

4330 GEARY BLVD

INNER RICHMOND
SAN FRANCISCO, CA

13 UNITS MIXED-USE BUILDING

OFFERING MEMORANDUM

\$2,475,000

CONTACT

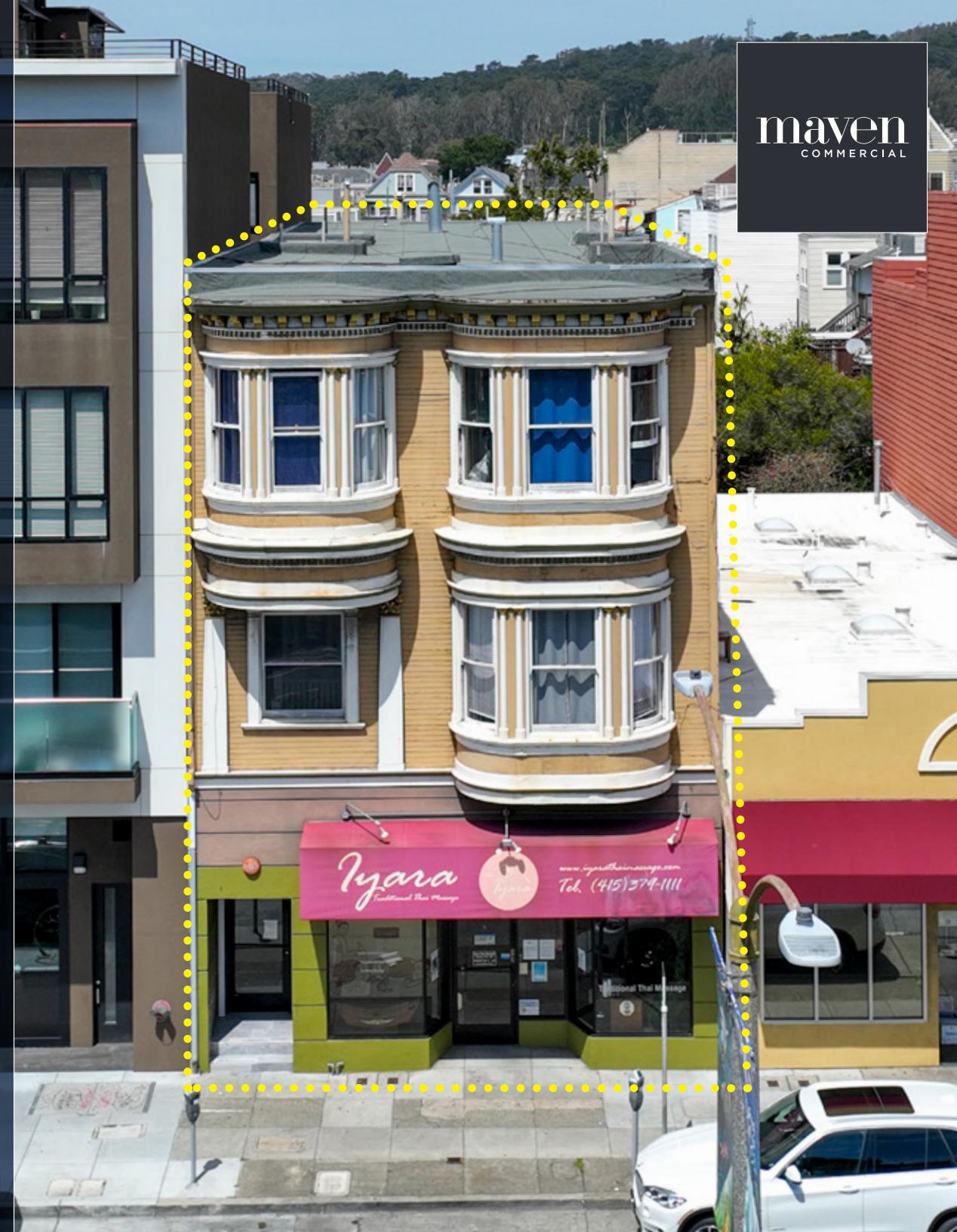
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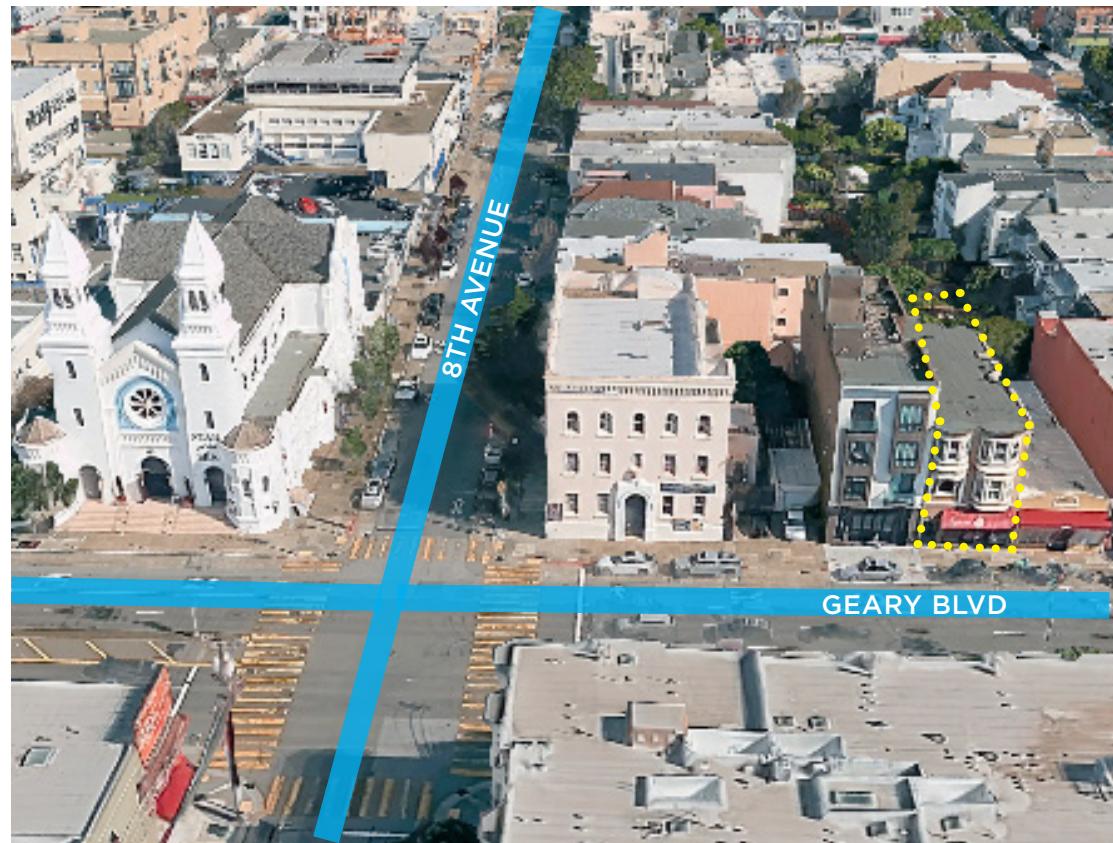


