

4
UNITS



1204-1210 6th Avenue, San Francisco

4-UNITS IN THE INNER SUNSET – \$2,650,000

EXCLUSIVELY LISTED BY:



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VANGUARD
COMMERCIAL

PROPERTY SUMMARY | 1204-1210 6TH AVENUE



1204-1210 6th Avenue | Offered For Sale: \$2,650,000

1204-1210 6th Avenue is a 4-unit building located in the Inner Sunset. This property consists of 1-Three Bedroom Owner's Unit and 3-Two Bedroom Units. The current owners have made significant recent capital improvements, including new exterior paint, window replacements, and a complete remodel of the three bedroom unit. The vacant three bedroom/two bathroom unit offers an excellent owner-user opportunity.

The property is located a five minute walk from the N-Judah Muni line, which provides direct access to San Francisco's Financial District. It is also located directly across from Golden Gate Park and two blocks from Irving Street. Residents can enjoy easy access to the park and popular nearby restaurants, cafes, and bars. Some neighborhood favorites are Nopalito, Social Kitchen, Pacific Catch, Gordo Taqueria, Babussa, Pluto's, Mucky Ducky, and Blackthorn.

- 4 Units in The Inner Sunset
- Unit Mix: 1-Three Bedroom, 3-Two Bedroom Units
- Price Per SqFt: \$535 | Price Per Unit: \$662,500
- Approximately 66% Rental Upside Potential
- Scheduled Annual Income: \$131,286
- 4-Car Parking
- Three Bedroom Unit is Delivered Vacant and is Completely Remodeled
- \$30,000+ in Recent Capital Improvements That Can Be Passed Through to Tenants
- Directly Across From Golden Gate Park
- Located a 5 Minute Walk From the N-Judah Muni Line
- Building SqFt: 4,952
- APN: 1745-018
- Year Built: 1923

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INCOME & EXPENSE | 1204-1210 6TH AVENUE



► FINANCIAL SUMMARY

	Current	Proforma
Price:	\$2,650,000	\$2,650,000
CAP Rate:	3.34%	6.63%
GRM:	20.18	12.13
Square Feet:	4,952	4,952
Cost/Sq. Foot:	\$535	\$535
Number of Units:	4	4
Price/Unit:	\$662,500	\$662,500

► RENT ROLL

Unit	SqFt	Move-In Date	Unit Type	Scheduled Rent	Market Rent
1204	1,100	1995	2 BR	\$1,548.16	\$4,000.00
1206	1,200	1994	2 BR	\$1,497.54	\$4,000.00
1208	1,300	2005	2 BR + Sunroom	\$2,094.80	\$4,400.00
1210	1,200	—	3 BR 2 BA	\$5,800.00	\$5,800.00
Monthly Rent:				\$10,940.50	\$18,200.00
Annual Rent:				\$131,286.00	\$218,400.00
Upside:				66.35%	

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INCOME & EXPENSE | 1204-1210 6TH AVENUE



► ANNUAL OPERATING INCOME

	Current	Proforma
Scheduled Gross Income:	\$131,286	\$218,400
Less Expenses:	(\$42,660)	(\$42,660)
Net Operating Income:	\$88,627	\$175,741

