



# San Francisco - KILLER VIEWS - TOP OF TWIN PEAKS

74 CRESTLINE DRIVE, SAN FRANCISCO, CA 94131



OFFERING MEMORANDUM

**KW COMMERCIAL**  
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SAN FRANCISCO, CA

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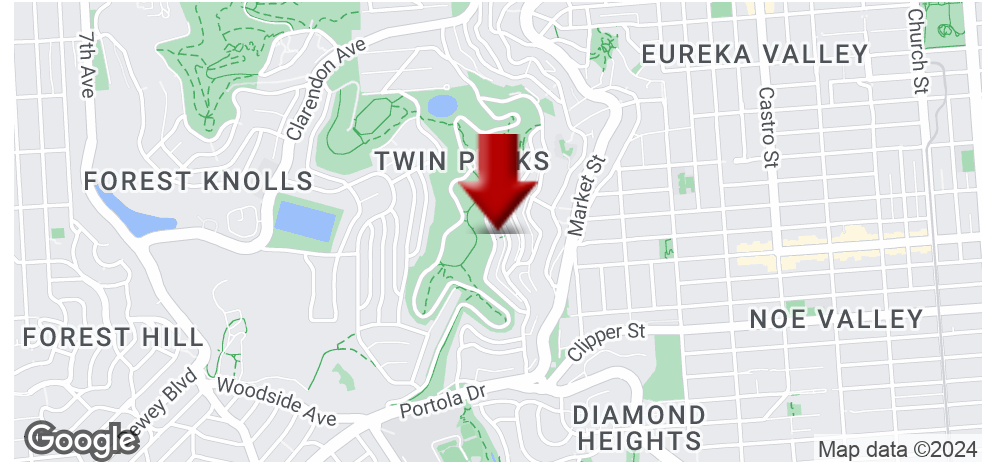
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# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$6,999,995
<b>NUMBER OF UNITS:</b>	12
<b>CAP RATE:</b>	3.71%
<b>NOI:</b>	\$259,371
<b>LOT SIZE:</b>	9,583 SF
<b>BUILDING SIZE:</b>	9,544
<b>RENOVATED:</b>	2024
<b>ZONING:</b>	RM1
<b>MARKET:</b>	San Francisco
<b>SUBMARKET:</b>	Twin Peaks
<b>PRICE / SF:</b>	\$733.44

[CLICK HERE TO VIEW VIDEO](#)

## PROPERTY OVERVIEW

Wonderful 12 unit apartment community located at the height of Crestline Drive, adjacent to the Sutro Tower Nature Reserve. No neighbors behind, and panoramic views of SF Bay and the City in the front, highly accent this exceptional property with a Value Add AND Core Plus component.

RECENT TURNOVERS have allowed the income to DRASTICALLY INCREASE for the forthcoming year. Nine units have been beautifully remodeled.

Sellers retiring and exchanging into more passive income stream. One owner to keep his unit at a reduced rent amount. Currently stays 1 week per month. Will consider seller participation in sale with quality offer.

TWO ADDITIONAL DWELLING UNITS MAY BE ADDED TO MAKE IT 14 UNITS. Neighboring property has converted carports to new, additional dwelling units (ADU's).

## PROPERTY HIGHLIGHTS

- One of a kind Location...second to none. The Views alone are worth a mint. Over looks SF Bay with Nature Reserve Behind.
- Higher rents than surrounding area due to location, views, onsite mgmt. and superior condition.
- Very Well Maintained, warm comfortable atmosphere and vibe.
- 6 Garages, 6 Large Covered Carport Spaces, Lots of Street Parking, 2 extra spots downstairs.
- New Common Area Interior Paint and Artwork, and Lighting.
- Large Laundry Room can be converted to other amenities. Untapped Other Income streams.

