

# 1440 Golden Gate Avenue

12 UNITS IN WESTERN ADDITION



ALLISON  
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

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DRE #01369080



# 1440 Golden Gate Avenue

12 UNITS IN WESTERN ADDITION

**\$3,500,000**

List Price

**\$321,978**

Scheduled Income

**10.87**

GRM

**5.50%**

Cap Rate

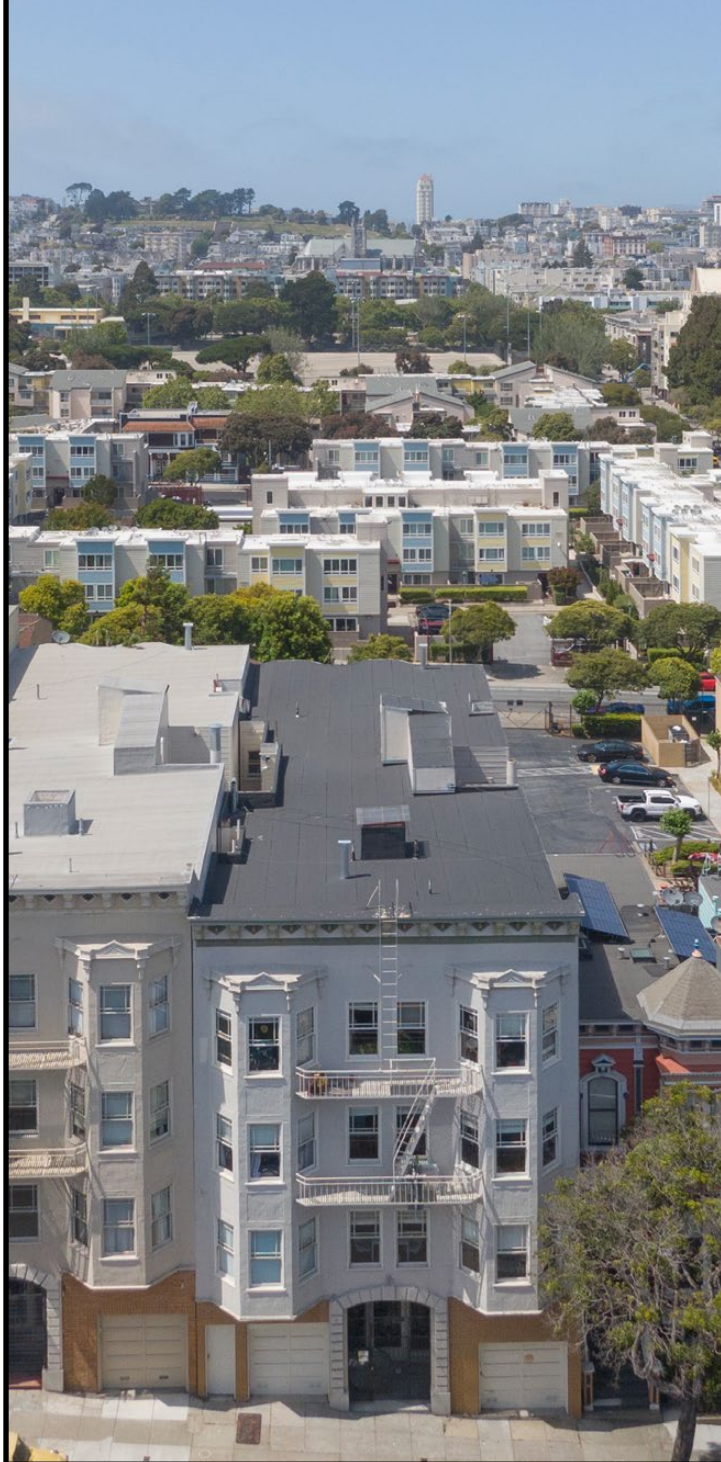
**\$327**

Price Per SqFt

**\$291,667**

Price Per Unit

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.



