

# 807 Burnett Ave, San Francisco

Prime San Francisco Location | 5 Units | Well- Maintained Property





## **807 Burnett Ave, San Francisco**

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**807 Burnett Ave,  
San Francisco**

# **EXECUTIVE SUMMARY**

# Property Summary

## INVESTMENT HIGHLIGHTS

 **RENOVATION UPSIDE**

 **SUPERB MARKET FUNDAMENTALS**

 **OUTSTANDING DEMOGRAPHICS**

 **GREAT SCHOOLS**

 **EARLY 70's VINTAGE**

 **SUPERIOR UNIT MIX**



# INVESTMENT SUMMARY

**Price:** \$2,500,000

**Address:** 807 Burnett Ave, San Francisco

**Zip & State:** 94131 CA

**County:** San Francisco

**Year Built:** 1974

**Units:** 5

**Avg Unit Size:** 848 SF

**Net Rentable SF:** 4,239

**Site Acrage:** .12

**Parking In Place:** 5 Surface Spaces



**807 Burnett Ave,  
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# **PROPERTY OVERVIEW**

# PROPERTY OVERVIEW

## UTILITIES

Utility	Provider	Residents Pays	Owner Pays	Resident Reimburse
Electric/Gas	PG&E		<input checked="" type="checkbox"/>	
Water & Sewer	City of San Francisco		<input checked="" type="checkbox"/>	
Trash	City of San Francisco		<input checked="" type="checkbox"/>	

## MECHANICAL/ELECTRICAL/PLUMBING

HVAC	Separate A/C Unit
Water Heater	One Water Heater/ Boilers
Laundry	Individual Laundry



# SITE & DESCRIPTION

Address:	807 Burnett Ave, San Francisco
County:	San Francisco
APN #	2847-041
Year Built:	1974
Total Units:	5 Units
Net Rentable SF:	4,239 SF
Site Acreage:	.12Acres
Parking Spaces:	5 Carport spaces
Foundation:	Concrete Slab
Framing Construction:	Wood
Exterior siding:	Stucco+Wood
Roof:	Membrane sealed flat roof



# Investment Highlights

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## **Recent Capital Expenditures:**

### Renovated Units:

- Completed from 2023 to 2025, -  
Bathrooms - Kitchens - Floors/ Painting

### Electrical System Upgrade:

- All electrical panels replaced on May 22, ensuring code compliance and modern load capacity.

### Upgraded light fixtures:

- All hallway and out side lights replaced in September of 2023.

### Roof:

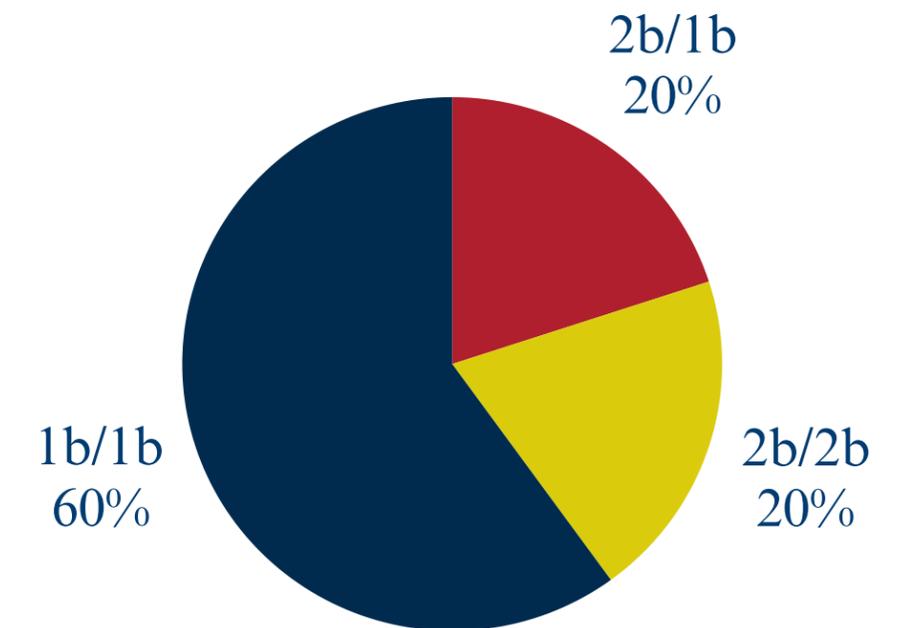
- Approximately 7 years old, in good condition with remaining useful life.