# Additional Photos



## Additional Photos



## Additional Photos



## Additional Photos



# Property Details

## SALE PRICE

\$6,999,995

### LOCATION INFORMATION

Building Name	74 Crestline
Street Address	74 Crestline Drive
City, State, Zip	San Francisco, CA 94131
County/Township	San Francisco
Market	San Francisco
Submarket	Twin Peaks
Cross Streets	Crestline @ Vista Lane up from Burnett

### BUILDING INFORMATION

Building Size	9,544 SF
Occupancy %	100.00
Number Of Floors	3
Average Floor Size	3,181 SF
Year Built	1965
Last Renovated	2024

### PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Mid-Rise
Zoning	RM1
Lot Size	9,583 SF
APN#	2845-004
Submarket	Twin Peaks
Corner Property	Yes
Water Views	Yes

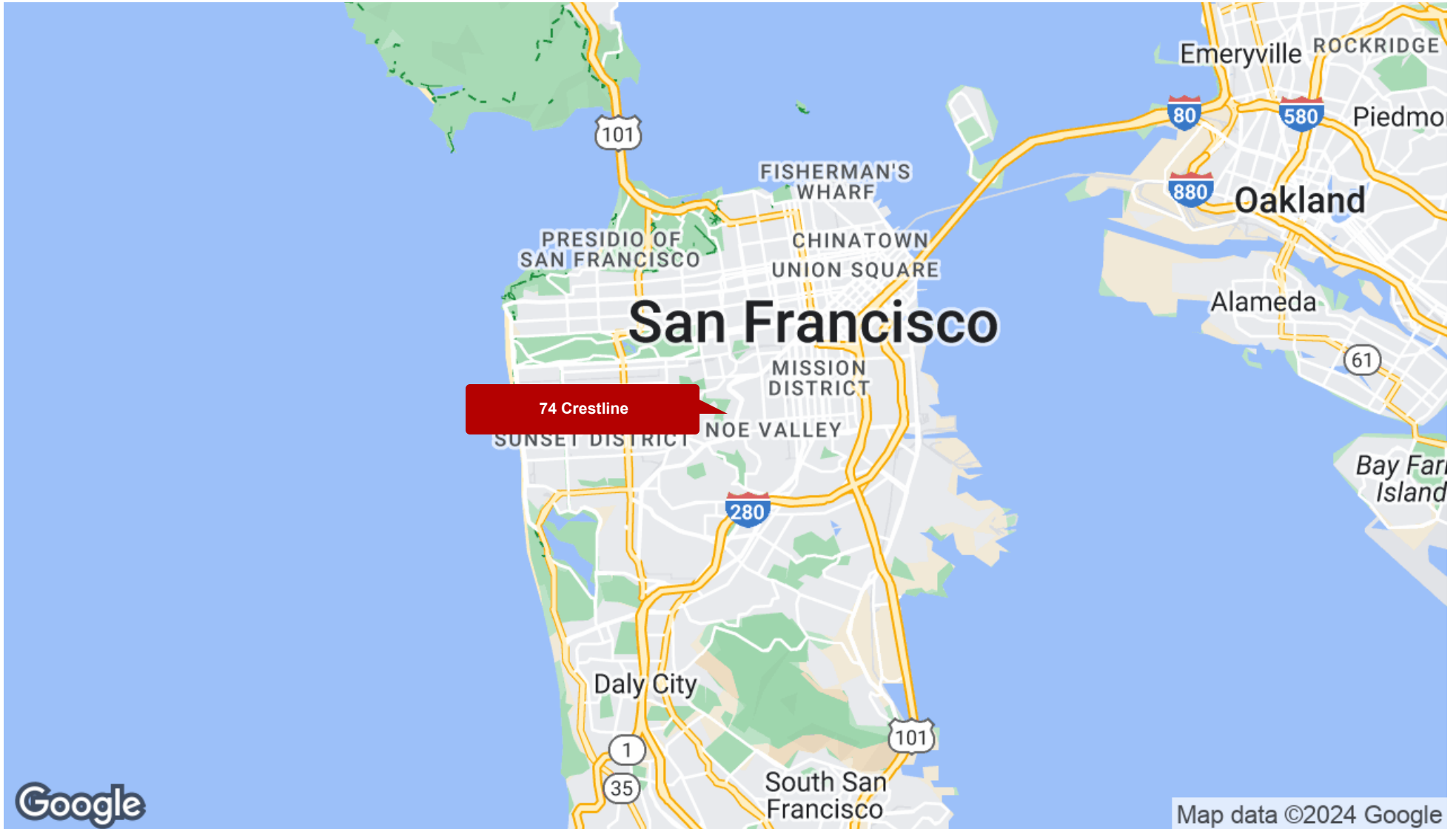
### PARKING & TRANSPORTATION

6 Garages, 6 Large Carports And Lots Of Street Parking	Yes
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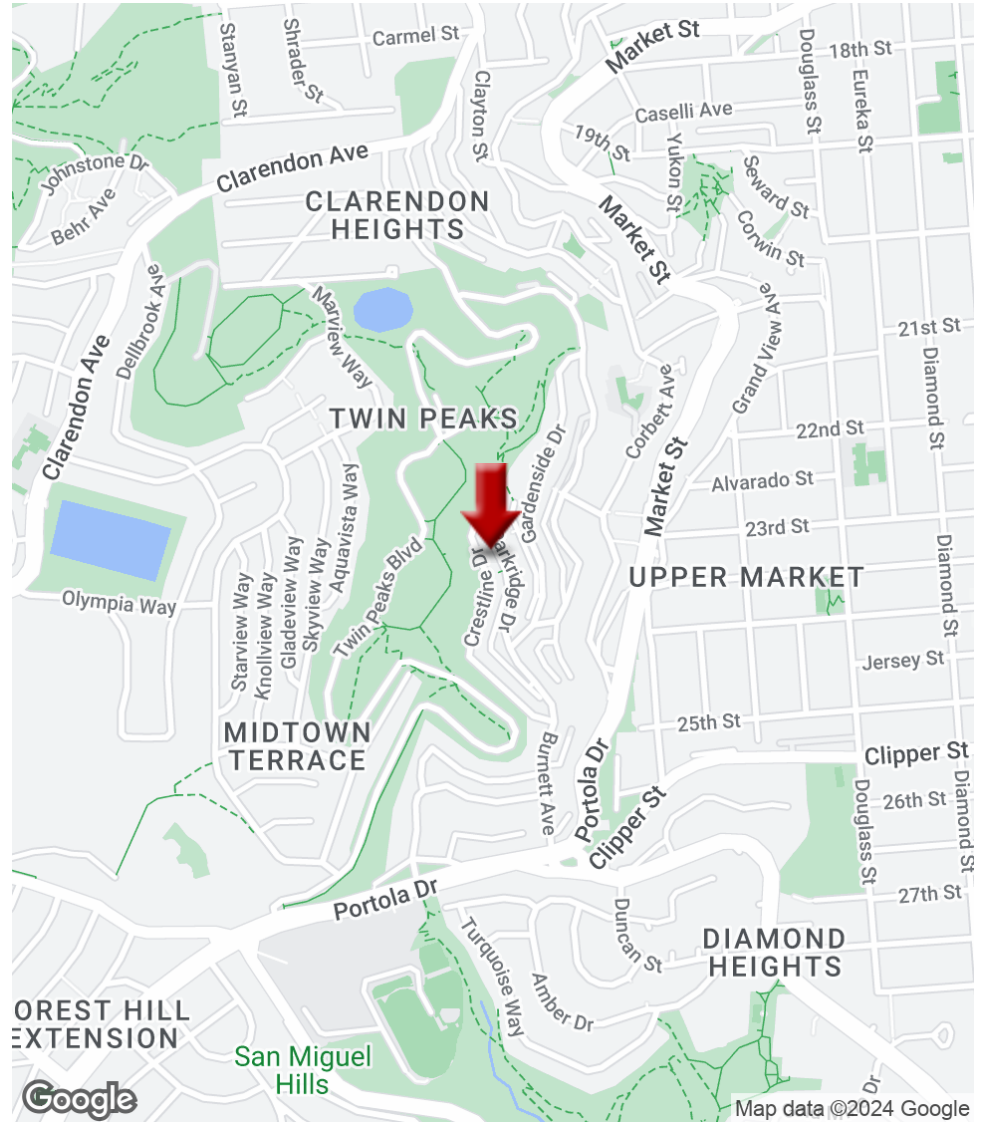
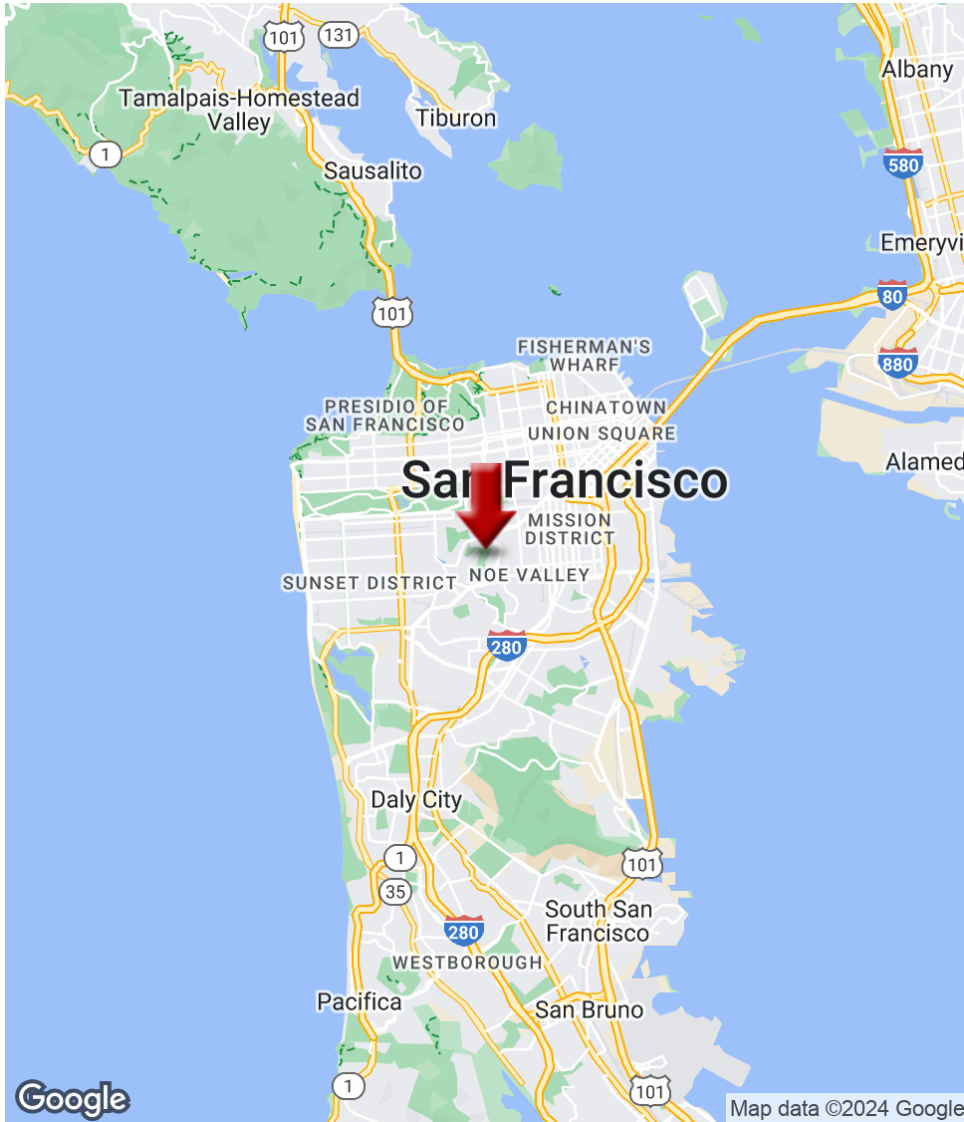
**VERY WELL MAINTAINED AND MANAGED - RENTS EASILY DUE TO EXTRAORDINARY VIEWS**