4330 Geary Boulevard

EXECUTIVE SUMMARY

4330 Geary Boulevard, San Francisco

Listing Price	\$2,475,000
GRM	8.15
Cap Rate	7.92%
Price / Sq Ft	\$458
Price / Unit	\$190,385
Building Size	5,400 Sq. Ft.
Parcel Size	2,400 Sq. Ft.
Parcel Number	1439-020
Year Built	1908
Zoning	NC-3



INVESTMENT HIGHLIGHTS

- Beautiful Edwardian 13 Unit, Mixed-Use Building
- Strong Commercial Rents
- Exceptional Return on Investment
- Prime Tech and Transit Location
- 12 Single Room Units (11 with Kitchenettes)
- 4 Renovated Shared Bathrooms
- Popular Traditional Thai Massage
- 7 Vacant Single-Room Units

4

DETAILS

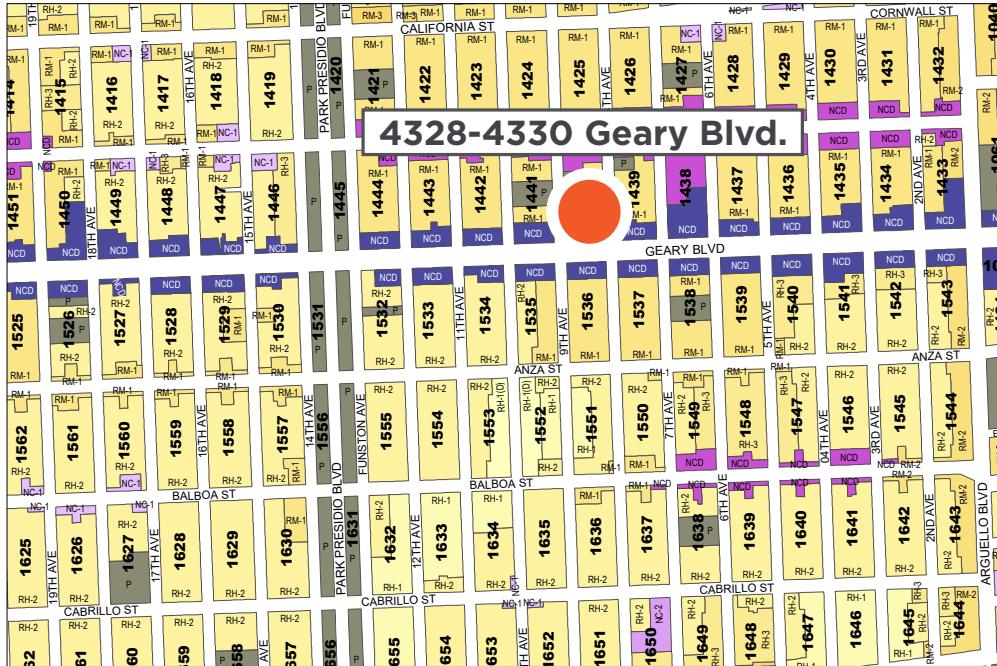
UNITS	13
RETAIL STOREFRONT	1
SINGLE ROOMS	12
BUILDING SIZE	5,400 SF
LAND AREA	2,400 SF
PARKING	—
FLOORS	3

FOUNDATION	TBD
STRUCTURE	Wood
FLOORS	3
ELECTRICAL	Master Metered
GAS	TBD
HEAT	Gas Wall Heat/Electric Baseboard
PLUMBING	TBD
WINDOWS	Wood Sash
SEISMIC	Not Required
FIRE ALARM UPGRADE	Completed
ZONING CHANGE	Not Applicable

4330 Geary Boulevard

ZONING

Residential Density	3 U per 800 sq ft lot
Height Limit	40-X
Historic Resource	B - Unknown
Parcel Width & Depth	100 X 20
Building Size	5,400 SF
Building Size	2,400 SF



NC-3 These Districts have some smaller structures, but are predominantly devoted to apartment buildings of six, eight, 10 or more units. Most of these districts are close to downtown and have been developed in this manner for some time. The units vary in size, but tend to be smaller than in RM-1 and RM-2 Districts. Many buildings exceed 40 feet in height, and in some cases additional buildings over that height may be accommodated without disruption of the district character. Although lots and buildings wider than 25 or 35 feet are common, the scale often remains moderate through sensitive facade design and segmentation. Open spaces are smaller, but decks and balconies are used to advantage for many units. Supporting nonresidential uses are often found in these areas.

