

465-471 Corbett Avenue

4 UNITS IN TWIN PEAKS/CLARENDON HEIGHTS



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MULTI-UNIT. MIXED-USE. COMMERCIAL.

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465-471 Corbett Avenue

4 UNITS IN TWIN PEAKS

\$1,395,000

List Price

\$509

Price Per SqFt

\$348,750

Price Per Unit

\$132,468

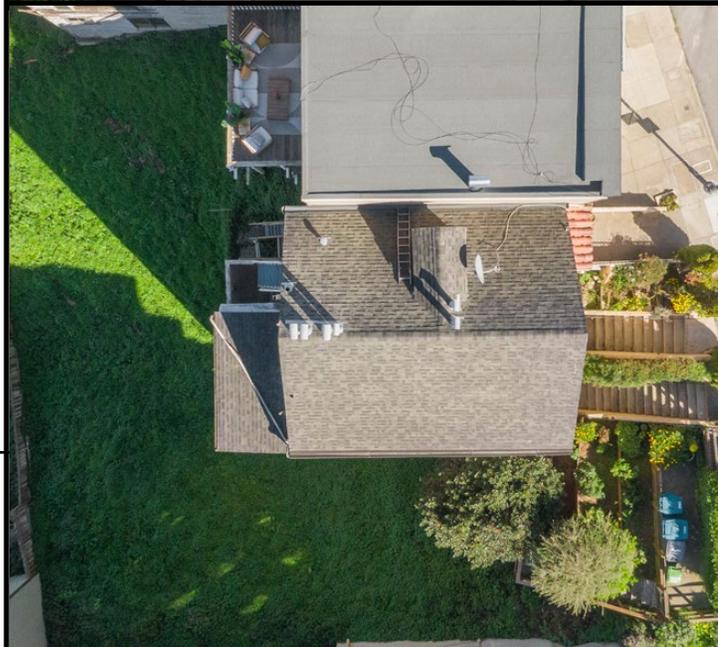
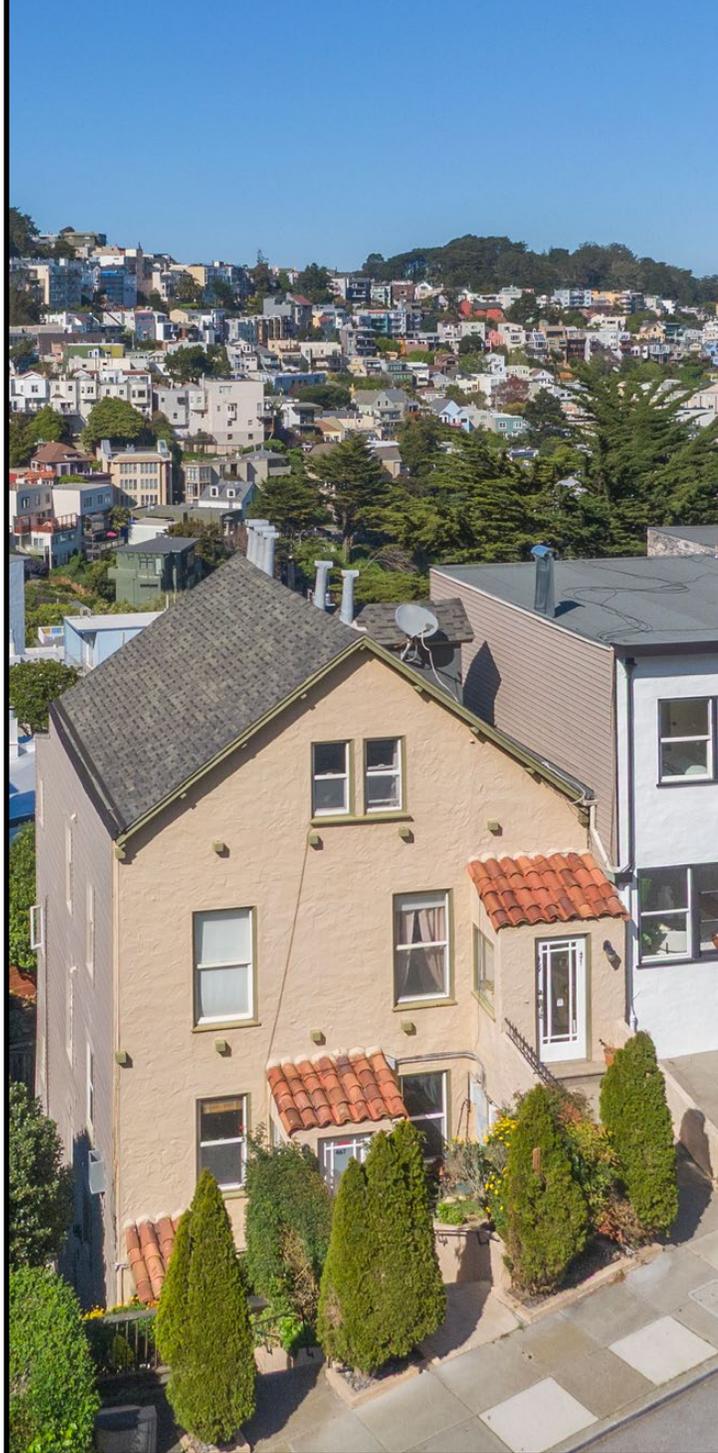
Annual Income