# PROPERTY SUMMARY

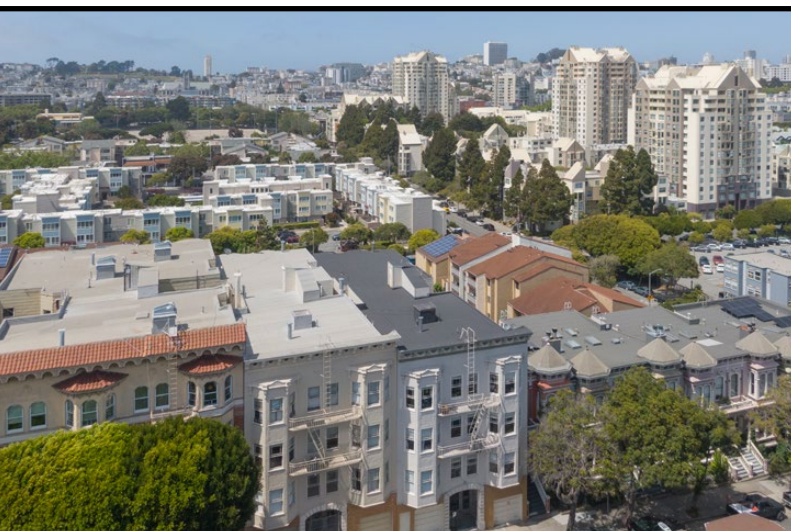
1440 Golden Gate Avenue presents an opportunity to own a 12-unit apartment building ideally located in the center of San Francisco. Spanning approximately 10,715 square feet, the building features classic Edwardian architecture with charming bay windows, spacious units, and kitchens with built-in dining nooks. The building consists of 6-Jr. One Bedrooms and 6-Four Room One Bedrooms, currently fully tenant-occupied with approximately 38% upside in rents.

The building has been thoughtfully maintained with key capital improvements, including a completed soft story seismic retrofit in 2017, new roof in 2022, and a full fire alarm system upgrade in 2023. A large ground-level garage provides valuable off-street parking for up to five cars—a highly desirable amenity in this part of the city.

Located near the vibrant Divisadero corridor, residents enjoy close proximity to neighborhood favorites such as Nopa, The Mill, and Bi-Rite, plus excellent access to public transit and major commuter routes. This central location offers the best of San Francisco living: cultural energy, walkability, and strong rental demand.

With timeless appeal, stable income, and meaningful upgrades, 1440 Golden Gate Avenue is an exceptional investment opportunity in a prime San Francisco location.

- 6-One Bedrooms & 6-Jr One Bedroom Units
- 5-Car Garage
- All Units Currently Tenant-Occupied
- Well-Maintained Building
- Soft-Story Retrofit Completed
- Fire Alarm & Sleeper System Compliant
- Total Bldg SqFt (per tax records): 10,715
- Built in 1928 – Classic Edwardian Architecture



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# FINANCIAL OVERVIEW

## ANNUALIZED OPERATING INCOME

<b>List Price:</b>	<b>\$3,500,000</b>
<b>CAP Rate:</b>	<b>5.50%</b>
<b>GRM:</b>	<b>10.87</b>
Number of Units:	12
Price Per Unit:	\$291,667
Square Feet - per tax records:	10,715
Price per SqFt:	\$327
Scheduled Gross Income:	\$321,978
Less Vacancy Rate:	3% (9,659)
Gross Operating Income:	\$312,319
Less Expenses:	(119,903)
Net Operating Income:	\$192,416

## ESTIMATED EXPENSES

New Property Taxes (1.17144% of Purchase Price)	\$41,000
Supplemental Tax:	\$1,514
Insurance - 2024 Actual:	\$21,729
PGE - 2024 Actual:	\$9,066
Garbage - 2024 Actual:	\$6,688
Water - 2024 Actual:	\$11,257
Janitorial - 2024:	\$6,550
Maintenance - \$500/unit	\$6,000
Management Fee - 5%	\$16,099
<b>Total Expenses:</b>	<b>\$119,903</b>
% of EGI	37.24%

## CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	MARKET RENT
101	Jr. 1BD	12/2/92	\$1,069.44	\$3,000.00
102	1BD	7/1/25	\$3,000.00	\$3,000.00
103	Jr. 1BD	9/11/10	\$1,865.90	\$3,000.00
104	1BD	12/21/23	\$2,529.93	\$3,000.00
201	Jr. 1BD	3/1/21	\$1,803.32	\$3,000.00
202	1BD	8/1/23	\$2,895.00	\$3,000.00
203	Jr. 1BD	7/1/23	\$2,268.72	\$3,000.00
204	1BD	7/10/23	\$2,631.33	\$3,000.00
301	Jr. 1BD	6/1/78	\$485.41	\$3,000.00
302	1BD	10/1/24	\$2,895.00	\$3,000.00
303	Jr. 1BD	5/1/21	\$1,803.32	\$3,000.00
304	1BD	8/6/10	\$2,325.55	\$3,000.00
Parking Unit 104			\$253.50	\$253.50
Parking Unit 302			\$275.00	\$275.00
Parking Unit 304			\$80.12	\$80.12
Parking - Outside Tenant		3/28/24	\$300.00	\$300.00
Parking - Outside Tenant		7/8/22	\$350.00	\$350.00
<b>Monthly</b>			<b>\$26,831.54</b>	<b>\$37,258.62</b>
<b>Annual</b>			<b>\$321,978.48</b>	<b>\$447,103.44</b>
			Upside	38.86%

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# CONFIDENTIALITY & DISCLAIMER

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The Offering Memorandum was prepared by Compass Commercial. 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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