

# Sale

1827 Clement St San Francisco, CA 94121



**SALE PRICE**     **\$1,649,500**

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.





# Sale

1827 Clement  
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## PROPERTY DESCRIPTION

1827 Clement Street is a functional apartment building built in 1959. There are four spacious 1-bedroom units with 4 independent parking spaces. The tenants are stable and reliable. This fully occupied building is easy to manage, has strong income, with low expenses. It is ideally situated near the lively dining destinations of Clement Street and California Street. The property also benefits from a wealth of amenities along bustling Geary Street. Residents can easily walk to Presidio Park, the Lake District, and Golden Gate Park. With its desirable unit layout and excellent location, this asset is an outstanding choice for an aspiring investor looking to capitalize on San Francisco's dynamic real estate market and build long-term wealth.

## OFFERING SUMMARY

Sale Price:	\$1,649,500
Number of Units:	4
Lot Size:	2,500 SF
Building Size:	3,054 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,603	7,472	20,506
Total Population	8,356	17,438	48,666
Average HH Income	\$181,722	\$190,250	\$207,226

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## 1827 Clement

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### LOCATION DESCRIPTION

The property at 1827 Clement offers a compelling investment opportunity with its spacious 1-bedroom units, each featuring independent parking for all 4 residents. Set in the heart of the Richmond District, this asset presents an ideal blend of prime location and desirable amenities, making it an attractive prospect for multifamily and low-rise/garden investors. With its coveted parking provision and well-designed living spaces, 1827 Clement stands as a promising investment choice for those seeking to capitalize on the flourishing San Francisco real estate market.

### PROPERTY HIGHLIGHTS

- ❑ 4 Spacious, functional 1-bedroom units
- ❑ 4 Independent parking spaces
- ❑ 4 Storage lockers
- ❑ Relatively recent leases
- ❑ Easy to manage, low expense, and strong income
- ❑ 15 GRM, 4 CAP Investment

Price Per SF = \$ 540

Price Per Unit = \$412,375



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## 1827 Clement Street

San Francisco, California

Summary		
Price		\$1,649,500.00
Down Payment	55.00%	\$ 907,225.00
Debt Coverage Ratio		1.06
Current GRM		15.33
Current CAP		3.94%
Approximate Age/Renovated		1959
Approx. Lot Size (per tax record)		2,500
Approx. Sq.Ft. (estimated)		3,054
Total no. of unit		4
Cost Per Sq.Ft.		\$ 540.11
Price/unit		\$ 412,375.00

Rent Roll						
Unit	Unit Mix	SF	Current	Projected	Move In	
1	1b 1ba	600	\$ 2,250.00	\$ 2,750.00	04-24-2023	
2	1b 1ba	600	\$ 2,114.36	\$ 2,750.00	06-09-2017	
3	1b 1ba	600	\$ 2,250.00	\$ 2,750.00	05-14-2023	
4	1b 1ba	600	\$ 2,350.00	\$ 2,750.00	09-25-2023	

Stair/Common Proj. 654

**Total: 3,054 \$ 8,964.36 \$ 11,000.00**

Square footage of unit and common area are estimate

Scheduled Income					
Address	Sq.Ft.	Current Rent		Projected Rent	
		Monthly Rent/sf	Monthly Income	Monthly Rent/sf	Monthly Income
1 1b 1ba 600		\$3.75	\$ 2,250.00	\$4.58	\$ 2,750.00
2 1b 1ba 600		\$3.52	\$ 2,114.36	\$4.58	\$ 2,750.00
3 1b 1ba 600		\$3.75	\$ 2,250.00	\$4.58	\$ 2,750.00
4 1b 1ba 600		\$3.92	\$ 2,350.00	\$4.58	\$ 2,750.00

Estimated Annualized Expenses (2024)	
Insurance	\$ 9,630.00
Legal and accounting fees	\$ 250.00
Repairs and maintainence supply	\$ 3,042.00
Utilities - Water & Trash	\$ 5,907.00
Misc. /others	\$ 544.00
Auto and travel	\$ 500.00

Stair/Common Area 654

Approx Total 3,054

Total Scheduled Rent	\$ 8,964.36	\$ 11,000.00
Monthly Scheduled Gross Income	\$ 8,964.36	\$ 11,000.00
Annual Scheduled Gross Income	\$ 107,572.32	\$ 132,000.00
Other Income (Annual)	\$ -	\$ -
<b>Total Annual Scheduled Gross Income</b>	<b>\$ 107,572.32</b>	<b>\$ 132,000.00</b>

