

22 Twin Peaks Boulevard

6 UNITS IN CLARENDON HEIGHTS/ASHBURY HEIGHTS



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22 Twin Peaks Boulevard

6 UNITS IN ASHBURY HEIGHTS

\$1,895,000

List Price

\$151,562

Scheduled Income

12.50

GRM

4.49%

Cap Rate

\$363

Price Per SqFt

\$315,833

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

22 Twin Peaks Boulevard presents an opportunity to own a well-maintained 6-unit apartment building perched above the city with **iconic San Francisco views** and meaningful long-term potential.

Built in 1960 and spanning approximately 5,217 square feet, the building consists of **six spacious one-bedroom units, all thoughtfully laid out and featuring sweeping city views**. One of the lower units enjoys direct access to a private patio space, adding to the livability and appeal of the property.

Additional highlights include **5+ car parking, a completed soft story seismic retrofit, and potential for future development or expansion**—offering both immediate income and long-term upside.

Ideally positioned at the intersection of Clarendon Heights and Ashbury Heights, the property offers a unique blend of peaceful residential living and central city access. **Residents enjoy proximity to tech shuttle stops, public transit, and major commuter routes**, making it especially appealing to professionals working downtown or in the South Bay.

The building is also **moments from scenic outdoor spaces like Twin Peaks, Mount Sutro Open Space Reserve, and Tank Hill**, as well as the vibrant commercial corridors of Cole Valley, Noe Valley, and the Castro, where you'll find neighborhood favorites like Zazie, Luke's Local, and Philz Coffee.

With panoramic views, a completed seismic retrofit, private outdoor space, and a coveted hilltop location, 22 Twin Peaks is a compelling investment opportunity in one of San Francisco's most scenic and stable residential pockets.

- 6-One Bedrooms Units
- 5-Car Parking
- All Units Currently Tenant-Occupied
- Well-Maintained Building
- Soft-Story Retrofit Completed in 2016
- New Roof in 2013
- Total Bldg SqFt (per tax records): 5,217
- Built in 1960



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	\$1,895,000
CAP Rate:	4.49%
GRM:	12.50
Number of Units:	6
Price Per Unit:	\$315,833
Square Feet - per tax records:	5,217
Price per SqFt:	\$363
Scheduled Gross Income:	\$151,562
Less Vacancy Rate: 3%	(4,547)
Gross Operating Income:	\$147,016
Less Expenses:	(\$61,968)
Net Operating Income:	\$85,048

ESTIMATED EXPENSES

New Property Taxes (1.1778% of Purchase Price)	\$22,319
Supplemental Tax - Estimate:	\$1,500
Insurance - 2024:	\$10,325
PGE - 2024:	\$3,901
Water - 2024:	\$8,649
Garbage - 2024:	\$4,696
Maintenance Estimate:	\$3,000
Management Fee 5%	\$7,578
Total Expenses:	\$61,968
% of EGI	40.89%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	MARKET RENT
1	1BD	12/1/12	\$1,473.00	\$2,750.00
2	1BD	1/1/14	\$2,298.45	\$2,750.00
3	1BD	8/15/24	\$2,700.00	\$2,750.00
4	1BD	5/1/21	\$2,300.00	\$2,750.00
5	1BD	4/1/86	\$1,493.58	\$2,750.00
6	1BD	2/1/97	\$1,615.17	\$2,750.00
Outside Parking			\$250.00	\$250.00
Vacant Garage			\$500.00	\$500.00
Monthly:			\$12,630.20	\$17,250.00
Annual:			\$151,562.40	\$207,000.00
Upside				36.58%

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