10.53

GRM

6.79%

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

465 Corbett Avenue is a well-maintained four-unit building ideally positioned along the scenic Corbett Avenue corridor in San Francisco. The property presents a rare opportunity for both investors and owner-users, featuring two vacant units and two income-producing units.

The vacant units include a spacious two-bedroom and a bright one-bedroom, both recently refreshed with new paint and updated flooring. These units feature beautiful views, abundant natural light, and charming architectural details, creating inviting living spaces with strong rental or owner-occupancy appeal.

The remaining two one-bedroom units are tenant-occupied, providing stable income and strong in-place cash flow. The building has been well maintained over time, offering a solid asset with upside potential through the vacant units.

Located in a desirable hillside setting, Corbett Avenue offers convenient access to the Castro, Noe Valley, and the heart of San Francisco, with nearby parks, transit, and neighborhood amenities. The property combines strong investment fundamentals with the lifestyle appeal of one of San Francisco's most unique residential corridors.

Property Highlights:

- Unit Mix: One (1) 2BD/1BA units & Three (3) 1BD/1BA
- Two vacant units
- Vacant units include one 2-bedroom and one 1-bedroom
- Beautiful views and abundant natural light
- Total Building SqFt (per tax records): 2,740
- Total Lot SqFt (per tax records): 3,345
- Year Built: 1908



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$1,395,000
CAP Rate:	6.79%
GRM:	10.53
Number of Units:	4
Price Per Unit:	\$348,750
Square Feet - per tax records:	2,740
Price per SqFt:	\$509
Scheduled Gross Income:	\$132,468
Less Expenses:	(\$37,740)
Net Operating Income:	\$94,728

ESTIMATED EXPENSES

Property Taxes (1.18% of New Price)	\$16,461
Supplemental Tax - Est:	\$1,000
Insurance - 2025 Premium:	\$8,856
PGE - 2025 P&L:	\$1,744
Water - 2025 P&L:	\$2,886
Pest - 2025 P&L:	\$888
Fire System - 2025 P&L:	\$272
Garbage - 2025 P&L:	\$1,633
Maintenance Estimate - \$1k/Unit:	\$4,000
Total Expenses:	\$37,740
% of EGI	28.49%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	MARKET RENT
465	1BD	Vacant	\$2,650.00	\$2,650.00
467	2BD	Vacant	\$3,350.00	\$3,350.00
469	1BD	12/9/11	\$2,238.96	\$2,800.00
471	1BD	10/21/25	\$2,800.00	\$2,800.00
			Monthly	\$11,038.96
			Annual	\$132,467.52
				\$139,200.00
			Upside	5.08%

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INTERIOR PHOTOGRAPHY - UNIT 467



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INTERIOR PHOTOGRAPHY - UNIT 465



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