



taylor properties

1003-1011 Anza Street
San Francisco, CA 94118

Offering Memorandum

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Investment Summary

Located at the corner of Anza Street and Arguello Boulevard in San Francisco's Richmond District, 1003-1011 Anza Street presents a rare investment opportunity. This multi-family building, owned by the same family since its construction in 1916, is now on the market for the first time in over a century. With a prime location across from Rossi Park and proximity to Geary Boulevard's vibrant amenities, this property offers convenience and lifestyle.

Comprising five (5) 2-bedroom, 1-bathroom units, each featuring updated kitchens and bathrooms, the building has been meticulously maintained and cared for since it was constructed. The property has been earthquake retrofitted and boasts a newer roof, ensuring both safety and durability. The modern renovations paired with the building's classic charm, make it easily rentable to prospective tenants.

Quick Facts

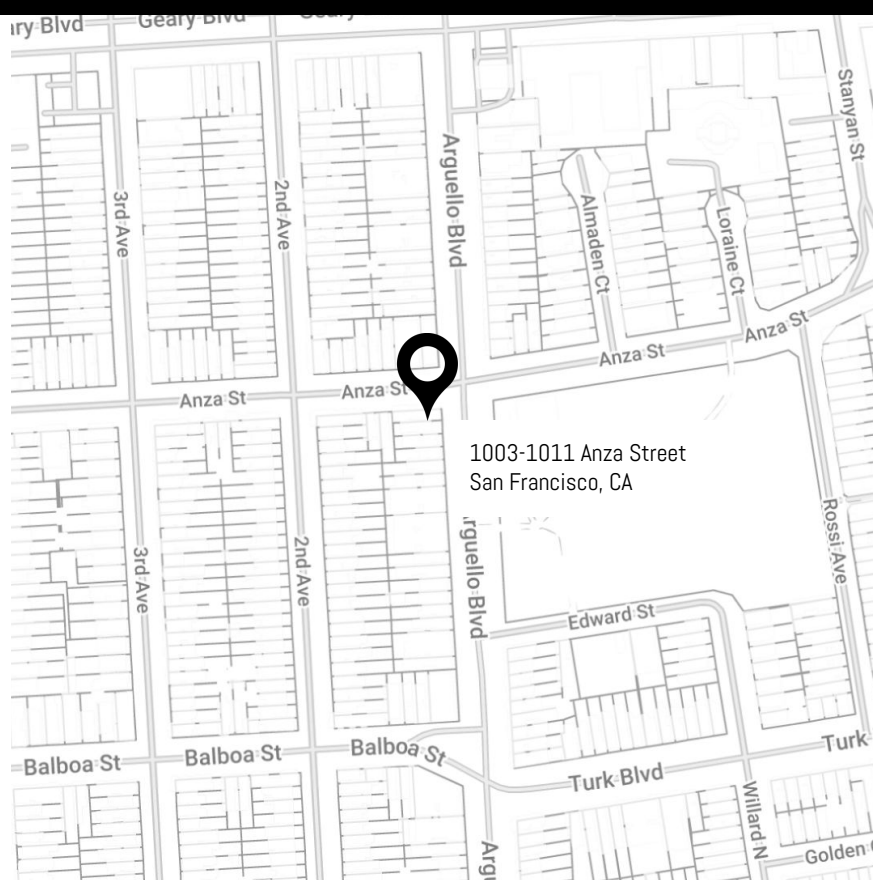
| | |
|------------------------|--|
| Address | 1003-1011 Anza Street, San Francisco, CA 94118 |
| Neighborhood | Richmond District |
| Total Units | 5 |
| Price | \$2,395,000.00 |
| Price / Unit | \$479,000.00 |
| Price / Sq. Ft. | \$465.05 |

Property Details

| | |
|--------------|--|
| Address | 1003-1011 Anza Street, San Francisco, CA 94118 |
| Building GSF | 5,150 SQ. FT. |
| Lot SQ. Ft. | 2,374 SQ. FT. |
| Unit Mix | 5 Units Each 2-Bed, 1-Bath |
| Year Built | 1916 / Earthquake Retrofitted |
| Roof | Flat / Bitumen |
| Parking | Street Level 2-Car Garage |
| Laundry | Laundry onsite (opportunity for coin-op) |
| Zoning | RM2 / Moderate Density |