Property	1.18%	Total: \$ 19,873.00	\$ 19,873.00
			\$ 19,505.09

**Total Estimated Annual Expense/SF 12.89**

Annualized C			
	Current Rent	Projected Rent	
Scheduled Gross Income	\$ 107,572.32	\$ 132,000.00	12.50
Less Vacancy Reserve	\$ 3,227.17	\$ 3,960.00	3.00%
Gross Operating Income	\$ 104,345.15	\$ 128,040.00	
Less Expenses	\$ 39,378.09	\$ 39,378.09	29.83%
<b>Net Operating Income</b>	<b>\$ 64,967.06</b>	<b>\$ 88,661.91</b>	<b>5.38%</b>

Proposed Financing	
First Loan Amount	\$ 742,275.00
Loan to V	45%
Loan Ra	6.75%
Term (Ye	25
*10 year fixed, 25 year amortization due in 10	
Loan Pa	\$ (61,541.56)

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Typical 1 bedroom unit

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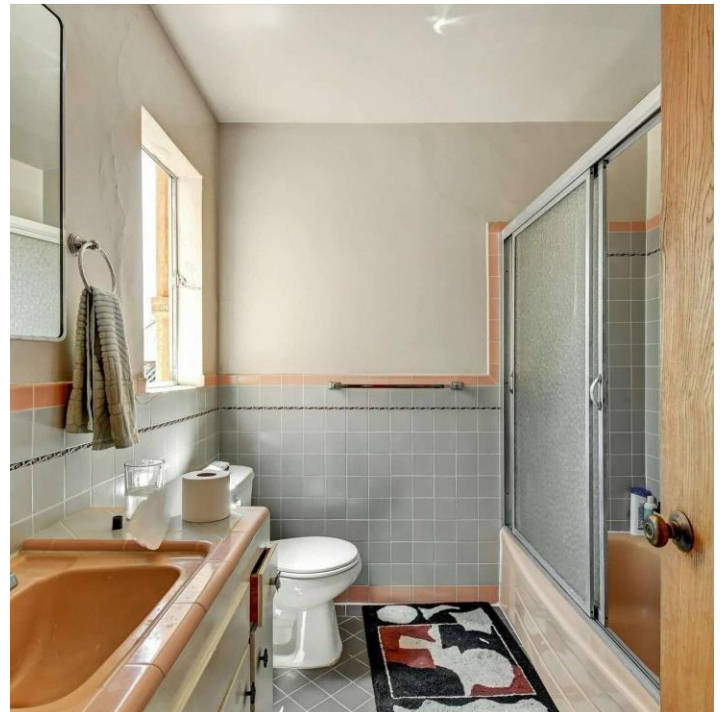


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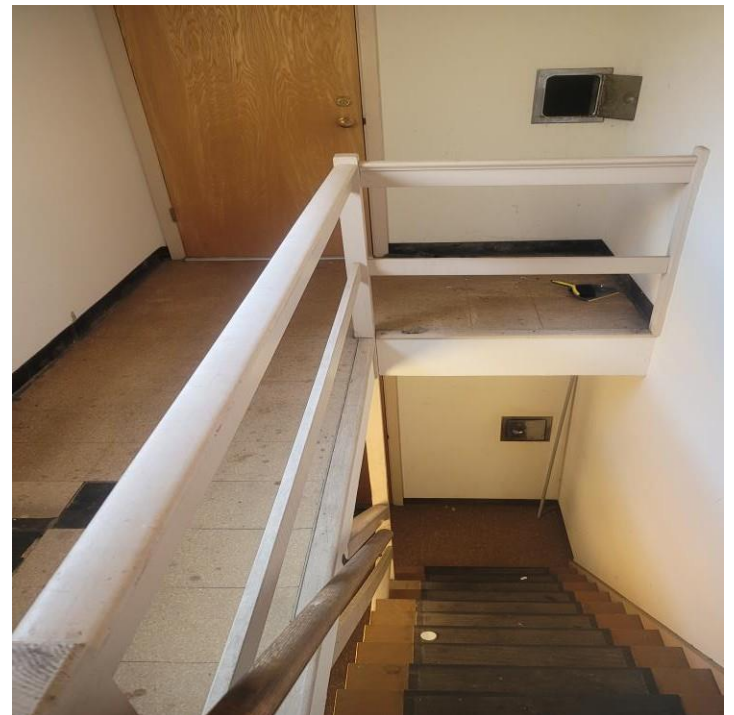
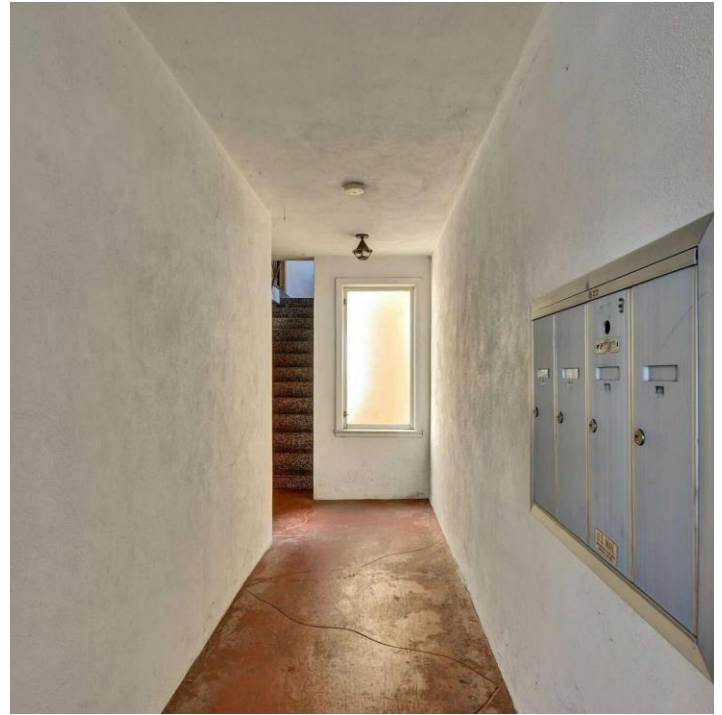


