

# 4330 GEARY BLVD

INNER RICHMOND  
SAN FRANCISCO, CA

13 UNITS MIXED-USE BUILDING

OFFERING MEMORANDUM

## \$2,475,000

### CONTACT

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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

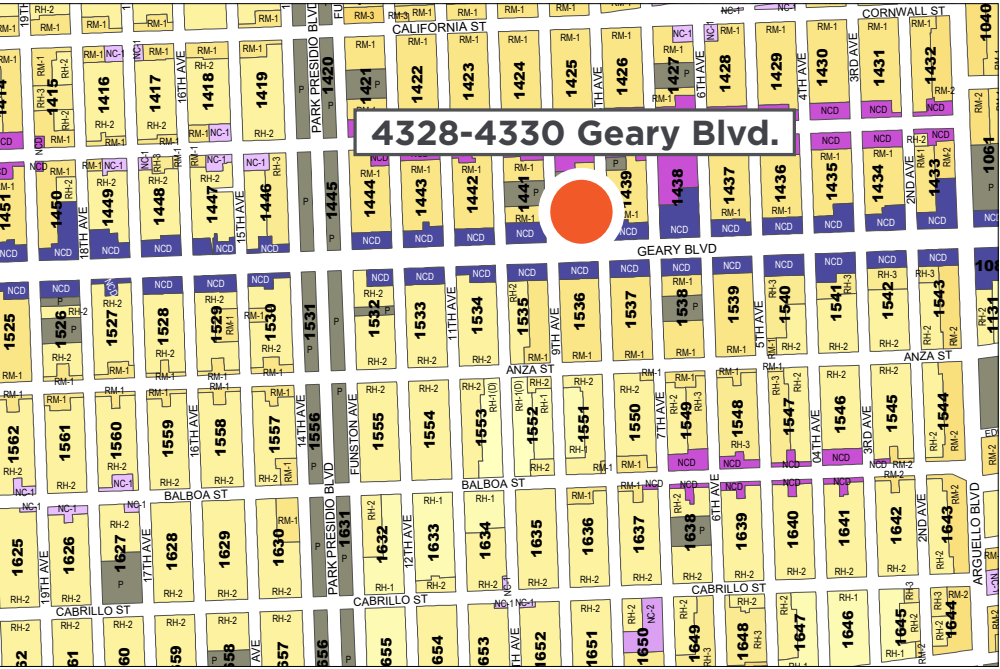
## DETAILS

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.



