

266-268 Arlington Street

2 UNITS IN GLEN PARK



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

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266-268 Arlington Street

2 UNITS IN GLEN PARK

\$850,000

List Price

\$354

Price Per SqFt

\$425,000

Price Per Unit

2-TWO BEDROOM UNITS

ONE BONUS UNIT

2-CAR GARAGE

LARGE BACKYARD

WELL-MAINTAINED BUILDING

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

Welcome to 266–268 Arlington Street, a well-maintained duplex built in 1964 and ideally located in Glen Park. This two-unit property presents an excellent opportunity for both investors and future owner-occupants, blending stable income with long-term upside.

Each flat features two bedrooms and one full bathroom, with bright interiors, modern layouts, and a functional floor plan that appeals to today's renters and homeowners alike. The building spans approximately 2,404 square feet over two levels and sits on a 2,853 square foot lot.

All units are currently tenant-occupied with long-term renters, providing immediate cash flow and future potential for owner occupancy. In addition to the two main units, the property includes a bonus unit that is also tenant-occupied, generating additional rental income. The property has been very well maintained with many improvements in the last five years, ensuring continued stability and future potential.

Situated in Glen Park, residents enjoy a quiet neighborhood feel with the convenience of nearby public transit and easy highway access to Downtown San Francisco and the Peninsula. With its combination of immediate rental income, consistent upkeep, and long-term flexibility, 266–268 Arlington Street checks all the right boxes for buyers seeking value, stability, and opportunity.

Property Highlights:

- Roof replacement with Flintlastic SA-2 Plus System (2020)
- Two 2BD/1BA flats with abundant natural light
- Bonus unit for extra rental income
- Approx. 2,404 sq. ft. building on a 2,853 sq. ft. lot
- Large shared backyard
- Attached 2-car garage and on-site laundry
- Fully tenant-occupied with income stability and growth potential



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$850,000
CAP Rate:	3.61%
GRM:	18.19
Number of Units:	2
Cost Per Unit:	\$425,000
Square Feet - Per tax records:	2,404
Cost Per SqFt:	\$354

Scheduled Gross Income:	\$46,719
Less Expenses:	(\$16,022)
Net Operating Income:	\$30,698

ESTIMATED EXPENSES

New Property Taxes (1.1797%)	\$10,022
Insurance - New Estimate:	\$3,500
PGE - Est:	\$500
Water - Est:	\$2,000
Trash - Est:	\$0
Total Expenses:	\$16,022
% of EGI	34.29%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	RENT	MARKET RENT
268	2BD	10/15/05	\$1,971.35	\$3,350.00
266	2BD	7/1/96	\$1,248.00	\$3,350.00
266A	Studio	3/8/95	\$673.94	\$2,000.00
Monthly			\$3,893.29	\$8,700.00
Annual			\$46,719.48	\$104,400.00
Upside				123.46%



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