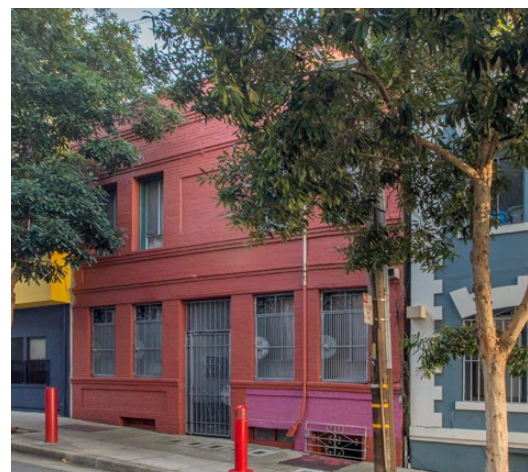


117-119 Trenton Street

4 UNITS IN CHINATOWN



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DRE #01369080

117-119 Trenton Street

4 UNITS IN CHINATOWN

\$1,088,000

List Price

\$412

Price Per SqFt

\$272,000

Price Per Unit

\$93,118

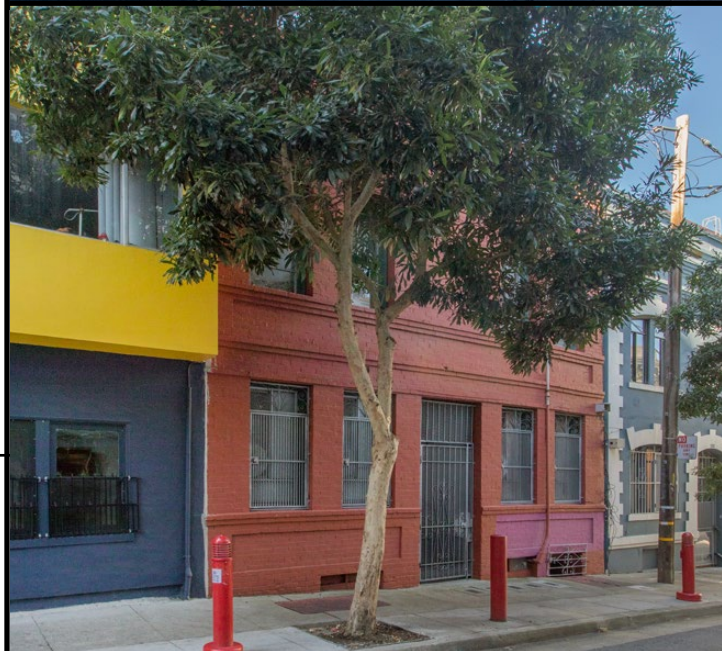
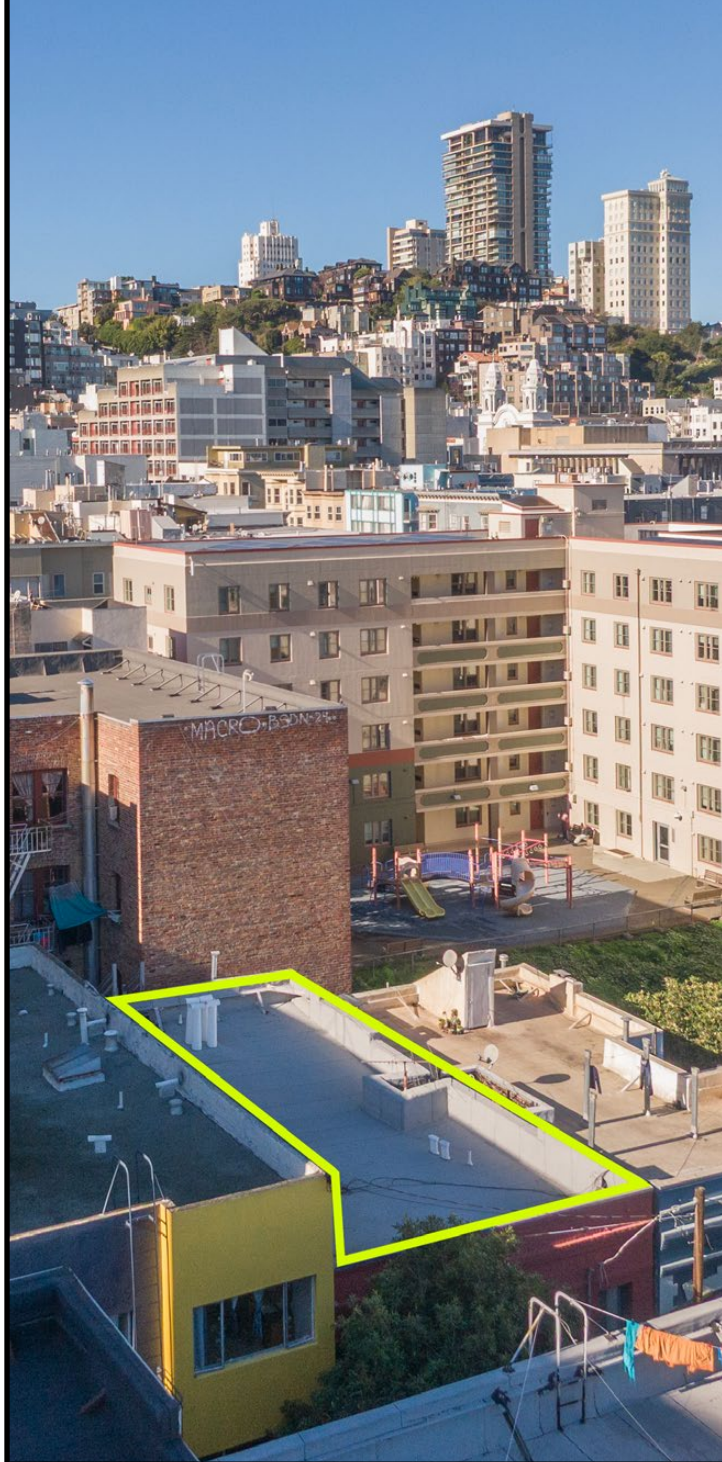
Annual Income

