

4-Unit Gem in Inner-Sunset Near UCSF!

1273-1277 – 3rd Ave

List Price \$1,999,000

- Excellent Value-Add Opportunity!
- 4 units—1 three-bedroom/1 bath & 3 one-bedroom/1 bath
- Large, verdant yard & Abundant Storage
- Walk Score 95 – Walker's Paradise!
- Half block to Irving w/N-Judah Muni & restaurants
- 1.5 Blocks to UCSF & Golden Gate Park
- Bldg: 4,700 sqft, per tax records
- Lot: 2,996, per tax records
- Year Built: 1906, per tax records



Attention investors! Elegant 4-unit Inner Sunset building in A+ location tucked between GG Park & UCSF with tons of upside potential is now available! Featuring: one (1) 3-bedroom/1-bathroom unit + three (3) 1-bedroom / 1-bath units. Currently all units are leased! Additionally, there is abundant storage and a large, mature yard. This property checks all the boxes for an excellent value-add opportunity. Quintessential craftsman details abound with units featuring a mix of: box-beam ceilings, brick fireplaces, buffet built-ins, bay windows & wood floors. Property is situated east to west, basking in natural sunlight. Located in the highly-sought after Inner Sunset within walking distance to: UCSF, GG Park hiking/biking trails + world-class museums, N-Judah for transport to the Financial District and Ocean Beach; Cole Valley, Haight Ashbury & more to enjoy a plethora of dining, grocers & retailers.

Disclosure Packet Available!

Property Website: www.4UnitGem.com

Agent: Ed Milestone Cell: 415-215-0078 Email: MilestoneRealEstateSF@gmail.com DRE Lic# 01320588



BERKSHIRE HATHAWAY
HomeServices
Franciscan Properties



©2023 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. 🏠

1273-1277 3rd Avenue, San Francisco

FORECASTED 2024 INCOME / EXPENSES

Unit	Monthly Income	Annual Income
Unit 1	\$ 2,295	\$ 27,540
Unit 2	\$ 1,373	\$ 16,476
Unit 3	\$ 2,495	\$ 29,940
Unit 4	\$ 2,995	\$ 35,940
Storage Income	\$ 849	\$ 10,188
TOTAL GROSS RENTAL INCOME	\$ 10,007	\$ 120,084
Property Taxes	193	2,318
Management - 6%	600	7,205
Insurance	417	5,000
Utilities	625	7,500
Maintenance	667	8,000
Miscellaneous	417	5,000
EXPENSES	\$ 2,919	\$ 35,023
NET OPERATING INCOME	\$ 7,088	\$ 85,061

Presented By: Ed Milestone, Realtor
 Berkshire Hathaway Franciscan Properties
 Cel: 415-215-0078 / Email: MilestoneRealEstateSF@gmail.com
 Source: Property Manager
 Date Prepared: 10/23/24

