

5
UNITS



574 5th Avenue, San Francisco

5-UNITS IN THE INNER RICHMOND DISTRICT

EXCLUSIVELY LISTED BY:



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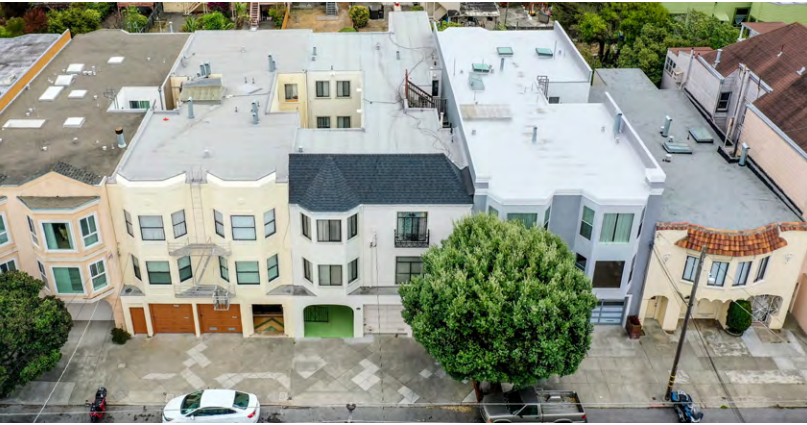


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PROPERTY SUMMARY | 574 5TH AVENUE



574 5th Avenue | Offered For Sale: \$2,495,000

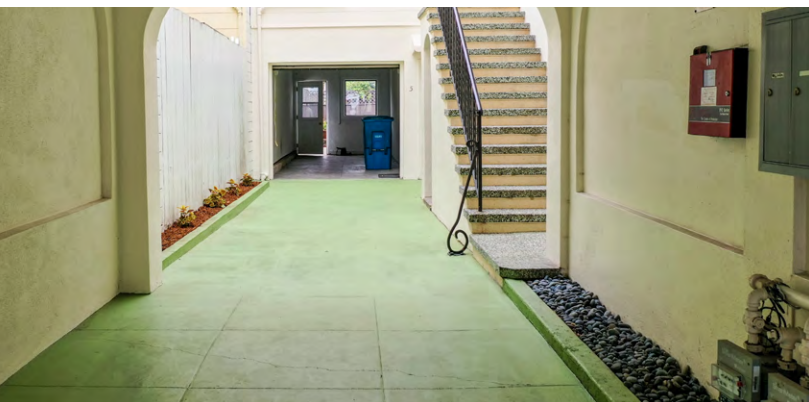
574 5th Avenue is a modern 5-unit building located in San Francisco's Inner Richmond District. The building is comprised of 5-One Bedroom Units & 3-Car Parking Garage. All units have in-unit washer and dryers. One unit and one garage will be delivered vacant. The property is an excellent value priced at **\$481 per square foot!**

The property is located a few blocks from Golden Gate Park. Residents can enjoy the Park, as well as, convenience to the nearby cafes, restaurants, and bars on Balboa Street and Geary Boulevard. Popular neighborhood restaurants and bars include Tekka Japanese, Wok This Way, The Richmond, O'Keeffe's Bar, and Abbey Tavern.

- 5-Units in the Inner Richmond District
- Unit Mix: 5-One Bedroom Units
- Ground Floor Owner's Unit Delivered Vacant
- Price Per SqFt: \$481 | Price Per Unit: \$499,000
- Cap Rate: 4.24% | Projected GRM: 16.50
- 3-Car Parking
- One Garage Delivered Vacant
- All Units Have Direct Access to a Protected Common Courtyard and Breezeway
- All Units Have Access to Rear Landscaped Garden Space
- Located a Half Mile (10 Minute Walk) From USF
- Washer & Dryer in Each Unit
- Scheduled Annual Income: \$151,200
- Building SqFt (per tax record): 5,186
- Lot SqFt (per tax record): 3,598
- Year Built: 1949
- APN: 1547-032

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► UNIT SUMMARY

Unit #	Notes
1	• One-Bedroom Unit • Garage Included in Rent • Direct Access to Common Courtyard
2	• One-Bedroom Plus Bonus Room • Large Outside Deck Overlooking the Garden • Direct Access to Common Courtyard
3	• One-Bedroom Plus Bonus Room • Enclosed Interior Courtyard Deck Space • Garage Included in Rent (Shared Tandem w/ Unit 4) • Direct Access to Common Courtyard
4	• One-Bedroom Unit • Enclosed Interior Courtyard Deck Space • Garage Included in Rent (Shared Tandem w/ Unit 3) • Direct Access to Common Courtyard
5	• One-Bedroom Unit • Ground Floor Deluxe Owner's Unit • Direct Access to Landscaped Backyard • Direct Access to Common Courtyard