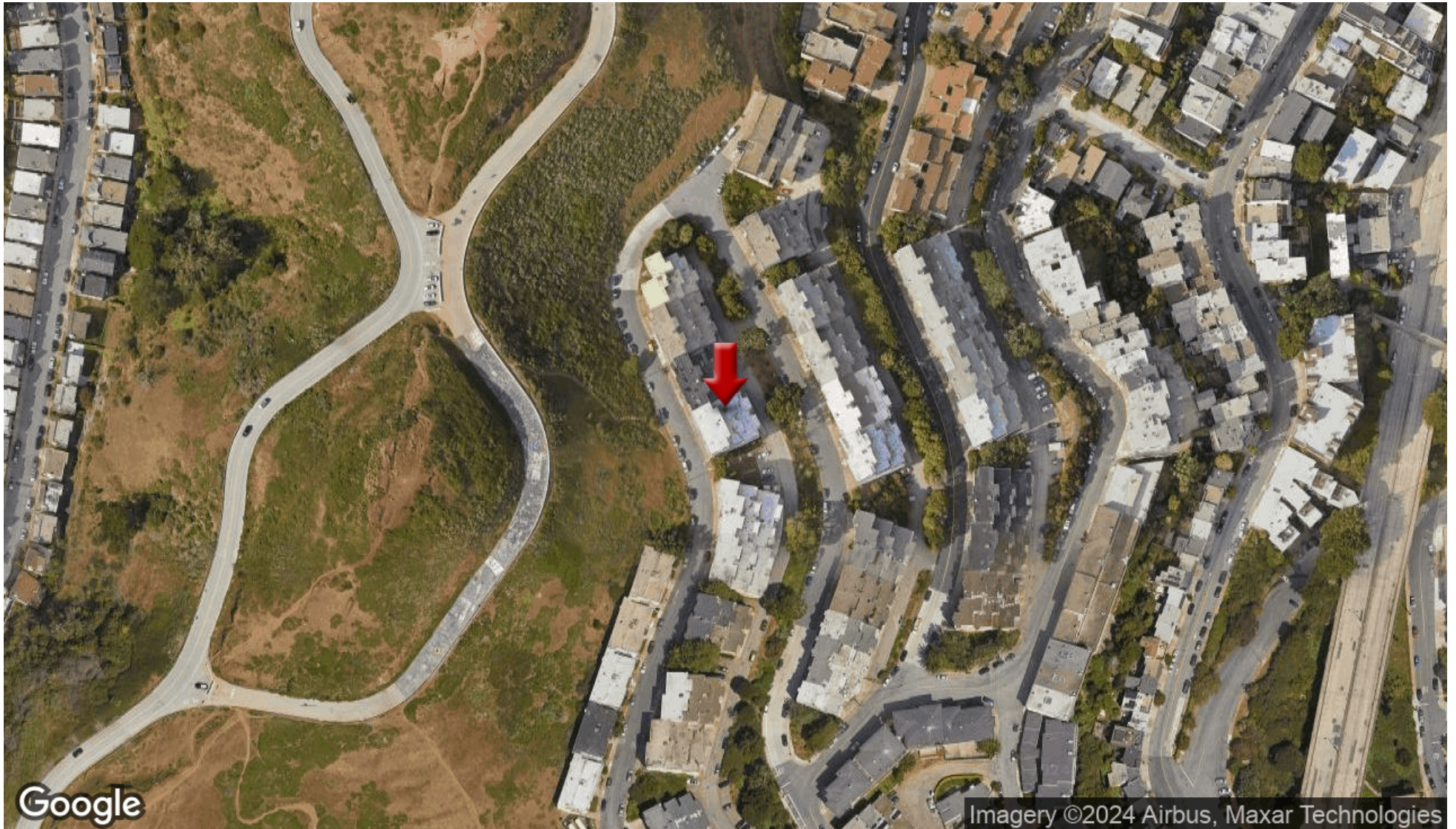
# Regional Map



# Location Maps



# Aerial Map



# Financial Summary - Year One, New Taxes, NO T/O

## INVESTMENT OVERVIEW

## THE CRESTLINE @ SUTRO TOWER - TWIN PEAKS

Price	\$6,999,995
Price per Unit	\$583,332
CAP Rate	3.71%

## OPERATING DATA

## THE CRESTLINE @ SUTRO TOWER - TWIN PEAKS

Gross Scheduled Rental Income	\$386,972
Other Income	\$3,780
Total Scheduled Income	\$390,752
Vacancy Cost	\$11,609
Operating Expenses	\$119,771
Net Operating Income	\$259,371