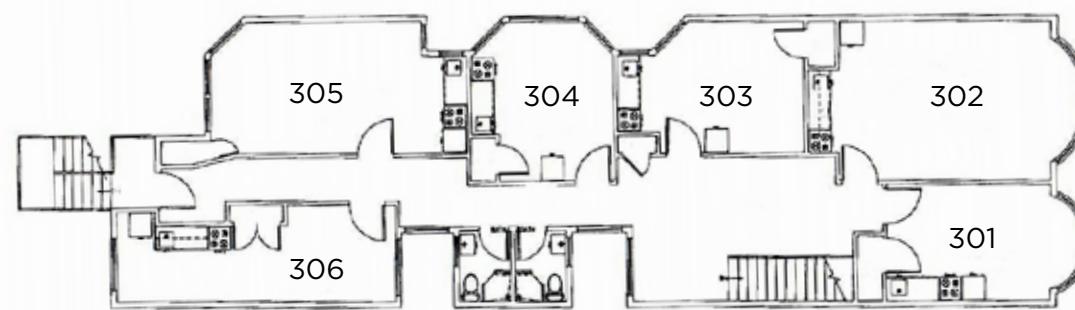
4330 Geary Boulevard

THE PROPERTY

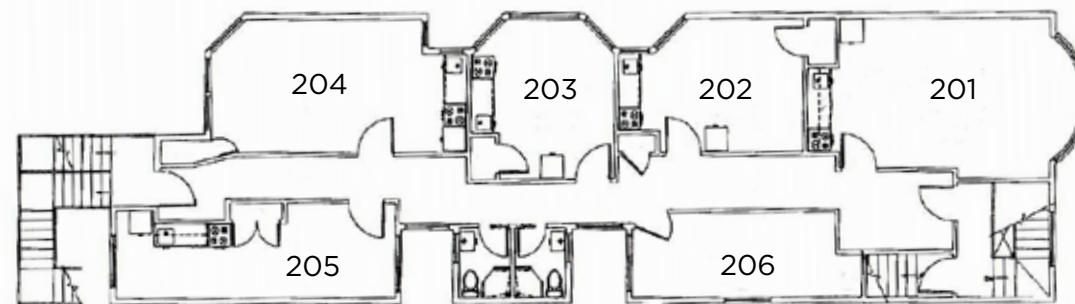
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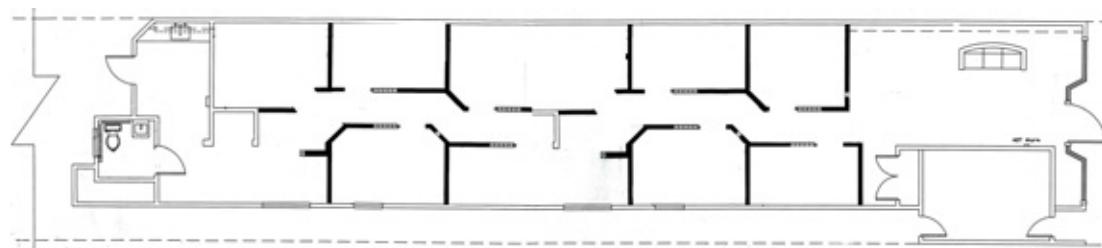
FLOOR PLANS



