

OFFERING MEMORANDUM

3638 18TH ST

*Premier Multifamily
Investment Opportunity*

SAN FRANCISCO, CA

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km Kidder
Mathews

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FINANCIALS

*Exclusively
Listed by*

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EXECUTIVE SUMMARY

Section 01

MULTIFAMILY PROPERTY IN THE *MISSION DOLORES*

Kidder Mathews presents an incredible investment opportunity - a three-unit multifamily asset nestled at 3638 18th St, San Francisco, CA

ADDRESS	3638 18th St San Francisco, CA 94110-1532
PARCEL NUMBER	3578-018
UNITS	3
BUILT	1906
CONSTRUCTION	Wood
LAND USE	Apartment
ZONING	RM2

\$1.395M

ASKING PRICE

+2,796

TOTAL LAND SF

+2,000

TOTAL BUILDING SF





PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW





LOCATION OVERVIEW

Section 03

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	74,315	519,217	808,886
2028 PROJECTION	78,312	526,863	809,029
2020 CENSUS	78,322	550,340	868,653
PROJECTED GROWTH 2022 - 2028	3,997	7,646	143
AVERAGE AGE	37	40	40

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$244,061	\$225,687	\$232,700
TOTAL BUSINESSES	4,977	41,209	53,312
TOTAL EMPLOYEES	42,124	499,985	583,262

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	3.8%	3.9%	4.1%
HIGH SCHOOL DIPLOMA	10.3%	11.0%	11.3%
SOME COLLEGE	10.5%	11.4%	11.8%
ASSOCIATE	3.9%	4.6%	5.1%
BACHELOR'S	37.5%	35.1%	35.3%
GRADUATE	26.8%	26.8%	25.2%