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## Entry and Stairwell area

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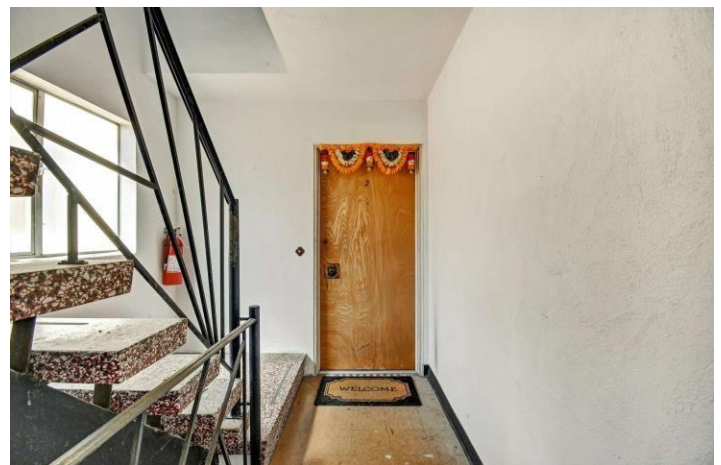


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Parking, storage, meters, and stairwell area

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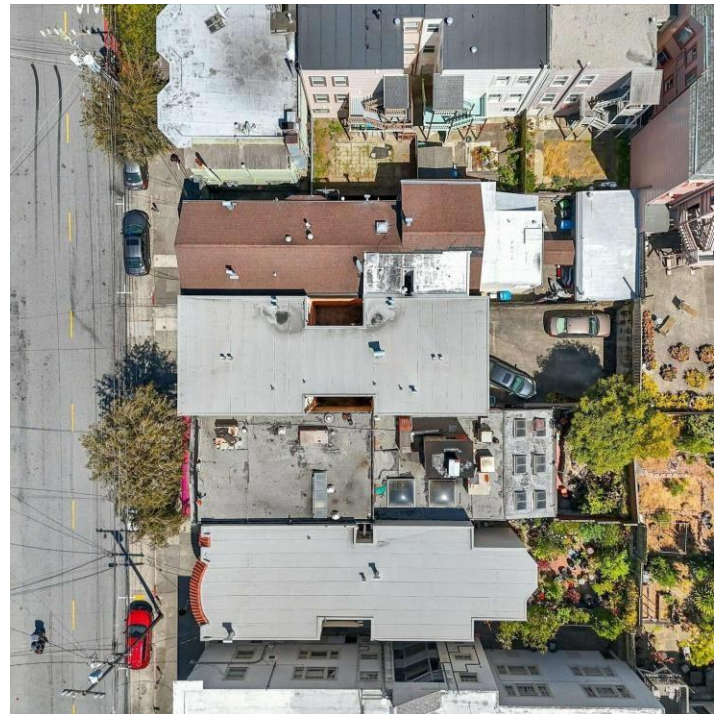
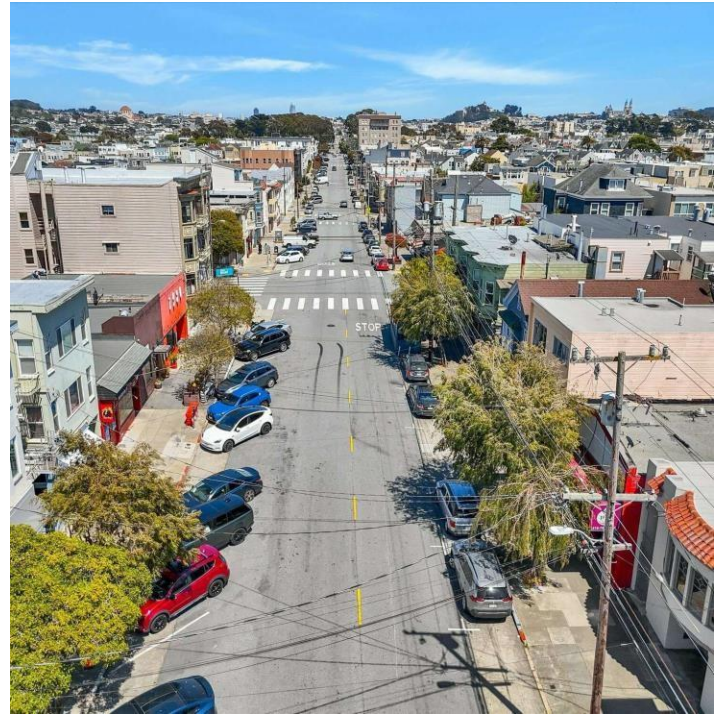


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Aerial and surrounding area view

