

2058-2060 FELL STREET, NOPA

SAN FRANCISCO, CA



*Huge 2-level owner's unit
which can be configured and used as 2 units*

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INVESTMENT HIGHLIGHTS

Directly across from the Panhandle and a block stroll to Golden Gate Park, 2058-2060 Fell Street is a Victorian gem. The crown jewel is unit 2060: a grand, light-filled flat of exceptional scale featuring 3+ bedrooms, 2+ bathrooms, a proper office, a formal dining room, soaring high ceilings, and period details which is over 1,800 square feet. For an owner seeking even more space, 2060 and 2060A share a private entrance and could be combined into a single residence of over 3,000 sq ft, an extraordinary, house-like expanse that is rarely available.

Rear units open onto private decks, and all residents enjoy access to a quiet, and nicely maintained shared garden. All units are currently tenant occupied, delivering immediate rental income.

The building features separate PG&E meters for each unit. There's a large basement, currently used by the tenants for storage and laundry is also provided.

Located just steps from USF, St. Ignatius Church and School, and the Koret Health & Recreation Center, the address taps into a deep and consistent pool of tenants faculty, staff, students, and families who want to live well and close to campus. Cafes, restaurants, and transit are all within easy walking distance and The Panhandle is your playground.



PROPERTY SUMMARY

Building Area	5,557 sq. ft. per appraisal	Heating	Gas wall heaters or electric baseboard
Lot Size	3,652 square feet	Hot Water	Separate water heaters
Lot Dimensions	25' x 85'	Construction	Wood frame
Parcel Number	1212 013	Roof	Shingle
Total Units	4 Residential + Bonus	Laundry	Washer/Dryer in basement
Zoning	Rm-1		
Year Built	1900		
Electrical	Separately metered		
Gas	Separately metered	Pricing	\$2,589,000 \$466 psf 12.6 GRM



FINANCIAL OVERVIEW

RENTAL INCOME

Unit	Type	Rent	Market Rent	Move-in Date
2060 Fell	5 room / 2 bath	\$5,320	\$7,500	12/1/2022
2058 Fell Rear	2 bed / 1.5 bath	\$3,825	\$4,150	1/15/2023
2058 Fell Front	1 bed / 1 bath	\$2,357	\$2,800	9/1/2006
2058 Fell Unit A*	jr. 1 bed / 1 bath	\$2,500	\$3,000	2/1/2024
2060 Fell Unit A*	2 bed / 1 bath	\$3,180	\$4,250	12/1/2022
Monthly Income		\$17,183	\$21,700	
Annual Income		\$206,190	\$260,400	

* banked rents available

ESTIMATED ANNUAL EXPENSES

New Real Estate Taxes	\$30,615
Property Insurance	\$7,500
Gas & Electricity	\$10,961
Water & Sewage	\$5,302
Dish	\$2,092
Licenses and Permits	\$153
Garbage & Recycling	\$4,560
Repair & Maintenance (estimated @ \$1000 per unit)	\$4,000
ANNUAL EXPENSES (32% OF GI)	\$65,183

ESTIMATED ANNUAL REVENUE

Scheduled Annual Gross Income	\$206,190
(Vacancy Factor 3.0%)	(\$6,186)
Adjusted Scheduled Gross Income	\$200,004
(Estimated Annual Expenses)	(\$65,183)
NET OPERATING INCOME	\$134,821





Full disclosure package available upon request. To set up a tour please call us.

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