



# 311

## 11th Avenue

SAN FRANCISCO, CA 94118

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## 311 11th Ave.

San Francisco, CA 94118

**Purchase Price:** \$4,500,000

**CAP Rate:** 6.37%

### INVESTMENT HIGHLIGHTS

Starboard Commercial, as an exclusive Advisor, is pleased to present a great investment opportunity with great income with future upside. The property features 15 SRO units along with ground floor commercial.

- Unique Mixed Use investment Opportunity in the heat of the Richmond District
- Fully Renovated- Ownership put over \$1,000,000 of capital into the property.
- Priced to Sell with an in-place Cap Rate of 6.37%
- 22% Upside in the Rents



## PROPERTY DETAILS

- Legal Addresses: 311 11th Ave
- Parcel/Block: 1443/001
- Zoning: NCD – Inner Clement Commercial District
- Height limit: 40X
- Building Square Footage per Tax Records: +/- 9,950
- Total Lot Square Footage: +/- 5,248
- Street frontage: 50 Ft



# Rent Roll

Units	Monthly	Annual	Market Rent	Market Annual Rent
1	\$741.55	\$8,898.60	\$1,475.00	\$17,700.00
2	\$ 719.30	\$ 8,631.60	\$ 1,475.00	\$ 17,700.00
3	\$ 668.60	\$ 8,023.20	\$ 1,475.00	\$ 17,700.00
4	\$ 1,475.00	\$ 17,700.00	\$ 1,475.00	\$ 17,700.00
5	\$1,300.00	\$ 15,600.00	\$ 1,475.00	\$ 17,700.00
6	\$ 615.85	\$ 7,390.20	\$ 1,475.00	\$ 17,700.00
7	\$ 612.86	\$ 7,354.32	\$ 1,475.00	\$ 17,700.00
8	\$ 1,475.00	\$ 17,700.00	\$ 1,475.00	\$ 17,700.00
9	\$ 1,475.00	\$ 17,700.00	\$ 1,475.00	\$ 17,700.00
10	\$ 604.14	\$ 7,249.68	\$ 1,475.00	\$ 17,700.00
11	\$ 277.30	\$ 3,327.60	\$ 1,475.00	\$ 17,700.00
12	\$ 383.28	\$ 4,599.36	\$ 1,475.00	\$ 17,700.00
14	\$ 1,475.00	\$ 17,700.00	\$ 1,475.00	\$ 17,700.00
15	\$ 306.90	\$ 3,682.80	\$ 1,475.00	\$ 17,700.00
16	\$ 1,523.45	\$ 18,281.40	\$ 1,523.45	\$ 18,281.40

<b>Commercial</b>	\$15,600.00	\$ 187,200.00	\$ 15,600.00	\$187,200.00
<b>Total</b>	\$29,428.23	\$ 353,138.76	\$ 37,773.45	\$ 453,281.40

# Expenses

Expenses		
Taxes Retail Tenant picks up 52.7% of the taxes (Based on .0118 of Purchase Price of \$4,500,000)		25,381.80
Alarm&HVAC		
Pest Control	\$ 72.00	\$ 864.00
Housekeeping	\$ 700.00	\$ 8,400.00
PM Fees	\$ 72.00	\$ 864.00
Prop Insurance	\$ 568.00	\$ 6,816.00
Building Inspections		
Supplies&Repairs	\$ 308.11	\$ 3,697.32
Utilities-SFWtr-311	\$ 560.07	\$ 6,720.84
Utilities-SFWater		
Utilities-PG&E311	\$ 856.07	\$ 10,272.84
Utilities-recology	\$ 302.67	\$ 3,632.04
Total		\$66,383.34
Net Income		\$ 286,755.42

<b>Purchase Price</b>	\$4,500,000.00
<b>Cap Rate</b>	6.37%

# Images

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# Images

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STARBOARDCRE.COM  
49 POWELL STREET, SAN FRANCISCO, CA 94102



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We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.



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