THIRD FLOOR PLAN



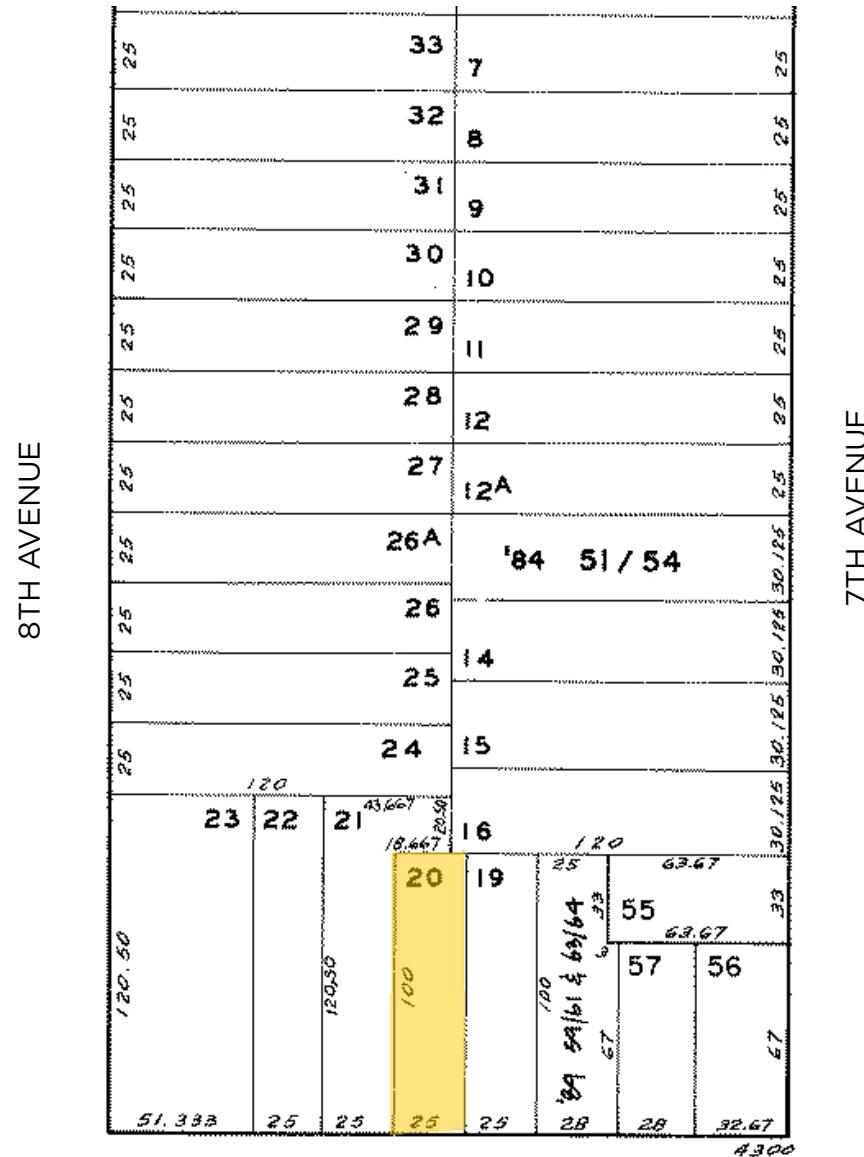
SECOND FLOOR PLAN



GROUND FLOOR PLAN



PARCEL MAP



GEARY BOULEVARD

4330 Geary Boulevard

RENT ROLL

UNIT	TYPE	FLOOR	MOVE-IN	CURRENT	MARKET	UPSIDE
201	Single Room	Second	Vacant	\$2,000	\$2,000	0%
202	Single Room	Second	Vacant	\$1,900	\$1,900	0%
203	Single Room	Second	-	\$1,800	\$1,800	0%
204	Single Room	Second	Vacant	\$2,000	\$2,000	0%
205	Single Room	Second	-	\$800	\$1,900	58%
206*	Single Room	Second	Vacant	\$1,800	\$1,800	0%
301	Single Room	Third	Vacant	\$1,800	\$2,000	10%
302	Single Room	Third	-	\$1,095	\$2,000	45%
303	Single Room	Third	-	\$1,200	\$1,900	37%
304	Single Room	Third	Vacant	\$1,800	\$1,800	0%
305	Single Room	Third	Oct-09	\$1,000	\$2,000	50%
306	Single Room	Third	Vacant	\$1,900	\$1,900	0%
INCOME - RESIDENTIAL				\$19,095	\$23,000	17%
INCOME - COMMERCIAL				IYARA	\$6,200	\$6,400
INCOME - MONTHLY				\$25,295	\$29,400	
INCOME - ANNUALLY				\$303,540	\$352,800	