6 units were remodeled or rehabbed in 20/21, 3 in 23/24 and a total of 9 are beautifully done. This is a first year schedule for new ownership; hence increased taxes. If units 3,4 and 9 move out, income will increase another 36k annually. Consider Buy Outs for faster income growth. Roof work completed after video tour. Interior Paint colors are grays and blues and not green. Income has drastically increased since listing began. Owners are elderly and ready to retire to passive income, and have identified replacement investments.



# Income & Expenses

## INCOME SUMMARY

THE CRESTLINE @ SUTRO TOWER - TWIN PEAKS

Gross Income	\$379,142
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Vacancy Cost	\$11,609
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## EXPENSE SUMMARY

THE CRESTLINE @ SUTRO TOWER - TWIN PEAKS

Property taxes	\$78,000
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Property Insurance	\$7,164
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Management	\$10,320
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Intercom	\$636
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Water/Sewer	\$9,704
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Trash	\$5,171
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Gas & Electric - common areas	\$1,025
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Repairs & Maintenance	\$3,000
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Supplies - general	\$750
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Janitorial Company	\$4,000
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Gross Expenses	\$119,771
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Net Operating Income	\$259,371
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There is a month to month laundry contract and the ability to add washer dryers to most of the units. Three apts. used to have them and now only one has a washer dryer. There is a laundry room and two storage areas, along with 6 large carports and 6 garages.

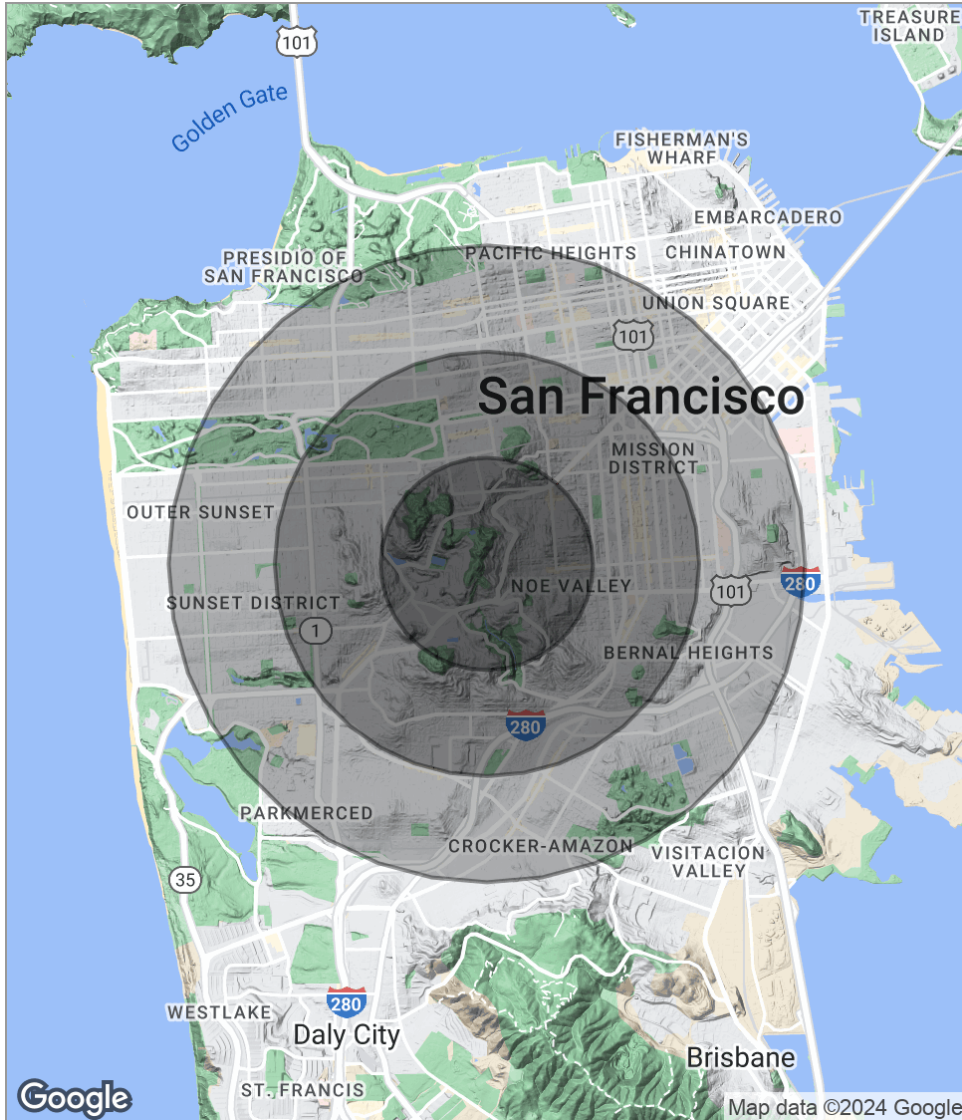
## Rent Roll - No Dates/Deposits Furnished Separately