► ESTIMATED ANNUAL EXPENSES

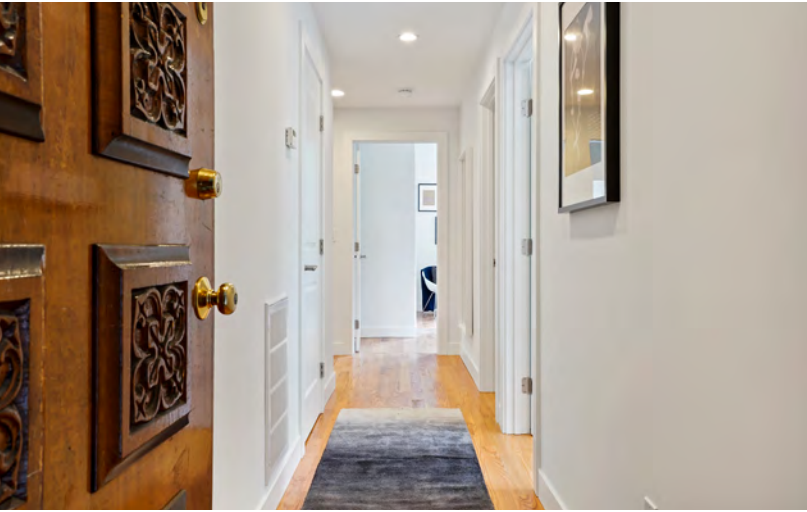
		Current	Proforma
New Property Taxes	1.163%	\$30,820	\$30,820
Insurance - Estimated		\$3,500	\$3,500
PG&E		\$288	\$288
Water		\$3,552	\$3,552
Trash		\$2,500	\$2,500
Maintenance - Estimated at \$500/Unit		\$2,000	\$2,000
Total Expenses:		\$42,660	\$42,660

► PROPOSED FINANCING

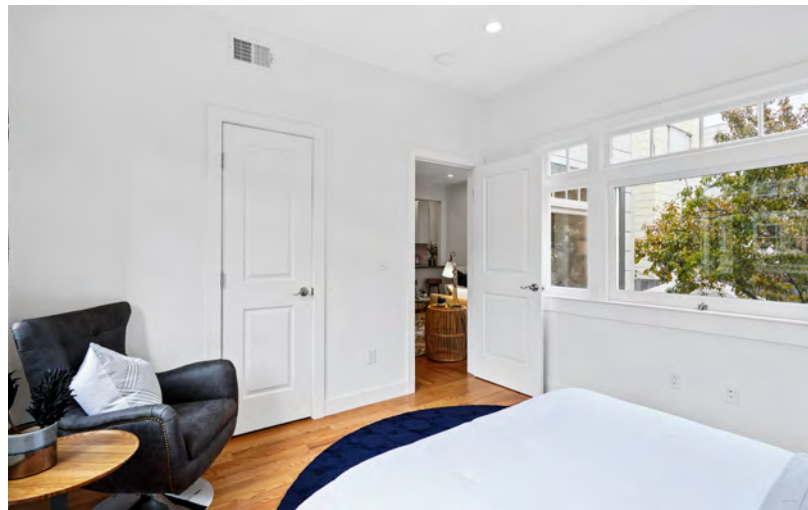
		Current	Proforma
Purchase Price:		\$2,650,000	\$2,650,000
Down Payment:	40%	\$1,060,000	\$1,060,000
New First Loan:		\$1,590,000	\$1,590,000
Interest Rate:		3.50%	3.50%
Amortization:		30	30
Monthly Payment:		\$7,140	\$7,140
Annual Debt Service:		\$85,678	\$85,678
Debt Coverage Ratio:		1.03	2.05
Net Cash Flow Before Debt Service:		\$88,627	\$175,741
Net Cash Flow After Debt Service:		\$2,949	\$90,063

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INTERIOR PHOTOS | 1204-1210 6TH AVENUE