* Pending Vacancy

UNDERWRITING

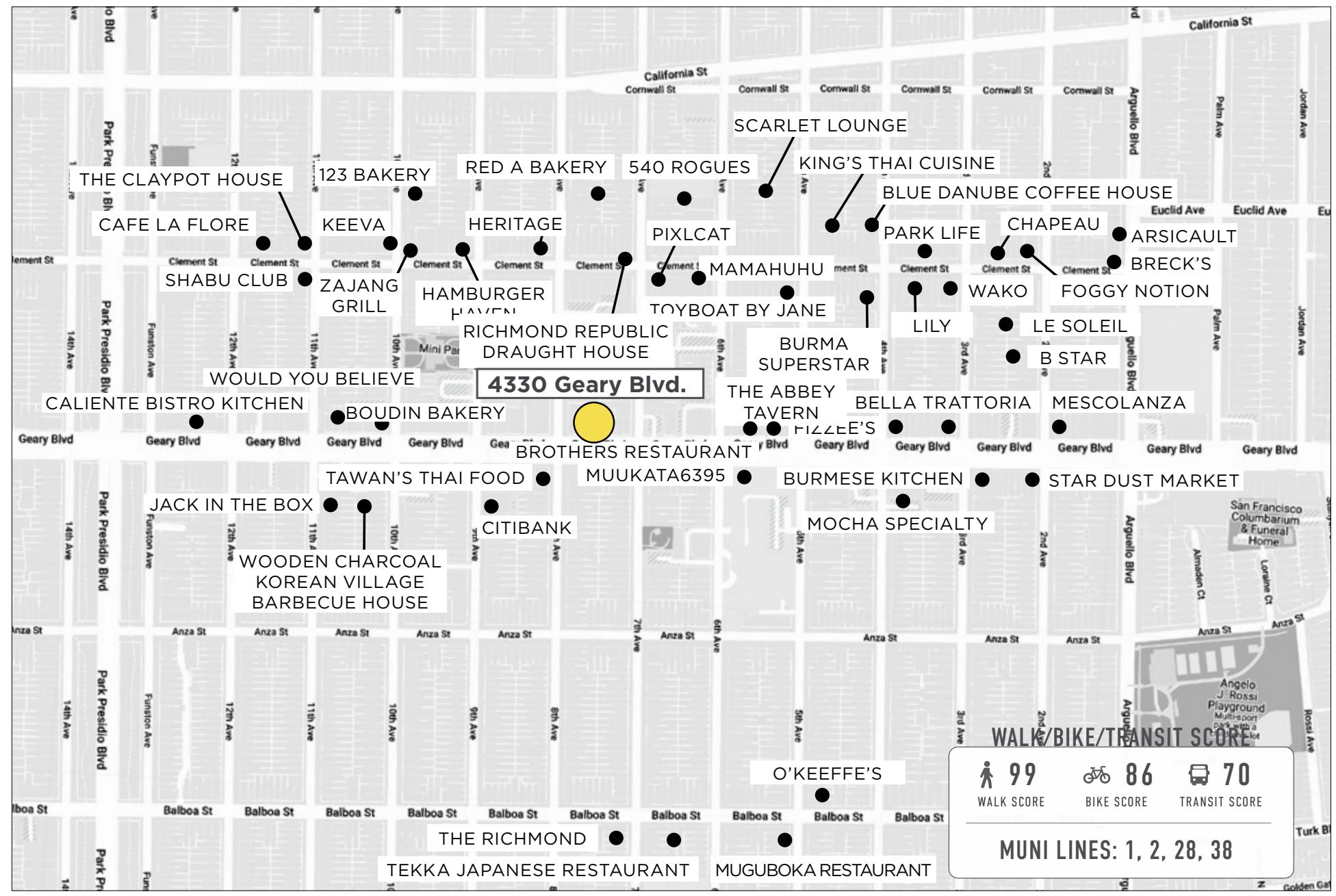
INCOME - GROSS	RENT [CURRENT]	RENT [MARKET]	NOTES
RESIDENTIAL	\$229,140	\$352,800	
VACANCY LOSS	(\$6,874)	3%	(\$10,584)
COMMERCIAL	\$74,400	\$76,800	
VACANCY LOSS	(\$3,720)	5%	(\$3,840)
TOTAL INCOME	\$292,946	\$415,176	
PROJECTED EXPENSES			
INSURANCE	\$16,139	\$16,139	2025
PROPERTY MANAGEMENT	\$13,748	6%	\$21,168
TAXES [PROPERTY]	\$30,644	\$30,644	NEW VALUE
UTILITIES			
GAS & ELECTRIC	\$12,641	\$12,641	2025
TRASH & RECYCLING	\$3,812	\$3,812	2025
WATER & SEWER	\$9,426	\$9,426	2025
MISCELLANEOUS			
JANITORIAL	\$3,055	\$3,055	2025
REPAIRS & MAINTENANCE	\$6,500	\$6,500	\$500 / UNIT
BUSINESS LICENSE & PERMITS	\$520	\$520	2025
RENT BOARD FEE	\$354	\$354	2025
TOTAL EXPENSES	\$96,839	33%	\$99,650
NET OPERATING INCOME	\$196,107		\$241,030

INNER RICHMOND

The Inner Richmond is a vibrant and diverse neighborhood located in the northwest part of San Francisco. The neighborhood is home to a mix of residential and commercial spaces, as well as a variety of cultural and entertainment venues. Geary Boulevard is its retail treasure, offering some of the best and unique food establishments, retail shops, and services in the City. The Inner Richmond is also known for its green spaces, including Golden Gate Park and the Presidio, which offer ample opportunities for outdoor recreation and relaxation. In terms of transportation, the Inner Richmond is well-served by several Muni bus lines, including the 38-Geary and the 1-California. There are also several bike lanes and dedicated bike routes in the area, making it easy for cyclists to get around.



NEIGHBORHOOD



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ANALYST

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The materials are not to be considered fact. The information contained herein is not a substitute for thorough due diligence investigation.

References to square footage, zoning, use, or age are approximate.

Please contact the San Francisco Planning Department to verify zoning at (415) 558-6378, as neither broker or landlord represent that this space is suitable for your use. Tenant or Buyer must verify the information at their own expense and bears all the risk for any inaccuracies. By receiving these materials you are agreeing to the disclaimers set forth herein.

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