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
1	1	1	700	\$2,695	\$3.85	\$2,800	\$4.00	\$3,000
2	1	1	751	\$2,775	\$3.70	\$2,800	\$3.73	\$1,700
3	1	1	700	\$1,532	\$2.19	\$2,800	\$4.00	\$75
4	1	1	751	\$1,527	\$2.03	\$2,850	\$3.79	\$325
5	1	1	700	\$3,145	\$4.49	\$3,200	\$4.57	\$3,745
6	1	1	751	\$2,975	\$3.96	\$3,300	\$4.39	\$4,159
7	1	1	700	\$3,038	\$4.34	\$3,200	\$4.57	\$3,973
8	1	1	751	\$3,160	\$4.21	\$3,300	\$4.39	\$2,650
9	2	1	900	\$3,054	\$3.39	\$3,500	\$3.89	\$3,000
10	2	1	970	\$3,100	\$3.20	\$3,500	\$3.61	\$4,950
11	2	1	900	\$3,430	\$3.81	\$3,500	\$3.89	\$4,000
12	2	1	970	\$1,500	\$1.55	\$3,500	\$3.61	\$0
<b>Totals/Averages</b>			<b>9,544</b>	<b>\$31,931</b>	<b>\$3.35</b>	<b>\$38,250</b>	<b>\$4.04</b>	<b>\$31,578</b>

This is a one of a kind location. Easy to Rent. Killer Views in 10 of 12 units. 2 units with nice views. San Francisco Bay on the East and a Nature Reserve on the West without neighbors directly behind, makes this an easy to rent location. 3 minutes from the hub of Market Street, just down the hill.



# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	50,548	276,444	608,510
Median Age	42.7	39.3	40.2
Median Age (Male)	42.8	39.3	39.6
Median Age (Female)	41.9	39.3	40.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	24,567	122,344	267,153
# Of Persons Per HH	2.1	2.3	2.3
Average HH Income	\$202,864	\$177,852	\$154,331
Average House Value	\$1,534,234	\$1,289,412	\$1,108,375

ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	9.4%	16.3%	16.3%

RACE (%)	1 MILE	2 MILES	3 MILES
White	68.0%	56.5%	45.8%
Black	2.5%	3.7%	4.5%
Asian	17.7%	22.9%	33.0%
Hawaiian	0.2%	0.2%	0.2%
American Indian	0.1%	0.5%	0.5%
Other	3.3%	8.2%	8.4%

\* Demographic data derived from 2020 ACS - US Census