2023 HOUSEHOLDS

30,127

1 MILE

237,617

3 MILES

346,811

5 MILES

2028 PROJECTED GROWTH

1,276

1 MILE

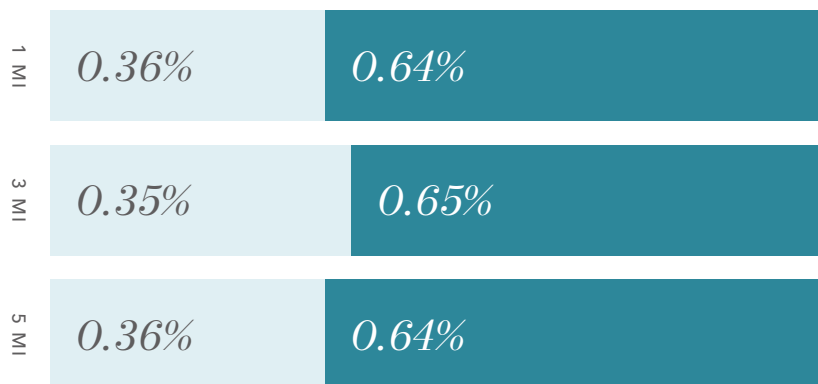
1,278

3 MILES

5,879

5 MILES

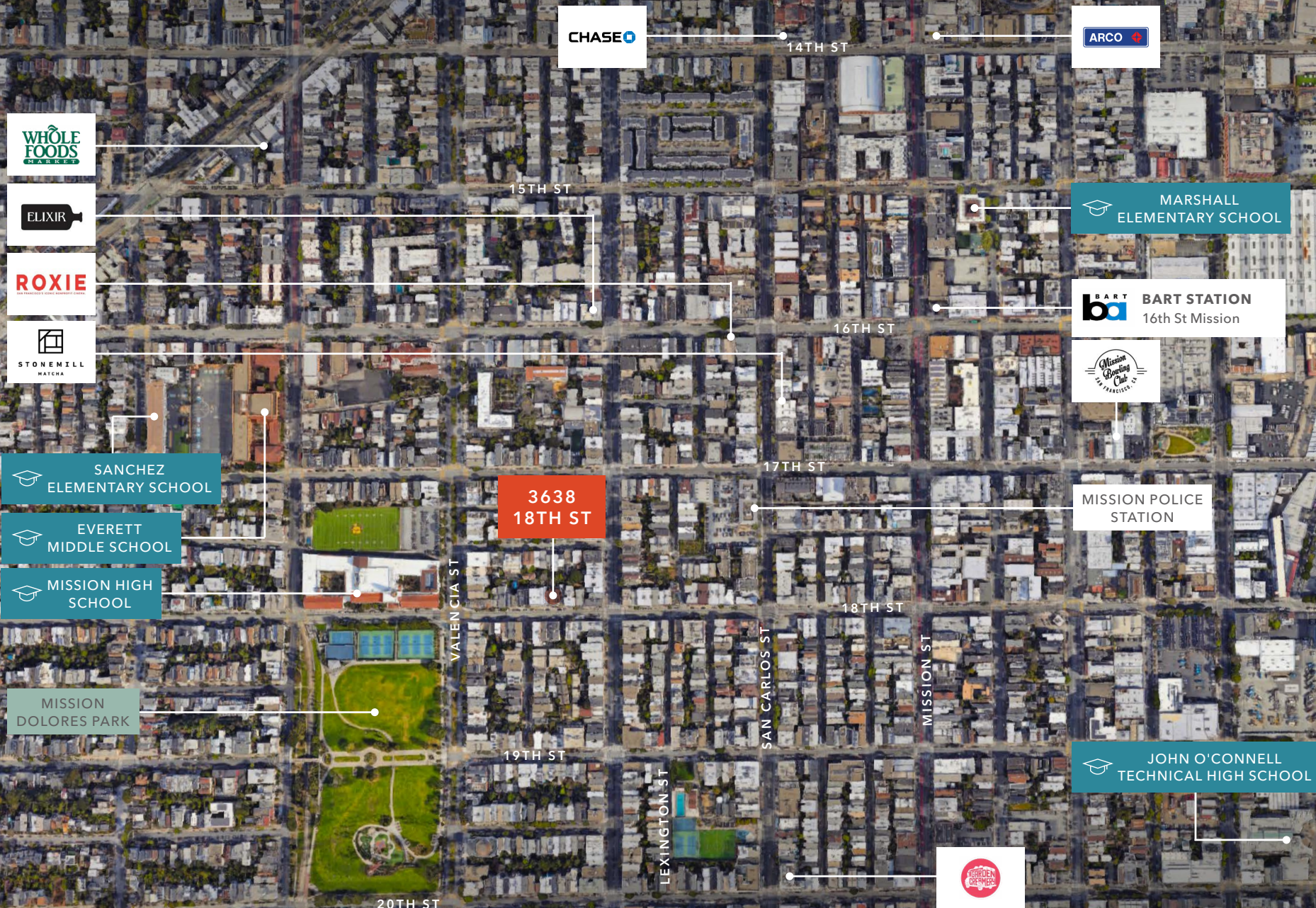
OWNER VS. RENTER OCCUPIED



OWNER RENTER

Data Source: ©2023, Sites USA

LOCATION OVERVIEW





FINANCIALS

Section 04

RENT ROLL

Unit	Unit Type	Rent/Mo
Unit 3638a	1 bedroom/1 bath	\$3,150
Unit 3638b	Studio/1 bath	\$1,477
Unit 3638	3 bedroom/1 bath	\$1,218
Total Monthly/Annual		\$5,845/\$70,140



FINANCIALS

SUMMARY

Price	\$1,300,000
Number of Units	3+ Garage (2-3)
Price Per Unit	\$433,333
Price Per SF	\$650
Gross SF	±2,000
Cap Rate	2.8%

* Based on Current Rent Revenue and Expenses Provided by the Seller

OPERATING DATA

	Current
Gross Scheduled Rent Income	\$70,140
Less Deductions	\$26,489
Net Operating Income	\$36,511

ESTIMATED ANNUAL EXPENSES

		Current
New Property Tax	1.1723%	\$15,239
Water		\$3,600
Insurance		\$3,500
Garbage		\$0
PG&E		\$1,000
Management Fee	5.0%	\$3,150
Total Expenses		\$26,489



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