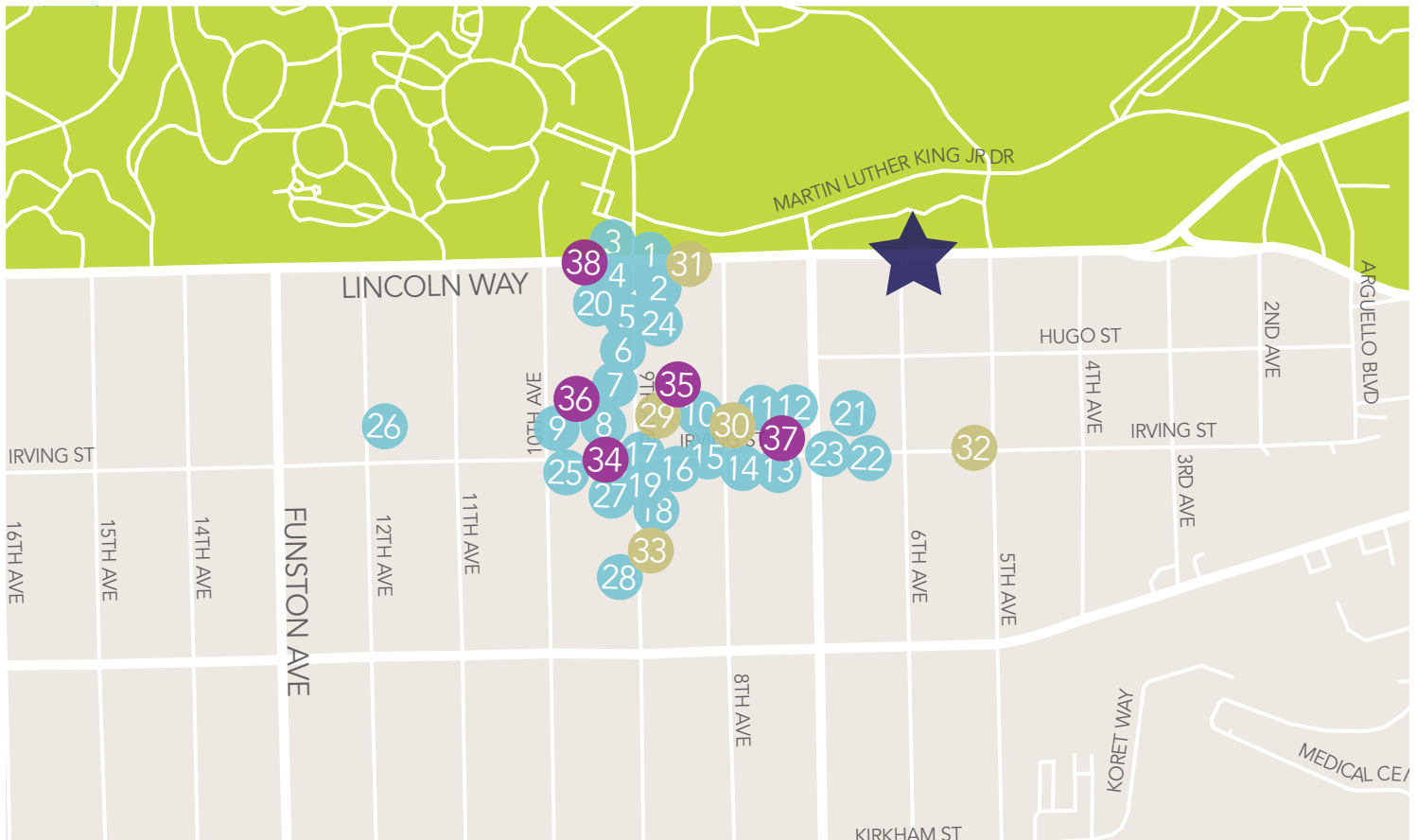


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NEIGHBORHOOD MAP | 1204-1210 6TH AVENUE



RESTAURANTS

1. Pacific Catch
2. Nopalito
3. Park Gyros
4. Jenny's Burger
5. Gordo Taqueria
6. Kiki Japanese
7. Ebisu Restaurant
8. Patxi's Pizza
9. Perilla
10. La Fonda
11. Naan N Curry

12. Crepevine
13. Pluto's
14. Mexican Grill
15. Yumma's Mediterranean Grill
16. Lale
17. Fresca
18. Social Kitchen & Brewery
19. Art's Cafe
20. Marnee Thai
21. Babussa
22. Hahn's Hibachi

23. Poki Time
24. um.ma
25. Manna
26. Irving Subs
27. Nabe
28. Masala Dosa

BARS

29. Mucky Duck
30. Yancy's Saloon
31. Blackthorn
32. Fireside Bar

33. Little Shamrock

CAFÉS & BAKERIES

34. Starbucks
35. Cafe Rain Tree
36. Sip Tea Room
37. Martha & Brothers Coffee
38. Snowbird Coffee



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