11.68

GRM

6.11%

Cap Rate



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

117-119 Trenton Street is a well-maintained four-unit apartment building located in the heart of Chinatown, offering an excellent opportunity for both owner-occupiers and investors. The property consists of four one-bedroom units, with one unit delivered vacant and three tenant-occupied, providing immediate upside and flexible use for owner occupancy.

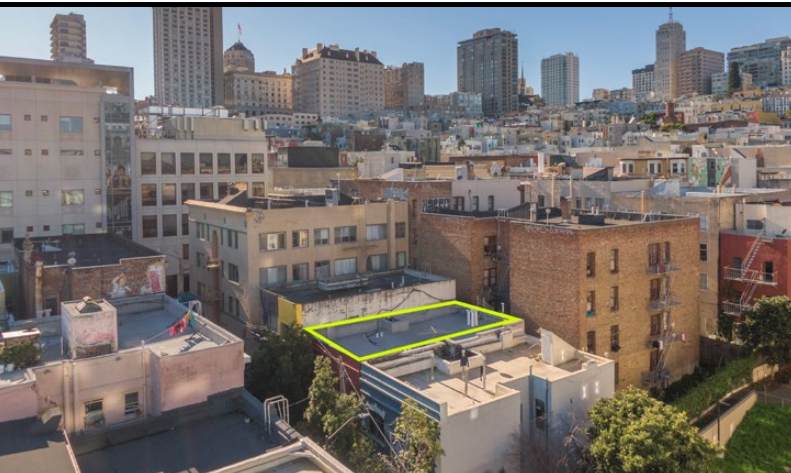
The building has been thoughtfully maintained, including a new roof installed in 2020. The vacant unit offers an ideal setup for an owner-user seeking to live in the building while collecting rental income, or for an investor to reposition and optimize rents over time.

Situated just steps from Chinatown's vibrant commercial corridors, public transportation, and Downtown amenities, residents enjoy easy access to neighborhood dining, shopping, and cultural landmarks, as well as proximity to the Financial District, North Beach, and major transit lines, making the property highly attractive to long-term tenants.

With a strong unit mix, desirable central location, and clear income potential, 117-119 Trenton Street represents a compelling opportunity to acquire a classic San Francisco multi-unit asset in one of the city's most historically rich and transit-connected neighborhoods.

Property Highlights:

- Four-unit building: Four 1BD/1BA units
- One unit vacant, and three units tenant-occupied at strong rental rates
- New roof completed in 2020
- Owner-occupier or investor opportunity with flexible use
- Prime central location near Downtown, public transportation, and neighborhood amenities
- Strong long-term rental appeal with upside potential



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$1,088,000
CAP Rate:	6.11%
GRM:	11.68
Number of Units:	4
Price Per Unit:	\$272,000
Square Feet - per tax records:	2,640
Price per SqFt:	\$412
Scheduled Gross Income:	\$93,118
Less Expenses:	(\$26,694)
Net Operating Income:	\$66,423

ESTIMATED EXPENSES

New Property Taxes (1.1778%)	\$12,814
Insurance - Estimate	\$6,500
Water - Estimate/Annualized:	\$4,200
PGE - Estimate/Annualized:	\$180
Garbage - Tenant Paid	\$0
Repairs & Maintenance - Est \$750/Unit:	\$3,000
Total Expenses:	\$26,694
% of EGI	28.67%

CURRENT RENT ROLL

UNIT	UNIT TYPE	TENANCY	CURRENT RENT	MARKET RENT
119	1BD	2/1/22	\$1,853.00	\$2,500.00
119A	1BD	12/1/21	\$2,146.00	\$2,500.00
117A	1BD	32+ Years	\$1,260.80	\$2,500.00
117	1BD	Vacant	\$2,500.00	\$2,500.00
Monthly			\$7,759.80	\$10,000.00
Annual			\$93,117.60	\$120,000.00
Upside:			29%	

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