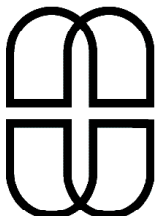


50 WEBSTER / 190 HERMANN STREET, SAN FRANCISCO, CA

Investment Property with 5 Large Flats



*EXCELLENT HAYES VALLEY LOCATION*



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# INVESTMENT HIGHLIGHTS

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50 Webster / 190 Hermann Street is located in the heart of Hayes Valley—one of San Francisco's most vibrant and sought-after rental areas. This property enjoys an eclectic blend of boutique shops, acclaimed eateries, and cultural landmarks. Just blocks away, residents can enjoy The Wiggle bike path, Duboce Park, and the scenic Octavia Boulevard or immerse themselves in the San Francisco Symphony & SF Jazz Center. With seamless public transit access, the Financial District, SoMa, and Mission Bay are mere minutes away and residents can walk only 2 blocks to Safeway or Whole Foods on Market Street.

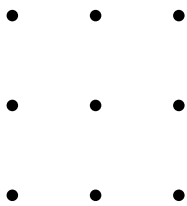
This charming corner building features five well-appointed units: four 3-bedroom/1-bathroom layouts and one 3-bedroom/1.5-bathroom residence. Separately metered for gas and electricity, the units boast fireplaces, in-unit laundry, generous closet space, abundant natural light, and private balconies or decks.

50 Webster / 190 Hermann Street represents a compelling investment in one of San Francisco's premier enclaves. Its unbeatable location, combined with strong rental demand and appreciation potential, ensures stable income and long-term value. Could be purchased along with 3700 16th Street.





# PROPERTY FACTS



Year Built	1900
Building Area	7,756 sq. ft. per public records
Lot Size	3,280
Parcel Number	0869-020
Total Units	5 residential
Electrical	Separately metered
Gas	Separately metered
Heating	Gas wall heaters
Laundry	In - unit
Construction Type	Wood frame
Foundation	Concrete
Roof	Bitumen



## Rental Income

Unit	Type	Current Rent	Market Rent	Move-in Date
50 Webster	3 bedroom / 1.5 bath	\$4,563	\$5,500	7/10/2024
52 Webster	3 bedroom / 1.5 bath	\$4,635	\$5,500	8/29/2022
54 Webster	3 bedroom / 1.5 bath	\$3,692	\$5,500	4/1/2018
190 Hermann	2 bedroom / 1.5 bath	\$3,060	\$5,500	1/1/2020
192 Hermann	3 bedroom / 1.5 bath	\$3,692	\$5,500	6/6/2021
Monthly Income		\$20,141	\$25,650	
Annual Income		\$241,687	\$307,800	29% upside



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# Estimated Annual Revenue

Scheduled Annual Gross Income	\$235,720
(Vacancy Factor 3.0%)	\$(7,072)
Adjusted Scheduled Gross Income	\$228,648
(Estimated Annual Expenses)	\$(68,776)
<b>NET OPERATING INCOME</b>	<b>\$159,873</b>

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# Estimated Annual Expenses

New Real Estate Taxes	\$32,843
Property Insurance	\$6,500
Gas & Electricity	\$500
Water & Sewage	\$5,500
Garbage & Recycling	\$6,500
Management	\$11,432
Permits and Fees	\$500
Repair & Maintenance (estimated @ \$1,000 per unit)	\$5,000
<b>ANNUAL EXPENSES</b>	<b>\$68,776</b>
% of expenses	29%

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# Pricing

<b>Price</b>	<b>\$2,950,000</b>
Number of Units	5
Price / Unit	\$590,000
Sq. Ft.	7,756
Price / Sq. Ft.	\$380
GRM	12.5
CAP Rate	5.4%













## Confidentiality and disclaimer

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