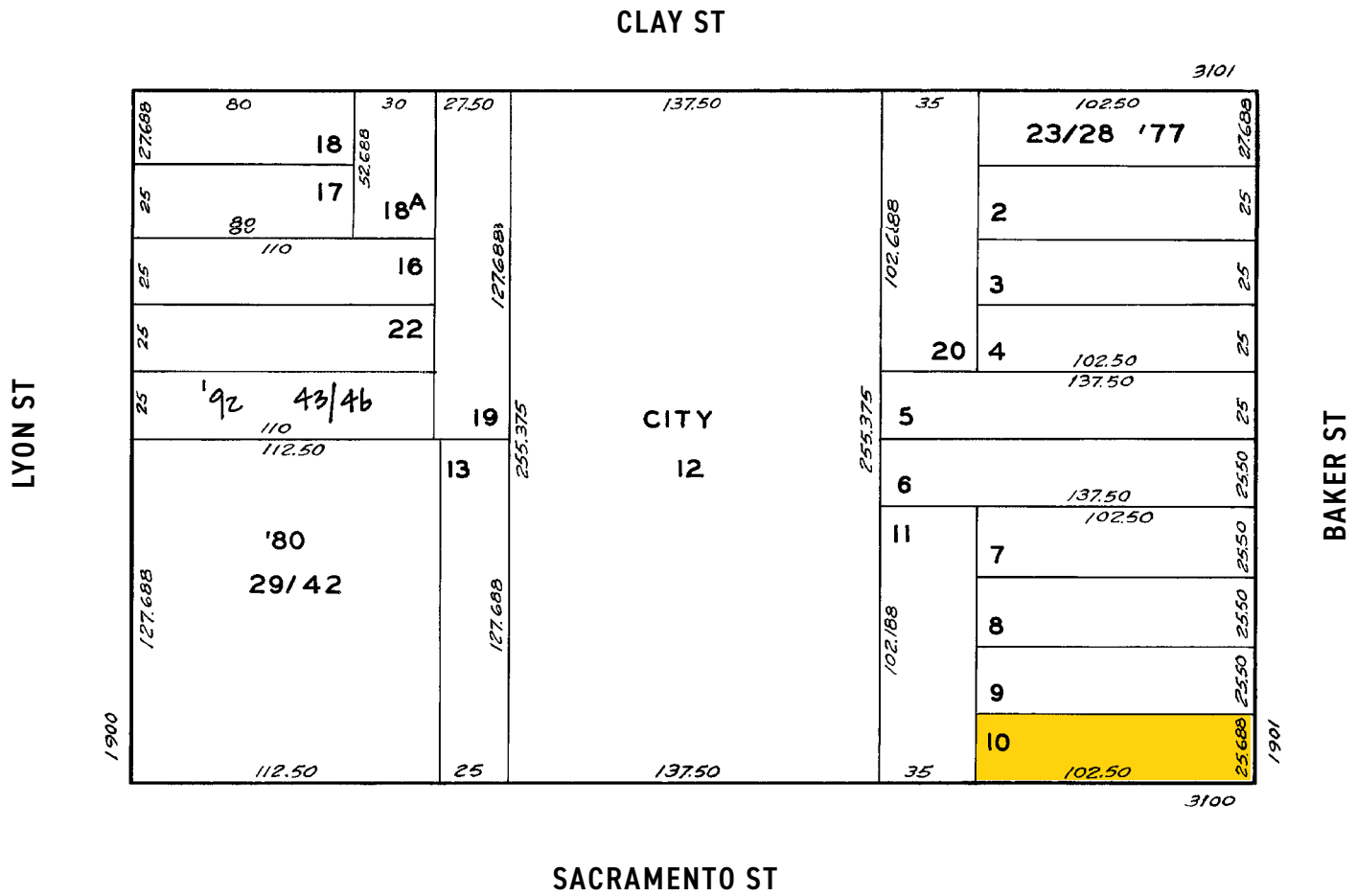
SEISMIC	Recommended
FIRE ALARM UPGRADE	Required
604 / 721 INSPECTION	Pending
FLOOD	Not Present
LIQUEFACTION	Not Present

RH-2: TWO-FAMILY

RESIDENTIAL DENSITY	Up to two units per lot
HEIGHT LIMIT	40 - 50 X
HISTORIC RESOURCE	B - Unknown
PARCEL WIDTH & DEPTH	102.5 X 25.5
BUILDING SIZE	7,293 Sq. Ft.
PARCEL SIZE	2,631 Sq. Ft.