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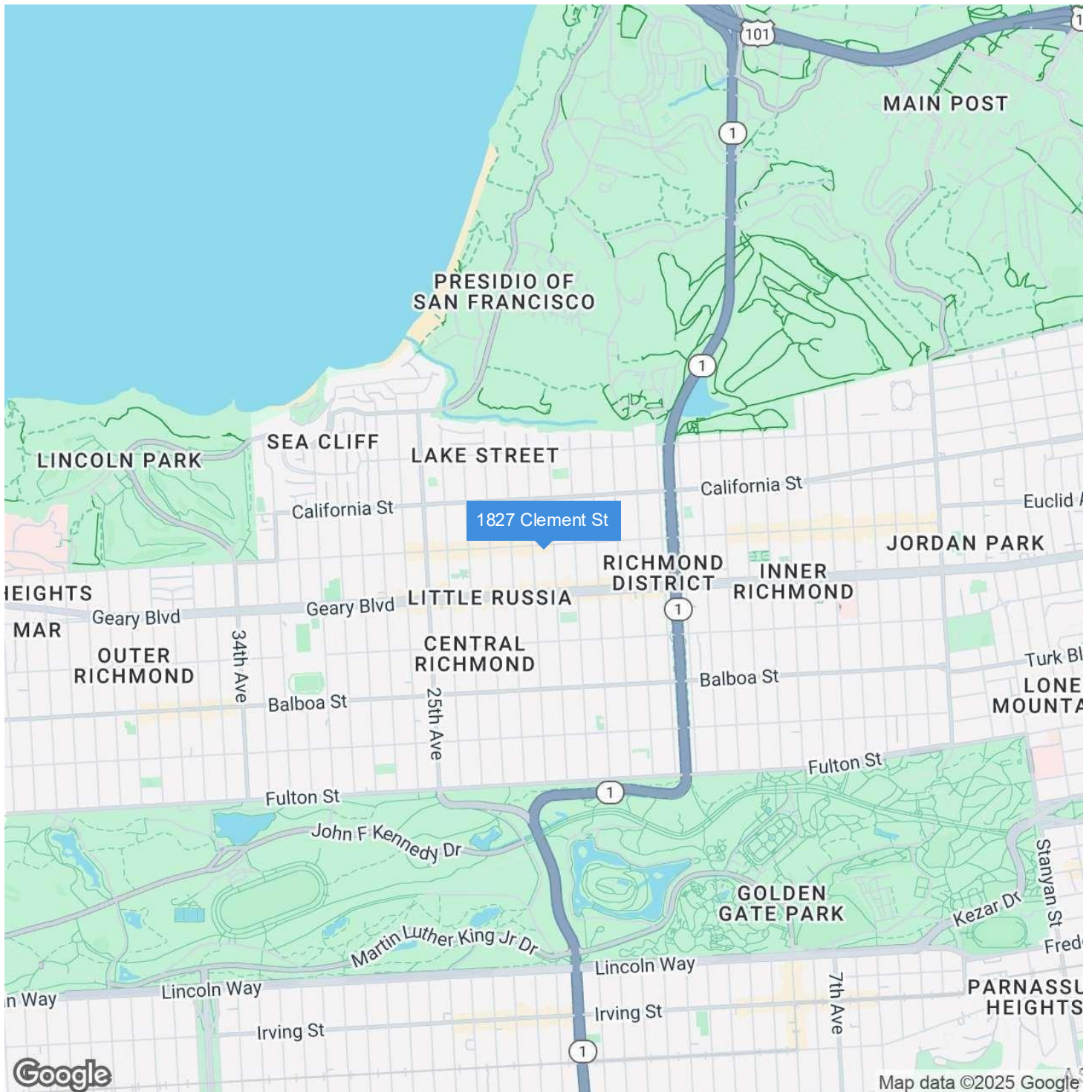