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INCOME & EXPENSE | 574 5TH AVENUE



► FINANCIAL SUMMARY

	Current	Proforma
Price:	\$2,495,000	\$2,495,000
CAP:	4.24%	5.38%
GRM:	16.50	13.82
Number of Units:	5	5
Square Feet	5,186	5,186
Cost/Sq. Foot:	\$481	\$481
Price/Unit:	\$499,000	\$499,000

► ANNUALIZED OPERATING DATA

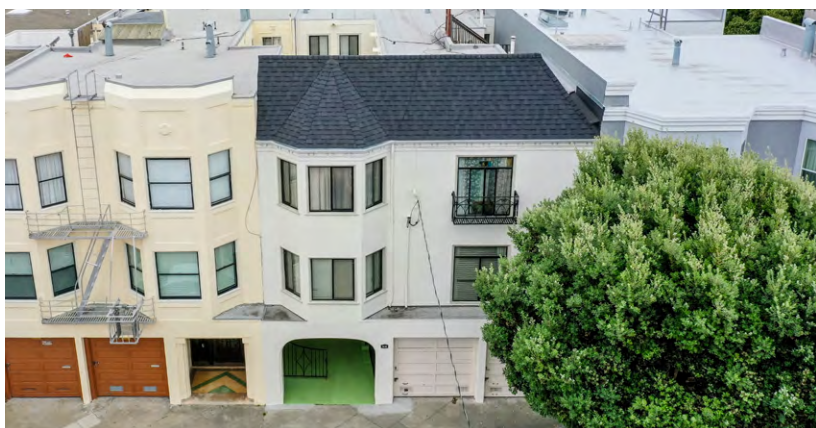
	Current	Proforma
Scheduled Gross Income:	\$151,200.00	\$180,480.00
Less Vacancy Rate:	3.0% (\$4,536.00)	(\$5,414.40)
Gross Operating Income:	\$146,664.00	\$175,065.60
Less Expenses:	(\$40,855.05)	(\$40,854.69)
Net Operating Income:	\$105,808.95	\$134,210.91

► PROPOSED FINANCING

	Current	Proforma
First Loan:	60% \$1,497,000	\$1,497,000
Interest Rate (5yr fixed):	3.80%	3.80%
Amortization:	30	30
Monthly Payment:	\$6,975.38	\$6,975.38
Annual Debt Service:	\$83,704.58	\$83,704.58
Net Cash Flow Before Debt Service	\$105,808.95	\$134,210.91
Debt Service	\$83,704.58	\$83,704.58
Debt Coverage Ratio	1.26	1.60
Net Cash Flow After Debt Service	\$22,104.37	\$50,506.33
Cash on Cash Return	2.21%	5.06%

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INCOME & EXPENSE | 574 5TH AVENUE



► RENT ROLL	Unit	Unit Type	Tenancy	Move-in	Current	Scheduled Rent
	1	1br	Tenant	2/07/15	\$2,600.00	\$2,895.00
	2	1br + Den	Tenant	11/01/12	\$2,500.00	\$3,000.00
	3	1br + Den	Tenant	11/27/17	\$3,000.00	\$3,000.00
	4	1br	Tenant	3/01/89	\$1,250.00	\$2,895.00
	5	1br - Owner's	Vacant		\$3,250.00	\$3,250.00
	Monthly				\$12,600.00	\$15,040.00
	Annual				\$151,200.00	\$180,480.00

► ESTIMATED ANNUAL EXPENSES		Current	Proforma
	New Property Taxes	1.16% \$29,017	\$29,017
	Insurance - New Quote:	\$4,500	\$4,500
	Water (2019/Estimated):	\$3,024	\$3,024
	Garbage (2019/Estimated):	\$1,582	\$1,582
	PGE (2019/Estimated):	\$232	\$232
	Maintenance (2019/Estimated):	\$2,500	\$2,500
	Total Expenses:	\$40,855	\$40,855
	% of EGI	27.86%	23.34%

