



1103-1105 Alabama Street, San Francisco

2-Vacant Units in the Inner Mission - \$1,895,000

EXCLUSIVELY LISTED BY:



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VANGUARD
PROPERTIES

PROPERTY SUMMARY | 1103-1105 ALABAMA ST.



1103-1105 Alabama Street | Offered For Sale: \$1,895,000

Exciting opportunity to own a vacant, beautifully updated Victorian two-unit building in the vibrant Mission District. Built at the turn of the 19th century, the historic property is comprised of two stylish flats which are perfectly situated just steps away from some of San Francisco's best restaurants.

The lower level unit has a double parlor living and dining room, two bedrooms, a renovated luxe bathroom, and a spacious eat-in kitchen that leads to a sheltered deck. The upstairs flat also has a bright and airy double parlor living and dining room, along with two bedrooms, an updated bathroom, and an eat-in kitchen/dining area that opens onto a sunny deck.

- 2 Vacant Units in The Inner Mission
- Unit Mix: 2-Two Bedroom/1 Bathroom Units
- Updated Kitchens & Bathrooms
- Nest Systems in Both Units
- Private Decks Off of Both Units
- In-Unit Laundry
- Steps to 24th St Shops
- Price Per Sqft: \$758 | Price Per Unit: \$947,500
- Building SqFt: 2,500 (Per Tax Record)
- APN: 4207-031
- Year Built: 1900

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Vanguard Properties has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

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► PROPERTY SUMMARY

Price:	\$1,895,000
Price/SqFt:	\$758
Price/Unit:	\$947,500
Projected Annual Income:	\$108,000
Projected GRM:	17.55
Total SqFt per tax record:	2,500
Number of Units:	2
Year Built:	1900
Neighborhood:	The Inner Mission
Zip Code:	94133

► PROJECTED RENTS

Unit	Occupancy	Unit Type	Projected Rent
#1103	Vacant	2BR/1BA	\$4,500
#1105	Vacant	2BR/1BA	\$4,500
		Monthly:	\$9,000
		Annual:	\$108,000

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INTERIOR PHOTOS | 1103-1105 ALABAMA ST.



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The Offering Memorandum was prepared by Vanguard Properties. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

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