Highlights

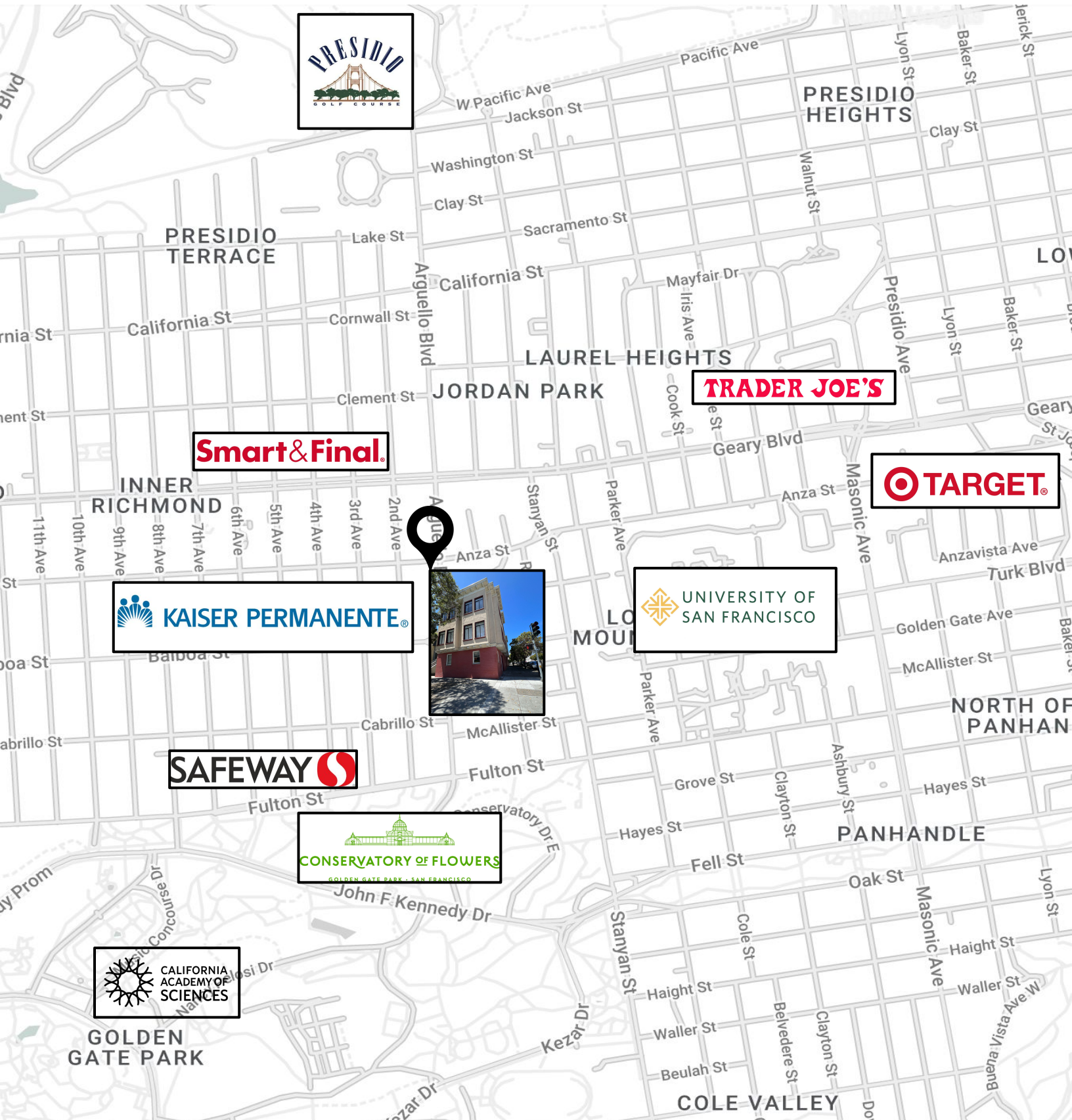
- Fully rented, turnkey investment opportunity.
- All units' kitchens and bathrooms beautifully remodeled.
- Opportunity for coin-op laundry and garage storage.
- Building completely retrofitted.
- No deferred maintenance.
- Ground-level unit with fenced yard.
- Desirable corner lot across from Rossi Park.
- Individually metered gas/electric; master water meter.



