2105 20th Street, San Francisco

3 Units in Potrero Hill – $3,595,000

EXCLUSIVELY LISTED BY:

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VANGUARD PROPERTIES

2105 20th Street | Offered For Sale: $3,595,000

Located in Potrero Hill, 2105 20th Street is a fantastic 3-unit corner building which features stunning city and bay views from every unit.

The remodeled upper penthouse unit features a light-filled open floor plan with wide-planked floors, soaring ceilings, and a gourmet kitchen with stainless steel appliances and quartz countertops. A spiral staircase from the living room takes you to the loft level, which provides access to a private roof deck with gorgeous city views. The unit offers two large bedrooms, each with a private bathroom and generous closets. An additional full bathroom and closet with washer & dryer complete this unit.

The remodeled middle unit offers an open living and dining room, and features two generous bedrooms and one and a half baths. The two-level lower unit offers four bedrooms, two full bathrooms, and an updated kitchen. These units share a washer and dryer, which is accessed from the common hallway.

This property is conveniently located two blocks from the Muni line, offering easy access to BART and the Financial District. It is also two blocks from McKinley Square Park and the Potrero Hill Community Garden. Residents can enjoy the convenience of this location, with Whole Foods and many cafes, bars, and restaurants within walking distance. Some neighborhood favorites include Farley's, Anchor Steam Brewing Company, Blooms Saloon, Goat Hill Pizza, Mochica, Plow, and Ganim's.

- 3 Units in Potrero Hill
- Unit Mix 1-4 Bedroom/2 Bathroom, 1-2 Bedroom/1.5 Bathroom & 1-2 Bedroom/3 Bathroom Penthouse
- 4-Car Parking Garage
- Private Roof Deck for Upper Unit
- ADU Potential
- Private Garden
- Price Per SqFt: $766
- Cap Rate: 4.18% | GRM: 17.27
- Gross Income: $208,200
- Building SqFt: 4,696 (Per 2018 Appraisal)
- APN: 4094-001
- Year Built: 1974

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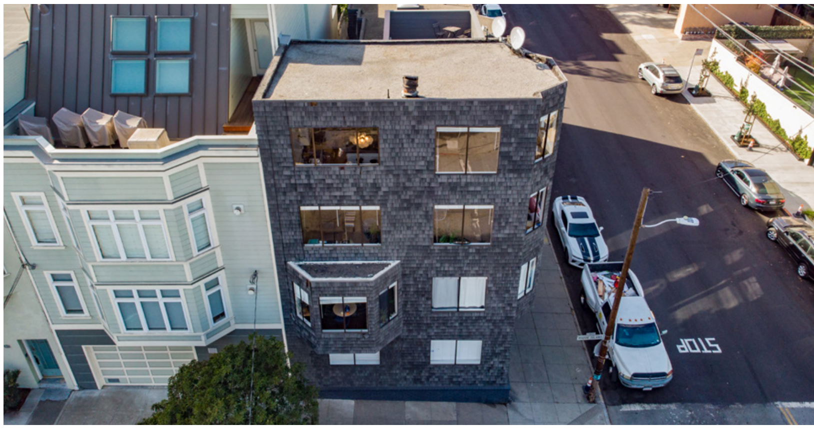
PROPERTY SUMMARY

Price:	**$3,595,000**
CAP Rate:	**4.18%**
GRM:	**17.27**
Price/Unit:	$1,198,333
Price Per SqFt:	$766
Number of Units:	3
Square Feet - per 2018 appraisal	4,696

RENT ROLL

Unit	SqFt*	Occupancy	Unit Type	Current Rent
Top	1,890	Tenant	2 BR/3 BA	$6,200.00
Middle	866	Tenant	2 BR/1.5 BA	$3,950.00
Lower	1,447	Tenant	4 BR/2BA	$6,200.00
Parking		Outside Tenant		$250.00
Parking		Outside Tenant		$250.00
Parking		Middle Tenant		$250.00
Parking		Vacant		$250.00
			Monthly:	**$17,350.00**
*SqFt is per 2018 appraisal			**Annual:**	**$208,200.00**



▶ ANNUAL OPERATING INCOME

		Current
Scheduled Gross Income:		$208,200
Less Expenses:		($57,881)
Net Operating Income:		**$150,319**

▶ ESTIMATED ANNUAL EXPENSES

		Current
New Property Taxes	1.16%	$41,810
Insurance (Actual/2018)		$3,664
Utilities (Actual/2018)		$4,712
Janitorial (Actual/2018)		$6,195
Maintenance & Repairs (Estimated $500/Unit)		$1,500
Total Expenses:		**$57,881**

▶ PROPOSED OWNER-USER FINANCING

		Current
Purchase Price:		$3,595,000
Down Payment:	25%	$898,750
First Loan:		$2,696,250
Interest Rate (5yr fixed):		3.50%
Amortization:		30
Monthly Payment:		$12,107
Annual Debt Service:		$145,288
Annual Cash Flow (w/o penthouse rent):		$133,800
Less Expenses:		($57,881)
Net Cash Flow (w/o penthouse rent):		$75,919
Annual Expense After Debt Service:		**$69,369**



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