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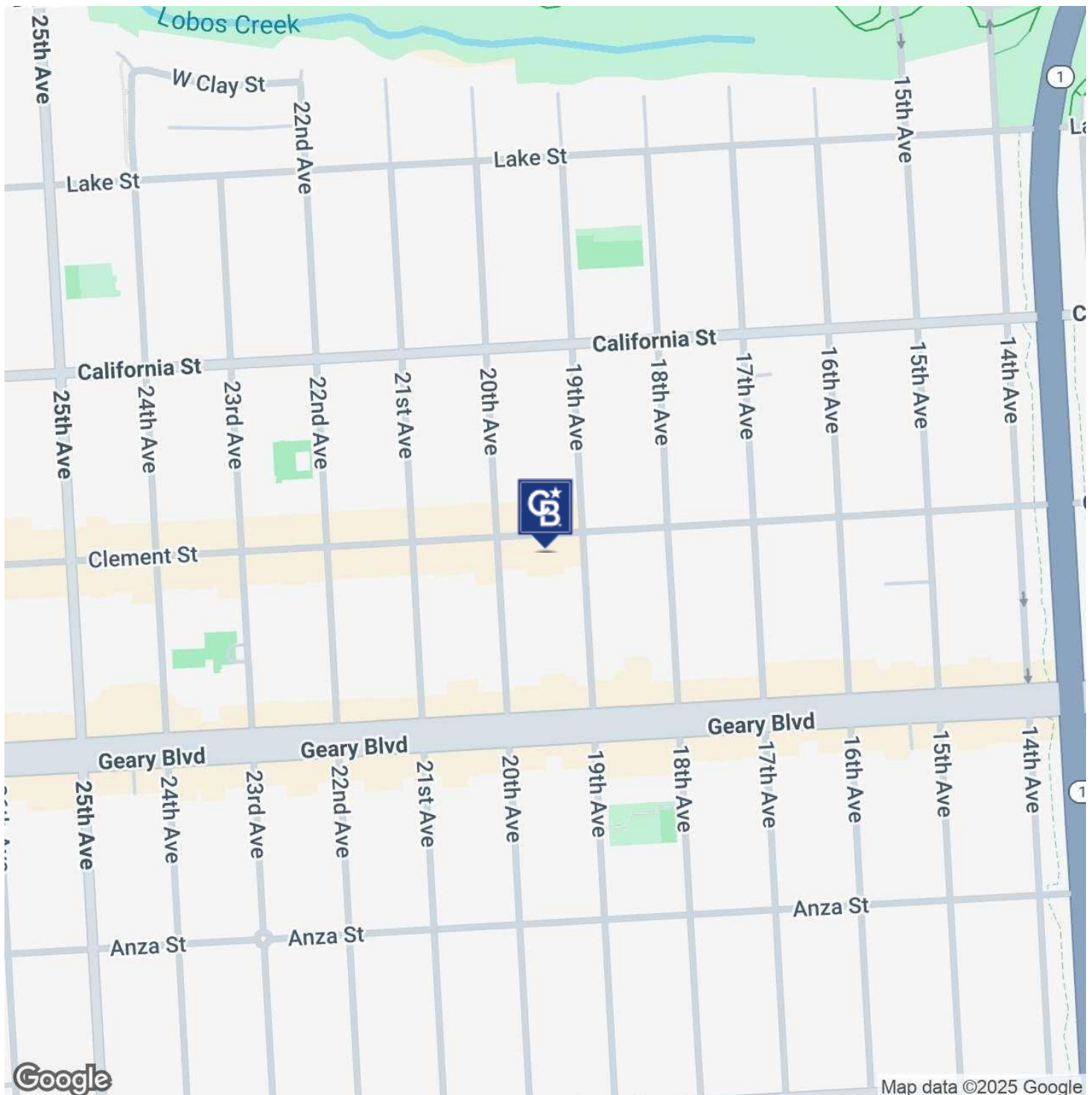