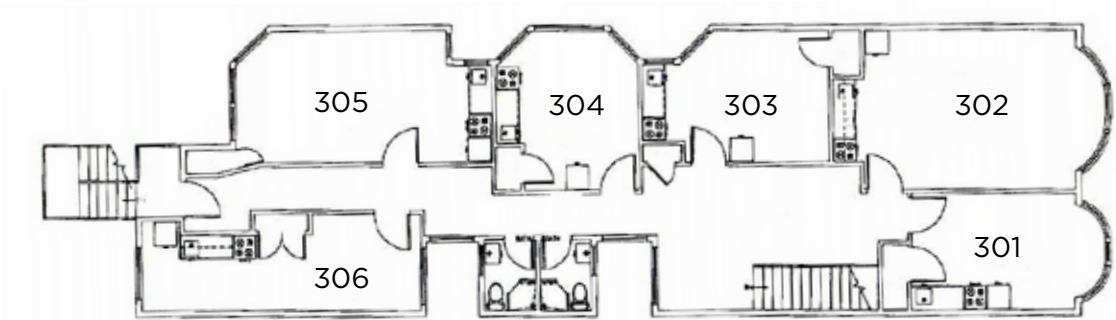
4330 Geary Boulevard

## THE PROPERTY

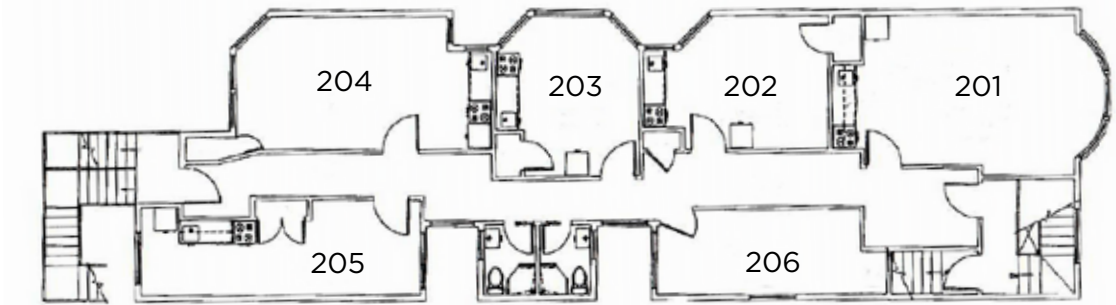
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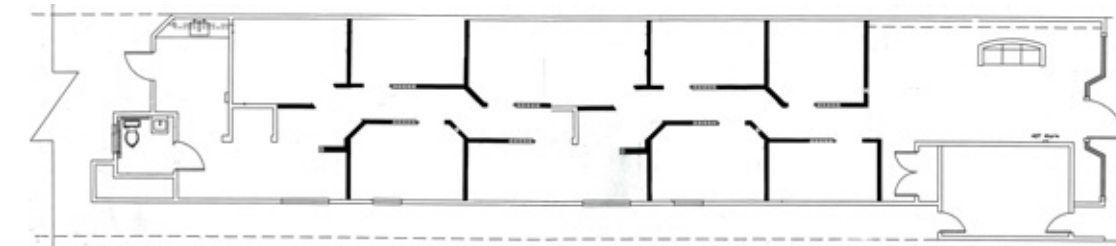
FLOOR PLANS