## Unit Information

LAYOUT	UNITS	AVG SF	AVG RENT
2x1	1	840	\$3,200.00
1x1	3	711	\$2,111.75
2x2	1	840	\$5,300.00

## UNIT MIX



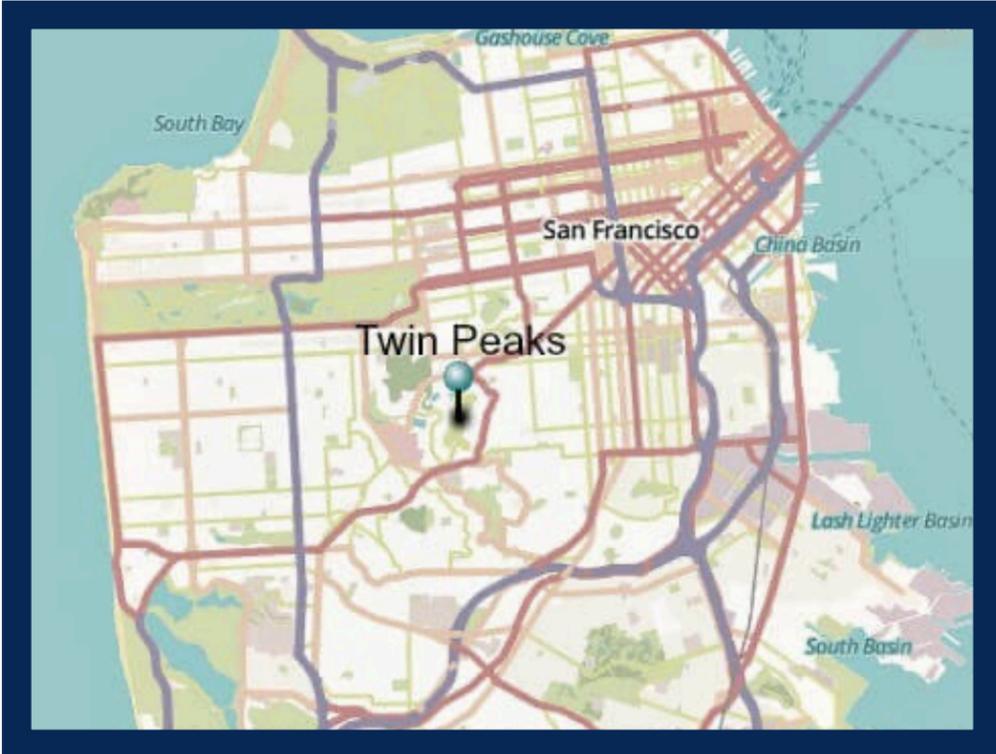


**807 Burnett Ave,  
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**COMPARABLE  
ANALYSIS**

# Rent Comparables

## Map Radius



	Comp 1	Comp 2	Comp 3
<b>Sale Price:</b>	\$1,975,000	\$2,100,000	\$1,925,000
<b>Address:</b>	571 Burnett Ave	11 Crestline Dr	815 Burnett Ave
<b>City:</b>	San Francisco	San Francisco	San Francisco
<b>Sale Date:</b>	06/11/2024	06/12/2023	03/01/2024
<b>Year Built:</b>	1963	1963	1973
<b>Units:</b>	5	5	5
<b>Price Per Unit:</b>	(\$395,000/Unit)	(\$420,000/Unit)	(\$385,000/Unit)
<b>Cap Rate:</b>	4.8%	N/A	5.38%



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# **FINANCIAL ANALYSIS**

# Financial Summary

<i>Price</i>	\$2,500,000
<i>Number of Units</i>	5
<i>Price Per Unit</i>	500,000.00
<i>Price Per SqFt</i>	\$590
<i>Rentable SqFt</i>	4,239
<i>Lot Size</i>	.12 Acres
<i>Approx. Year Built</i>	1974

<b>RETURNS</b>	<b>Current</b>	<b>Pro Forma</b>
<i>Cap Rate</i>	5.11%	7.45%
<i>GRM</i>	12.29	10.02

<b>INCOME</b>	<b>CURRENT</b>	<b>PROFORMA</b>
<i>Gross Scheduled Rent</i>	\$ 203,364	\$249,600
<i>Less Vacancy/Deductions</i>	(\$8,135)	(\$9,984 )
<i>Total Effective Rental Income</i>	\$195,229	\$239,616
<i>Other Income</i>	N/A	N/A
<i>RUBS</i>	N/A	\$ 7,200
<i>Effective Gross Income</i>	\$195,229	\$246,816
<i>Less: Expenses</i>	(\$67,556)	(\$67,556)
<b><i>Net Operating Income</i></b>	<b>\$127,674</b>	<b>\$179,260</b>
<b>EXPENSES</b>		
<i>Property Taxes (1.25%)</i>	\$31,250	\$31,250
<i>Insurance</i>	\$13,475.00	\$13,475.00
<i>Utilities</i>	\$15,485.00	\$15,485.00
<i>Repairs &amp; Maintenance</i>	\$3,105.00	\$3,105.00
<i>Taxes and Lisc</i>	\$694.00	\$694.00
<i>Management Fee (3%)</i>	\$6,100.92	\$6,100.92
<b>Total Expenses</b>	<b>Expense Ratio (33%) \$67,556</b>	<b>Expense Ratio (27.07%) \$67,556</b>
<b>Expenses/Unit</b>	<b>\$13,511.13</b>	<b>\$13,511.13</b>

# Rent Roll

Units	Sqft	Area	Status	Contractual Rent	Market Rent
1	750	1/1	*Manager unit	*\$3,400.00	\$3,400.00
2	650	1/1	*Vacant	*\$3,400.00	\$3,400.00
3	1,100	2/2	Occupied	\$5,300.00	\$5,900.00
4	750	1/1	Occupied	\$1,647.00	\$3,400.00
5	1,050.00	2/1	Occupied	\$3,200.00	\$5,300.00

**Total Gross Monthly Income**

**\$ 16,947**

**\$ 20,800**

**Total Annualized Income**

**\$ 193,764**

**\$ 249,600**

**Loss to Lease**

**21%**



\*Managers unit is Number 1 | Will be vacant

\*Unit Number 2 Is currently Vacant



# Operational Efficiency

## Cost Recovery

### Potential for RUBS (Ratio Utility Billing System):

- Opportunity to bill tenants for utilities, improving net operating income (NOI)
- New owner can bill for Water, Sewer, and Garbage

### Average Annual Repairs:

- Minimal ongoing maintenance due to recent renovations and upgrades
- Long-term tenants have maintained units well, with limited repairs needed
- No deferred maintenance; well-maintained by current owners

### Onsite Laundry Room:

- Coin Op lease
- 1 washers
- 1 dryers









**Exclusively Represented by:**  
**CORCORAN ICON PROPERTIES**

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