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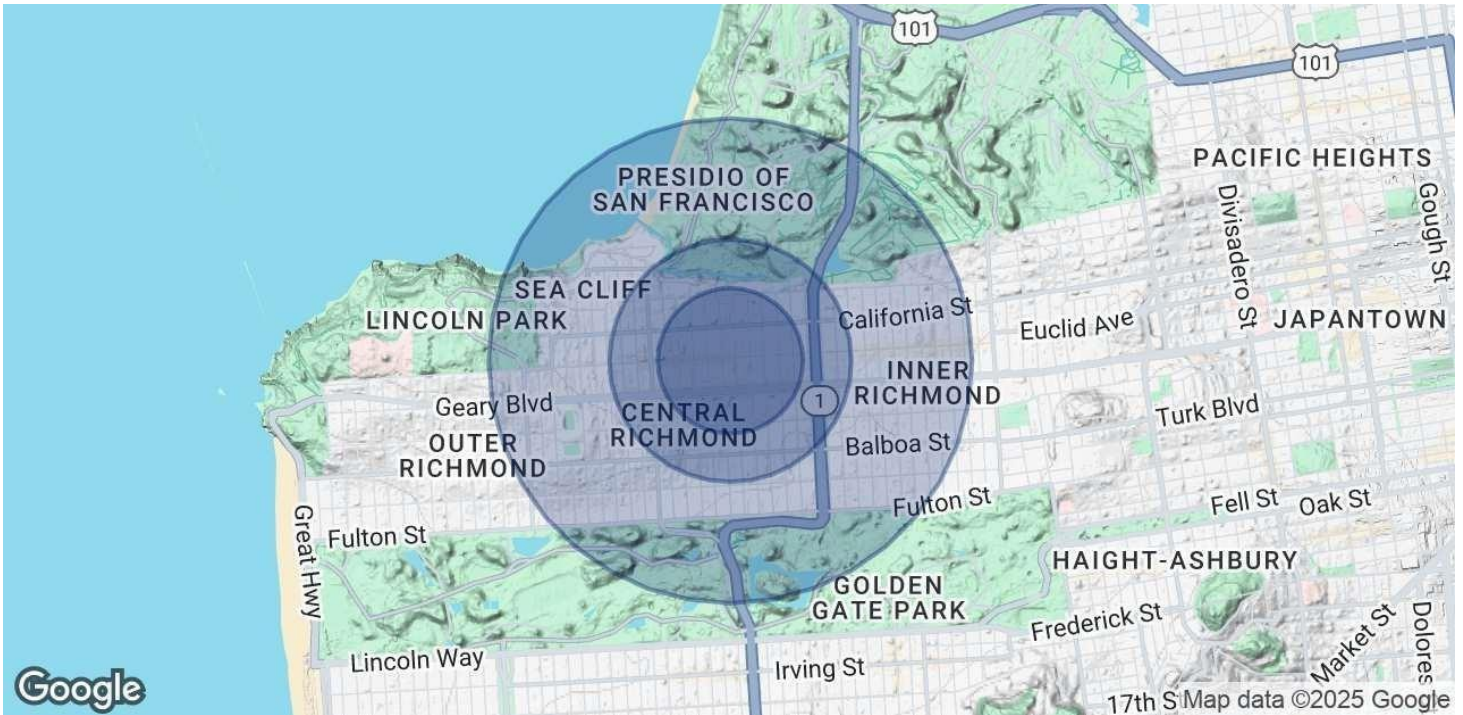


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## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1MILE

Total Population	8,356	17,438	48,666
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	44

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1MILE

Total Households	3,603	7,472	20,506
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$181,722	\$190,250	\$207,226
Average House Value	\$1,660,785	\$1,675,677	\$1,710,370

Demographics data derived from [AlphaMap](#)

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