THIRD FLOOR PLAN



SECOND FLOOR PLAN



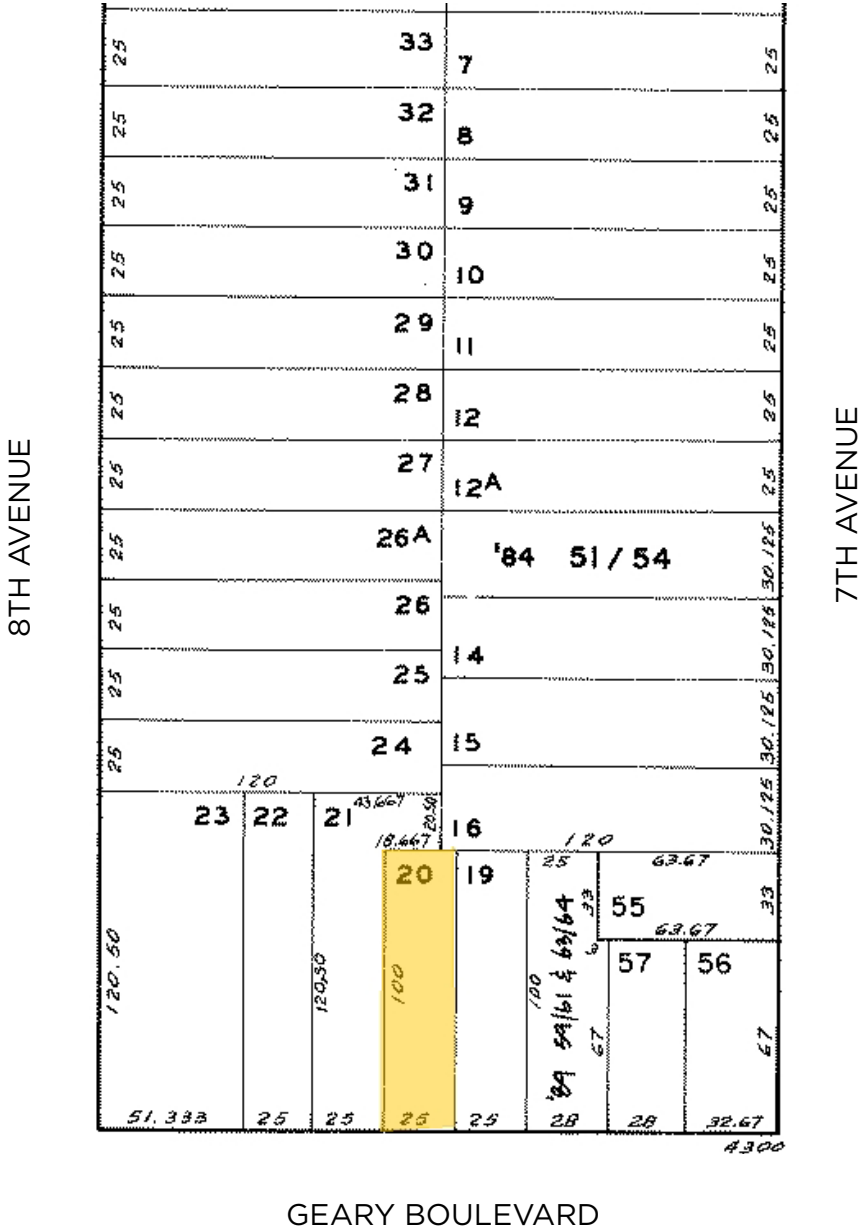
GROUND FLOOR PLAN







PARCEL MAP



## 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)	3%
COMMERCIAL	\$74,400		\$76,800	
VACANCY LOSS	(\$3,720)	5%	(\$3,840)	5%
<b>TOTAL INCOME</b>	<b>\$292,946</b>		<b>\$415,176</b>	
<b>PROJECTED EXPENSES</b>				
INSURANCE	\$16,139		\$16,139	2025
PROPERTY MANAGEMENT	\$13,748	6%	\$21,168	6%
TAXES [PROPERTY]	\$30,644		\$30,644	NEW VALUE
<b>UTILITIES</b>				
GAS & ELECTRIC	\$12,641		\$12,641	2025
TRASH & RECYCLING	\$3,812		\$3,812	2025
WATER & SEWER	\$9,426		\$9,426	2025
<b>MISCELLANEOUS</b>				
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
<b>TOTAL EXPENSES</b>	<b>\$96,839</b>	<b>33%</b>	<b>\$99,650</b>	<b>29%</b>
<b>NET OPERATING INCOME</b>	<b>\$196,107</b>		<b>\$241,030</b>	

# 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.



PASTA SUPPLY CO.



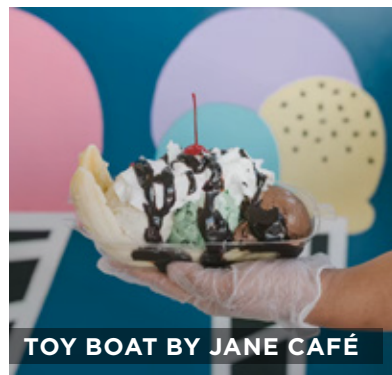
PARK LIFE



BURMA SUPERSTAR



ARISCAULT BAKERY



TOY BOAT BY JANE CAFÉ



BRECK'S



MAMAHUHU



FOGGY NOTION



RICHMOND REPUBLIC DRAUGHT HOUSE



Map of the Richmond District showing various restaurants and businesses. A yellow circle marks the location of 4330 Geary Blvd. The map includes street names like Geary Blvd, Anza St, and Balboa St. A box in the bottom right corner displays 'WALK/BIKE/TRANSIT SCORE' with scores of 99, 86, and 70 respectively, and 'MUNI LINES: 1, 2, 28, 38'.

**Restaurants and Businesses:**

- THE CLAYPOT HOUSE
- CAFE LA FLORE
- SHABU CLUB
- 123 BAKERY
- KEEVA
- ZAJANG GRILL
- HERITAGE
- HAMBURGER
- RICHMOND REPUBLIC DRAUGHT HOUSE
- WOULD YOU BELIEVE
- CALIENTE BISTRO KITCHEN
- BOUDIN BAKERY
- 4330 Geary Blvd.
- BROTHERS RESTAURANT
- TAWAN'S THAI FOOD
- JACK IN THE BOX
- WOODEN CHARCOAL KOREAN VILLAGE BARBECUE HOUSE
- CITIBANK
- THE RICHMOND
- TEKKA JAPANESE RESTAURANT
- MUGUBOKA RESTAURANT
- RED A BAKERY
- 540 ROGUES
- SCARLET LOUNGE
- KING'S THAI CUISINE
- BLUE DANUBE COFFEE HOUSE
- PIXLCAT
- MAMAHUHU
- TOYBOAT BY JANE
- BURMA SUPERSTAR
- THE ABBEY TAVERN
- FIZZLE'S
- BELLA TRATTORIA
- MESCOLANZA
- STAR DUST MARKET
- BURMESE KITCHEN
- MOCHA SPECIALTY
- O'KEEFE'S
- PARK LIFE
- CHAPEAU
- ARSICAULT
- BRECK'S
- FOGGY NOTION
- WAKO
- LILY
- LE SOLEIL
- B STAR

**WALK/BIKE/TRANSIT SCORE**

**99** WALK SCORE

**86** BIKE SCORE

**70** TRANSIT SCORE

**MUNI LINES: 1, 2, 28, 38**



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