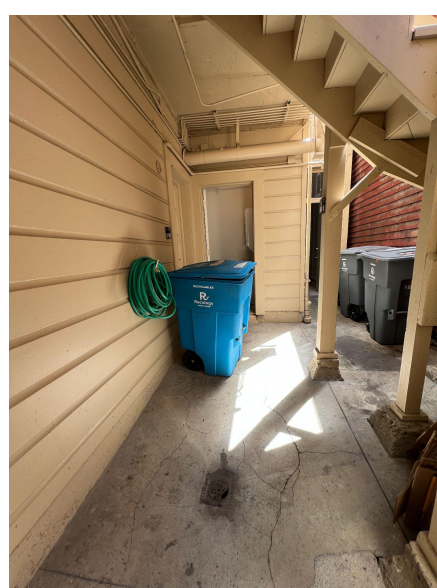
Property Details & Highlights

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of property described above shall be conducted through this office. The information herein, while not guaranteed, has been secured from sources we believe to be reliable.

Location



Photos - Exterior



Photos

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Photos - Building



Photos

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Photos - Example Unit (#1003)



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Photos - Example Unit (#1003) Con't



Photos

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Rent Roll

| Unit # | BEDS / BATHS | APPROX. SQ. FT | CURRENT RENT | TENANT SINCE |
|------------------------|--------------|----------------|--------------|--------------|
| 1003 | 2 / 1 | 885 SQ. FT. | \$2,876.29 | 10/1/2020 |
| 1005 | 2 / 1 | 987 SQ. FT. | \$2,876.82 | 6/1/2015 |
| 1007 | 2 / 1 | 885 SQ. FT. | \$2,844.75 | 8/1/2010 |
| 1009 | 2 / 1 | 987 SQ. FT. | \$3,402.25 | 4/1/2018 |
| 1011 | 2 / 1 | 714 SQ. FT. | \$2,779.19 | 2/22/2023 |
| TOTAL / AVERAGE | 10 / 5 | 4,458 SQ. FT. | \$14,779.30 | |



Fenced backyard of unit 1011.

Income & Expenses

| INCOME | |
|---|---------------------|
| GROSS RENTAL INCOME (includes bond measure passthrough) | \$178,720.56 |
| LAUNDRY INCOME | \$0.00 |
| VACANCY FACTOR (3%) | \$5,361.62 |
| EFFECTIVE GROSS INCOME | \$173,358.94 |
| EXPENSES | |
| TAXES* | \$28,322.40 |
| INSURANCE | \$6,000.00 |
| PERMITS, FEES & FIRE | \$1,943.04 |
| UTILITIES | \$8,476.14 |
| GARBAGE COLLECTION | \$3,676.78 |
| PEST CONTROL | \$1,130.00 |
| MAINTENANCE & REPAIRS | \$8,081.45 |
| MANAGEMENT | \$8,880.31 |
| TOTAL EXPENSES | \$66,510.12 |
| EXPENSES PER UNIT | \$13,302.02 |
| EXPENSES PER SQ. FT. | \$12.91 |
| NET OPERATING INCOME | \$106,848.82 |

* Based on a \$2,395,000 sales price.



About Taylor Properties

Taylor Properties is about connecting our expertise of the San Francisco Bay Area real estate market, home construction, investment management, current legislation and negotiation with our clients' desires to create a personalized real estate journey. We have generations of real estate experience in the Bay Area to do just that.



J. Robert Taylor aka **Bob**

Bob is an energetic real estate broker, lawyer, and educator with a passion for the San Francisco Bay Area, personally supervising many hundreds of real estate transactions in his career while also serving on the boards of Silicon Valley Board of Realtors and California Association of Realtors.



Kristine Taylor Lyng

Kristine, a third-generation realtor raised in Palo Alto, brings a multi-faceted approach to real estate, combining her entrepreneurial spirit with a Masters in Business Administration to serve buyers, sellers, and investors with creativity, data-driven strategies, and a broad network of industry expertise.



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