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PHOTOS | 574 5TH AVENUE



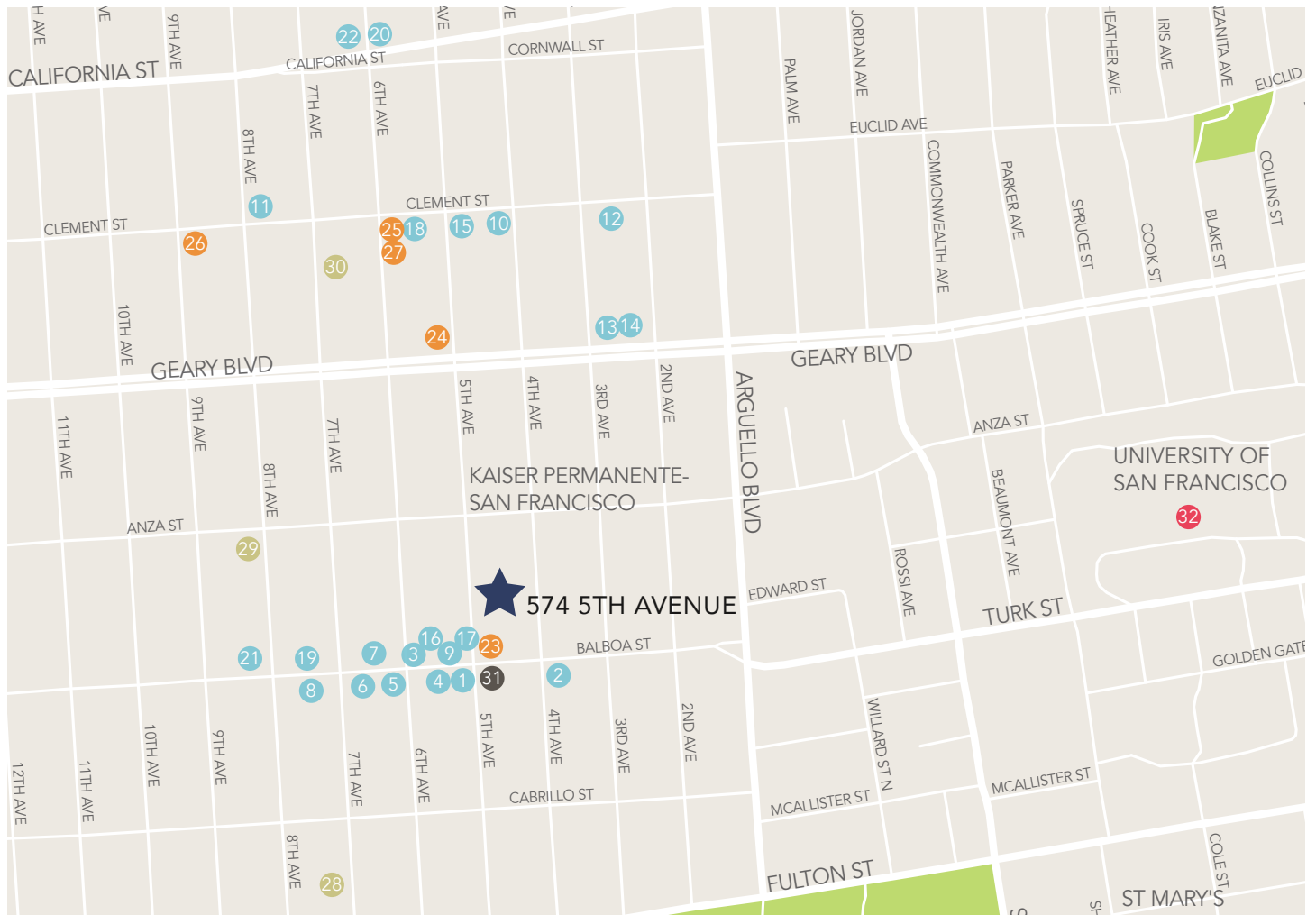
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NEIGHBORHOOD MAP | 574 5TH AVENUE



RESTAURANTS

- | | |
|------------------------------|-------------------------------------|
| 1. Muguboka Restaurant | 11. Richmond Republic Draught House |
| 2. Uncle Boy's | 12. B Star |
| 3. 6th & B | 13. Bella Trattoria |
| 4. Sushi Bistro | 14. Osteria Bella |
| 5. Yuubi Japanese Restaurant | 15. Koja Kitchen |
| 6. Tekka Japanese Restaurant | 16. Cinderella Bakery & Cafe |
| 7. Emperor Palace Restaurant | 17. Usagi Sushi Togo |
| 8. The Richmond | 18. Cafe Bunn Mi |
| 9. Grinders Chicago Pizzeria | 19. Sakesan Sushi & Bistro |
| 10. Burma Superstar | |

- 20. Mandalay Restaurant
- 21. Good Luck Dim Sum
- 22. Nourish Cafe

BARS

- 23. O'Keeffe's Bar
- 24. The Abbey Tavern
- 25. The Bitter End
- 26. STEINS
- 27. High Treason

SHOPPING

- 28. Safeway
- 29. M & K Market
- 30. Smart & Final

CAFÉS & BAKERIES

- 31. Tastebuds

EDUCATION

- 32. University of San Francisco (0.6 miles)

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