

465-471 Corbett Avenue

4 UNITS IN TWIN PEAKS/CLARENDON HEIGHTS



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

COMPASS COMMERCIAL | allisonchapleau.com

415.516.0648

allison@allisonchapleau.com

DRE #01369080

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 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, Two (2) 1BD/1BA & One (1) Studio
- 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



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial 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.

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	Jr.1/Studio	10/21/25	\$2,800.00	\$2,800.00
			Monthly	\$11,038.96
			Annual	\$132,467.52
				\$139,200.00
			Upside	5.08%

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial 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.

INTERIOR PHOTOGRAPHY - UNIT 467



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial 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.

INTERIOR PHOTOGRAPHY - UNIT 465



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial 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.

CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

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.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.