RH-2 Districts: Two-Family. These Districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in historically single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The Districts may have easy access to shopping facilities and transit lines. In some cases, Group Housing and institutions are found in these areas, although nonresidential uses tend to be quite limited.





UNIT	TYPE	MOVE-IN	PARKING	CURRENT	MARKET	UPSIDE
1	1 Bdrm	Feb-92	-	\$1,016	\$3,750	269%
2	Studio	Sep-21	-	\$2,022	\$2,750	36%
3	Studio	Mar-07	-	\$1,350	\$2,750	104%
4	Studio	Vacant	-	\$2,750	\$2,750	0%
5	1 Bdrm	Oct-79	Yes [2]	\$797	\$3,750	371%
6	Studio	Oct-23	-	\$1,851	\$2,750	49%
7	Studio	Jan-94	-	\$870	\$2,750	216%
8	Studio	Apr-24	-	\$1,952	\$2,750	41%
9	1 Bdrm	Sep-80	-	\$759	\$3,750	394%
10	Studio	Dec-23	Yes	\$2,357	\$2,750	17%
11	Studio	May-93	Yes	\$1,067	\$2,750	158%
12	Studio	Nov-25	-	\$2,200	\$2,750	25%
INCOME [RESIDENTIAL]				\$18,991	\$36,000	90%
Garage 1	Vacant	-		\$350	\$350	
Garage 2	Non Tenant	May-13		\$250	\$350	
Garage 3	Non Tenant	May-13		\$250	\$350	
Garage 4	Unit 5	Dec-98		-	\$350	
Garage 5	Unit 10	Dec-23		-	\$350	
Garage 6	Unit 5	Dec-98		\$250	\$350	
Garage 7	Unit 11	Dec-98		-	\$350	
Garage 8	Vacant	-		\$350	\$350	
Garage 9	Vacant	-		\$350	\$350	
MISC INCOME [MONTHLY]				\$1,800	\$3,150	
INCOME [ANNUAL]				\$249,492	\$469,800	

INCOME - GROSS	RENT [CURRENT]	RENT [MARKET]	NOTES
RESIDENTIAL	\$227,892	\$432,000	
VACANCY LOSS	-\$7,485	-\$14,094	3%
PARKING	\$21,600	\$37,800	
TOTAL INCOME	\$242,007	\$455,706	
PROJECTED EXPENSES			
INSURANCE	\$18,612	\$18,612	2023
PROPERTY MANAGEMENT	\$10,825	\$21,600	4.75%
TAXES [PROPERTY]	\$36,900	\$36,900	New Value
UTILITIES			
ELECTRICITY	\$742	\$742	2025
GARBAGE & RECYCLING	\$8,951	\$8,951	2025
INTERNET	\$604	\$604	2025
GAS	\$15,209	\$15,209	2025
TELEPHONE	\$102	\$101.9	2025
WATER & SEWER	\$6,943	\$6,943	2025
MISCELLANEOUS			
PEST CONTROL	\$3,060	\$3,060	Estimate
REPAIRS	\$12,000	\$12,000	[\$1,000 / Residential Unit]
TAXES / FEES / REGULATIONS			
GROSS TAX RECEIPTS	\$431	\$431	2025
RENT BOARD FEE	\$708	\$708	[\$59 UNIT]
BUSINESS LICENSE	\$75	\$75	2025
TOTAL EXPENSES	\$115,087	\$125,862	
RATIO EXPENSE / INCOME	48%	28%	
NET OPERATING INCOME	\$126,920	\$329,844	



SPRUCE



BOICHIK



B. PATISSERIE



SOCIALE



SPECIALTY COFFEE



SORREL



JCC SF



GARIBALDIS RESTAURANT



MCMULLEN SAN FRANCISCO

PRESIDIO HEIGHTS

3104 Sacramento Street is located in the Presidio Heights.

Nestled at the center of the Presidio Heights, affluent neighborhood known for their elegance and quiet charm. Presidio Heights is a serene, tree-lined area featuring many styles of high-end single-family homes, including the Tudor-inspired 1909 Roos House. The vast Presidio park borders the neighborhood, offering residents access to the Julius Kahn Playground, plus hiking and golf. Sacramento and California streets offer a mix of elegant eateries, old-school markets and stylish outposts for fashion and home goods.

NEIGHBORHOOD



3104
SACRAMENTO
STREET





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