

81-83 Noe Street

TWO UNITS IN DUBOCE TRIANGLE



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

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81-83 Noe Street

DUPLEX IN DUBOCE TRIANGLE

\$2,095,000

List Price

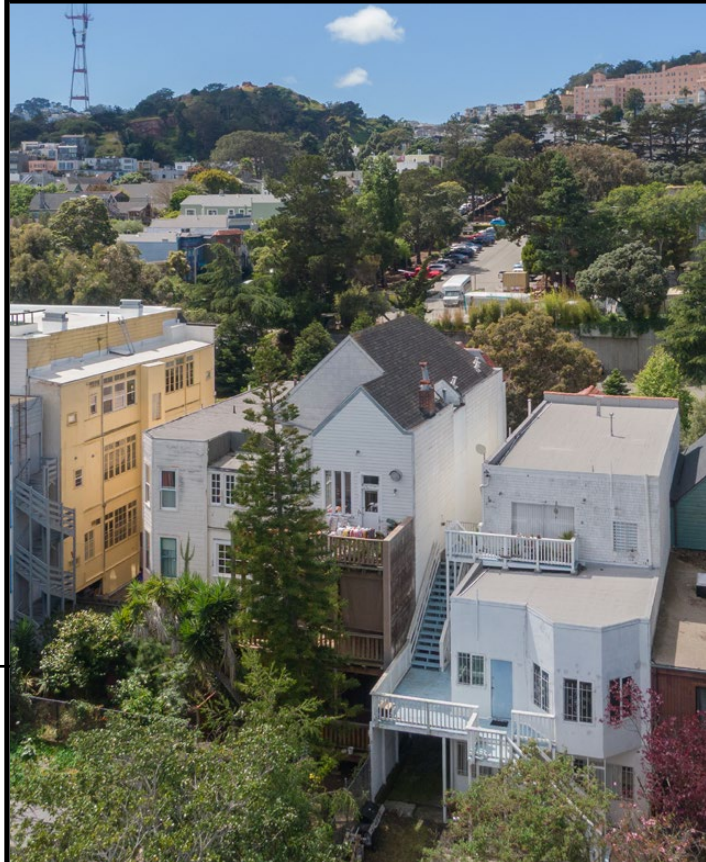
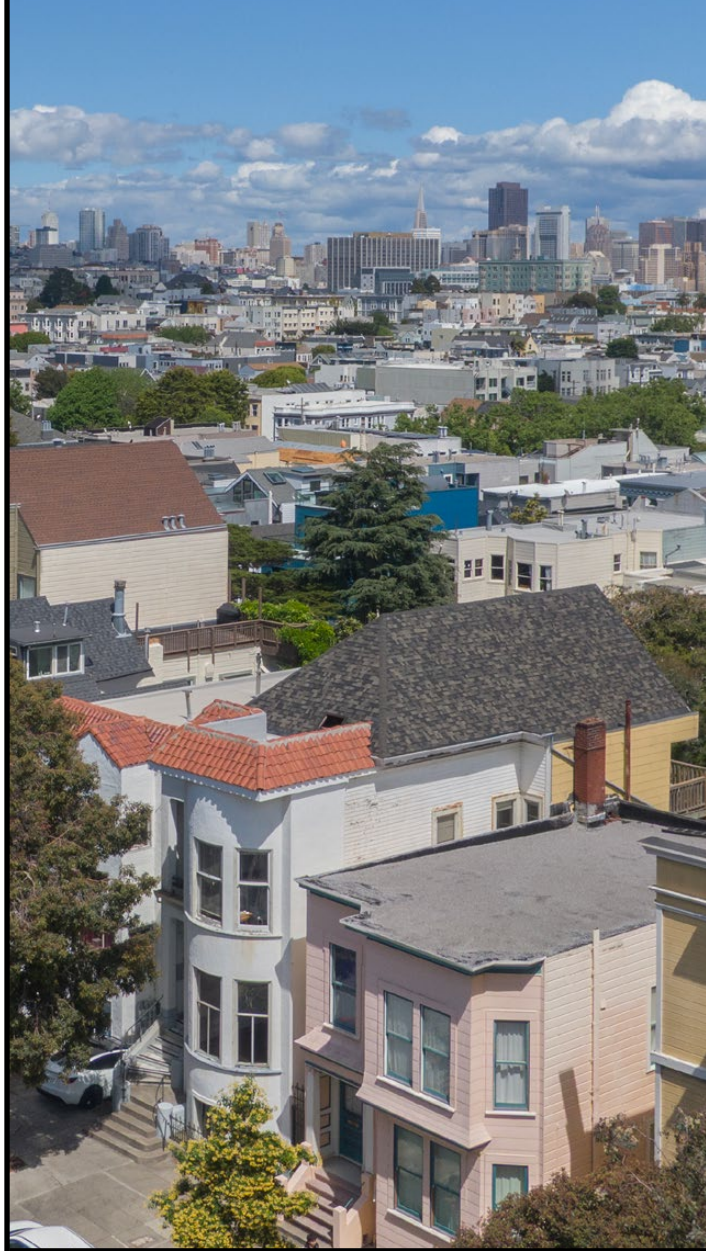
VACANT OWNER'S UNIT

DEVELOPMENT POTENTIAL

ADDITIONAL GROUND-LEVEL SPACE

STUNNING SAN FRANCISCO VIEWS

EXCELLENT NATURAL LIGHT



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

Positioned in one of San Francisco's most desirable and centrally located neighborhoods, 81-83 Noe Street presents an opportunity to acquire a duplex with strong upside potential, flexible living arrangements, and impressive city views. Spanning approximately 3,546 square feet, the property consists of three levels with a versatile unit mix ideal for both owner-users and investors alike.

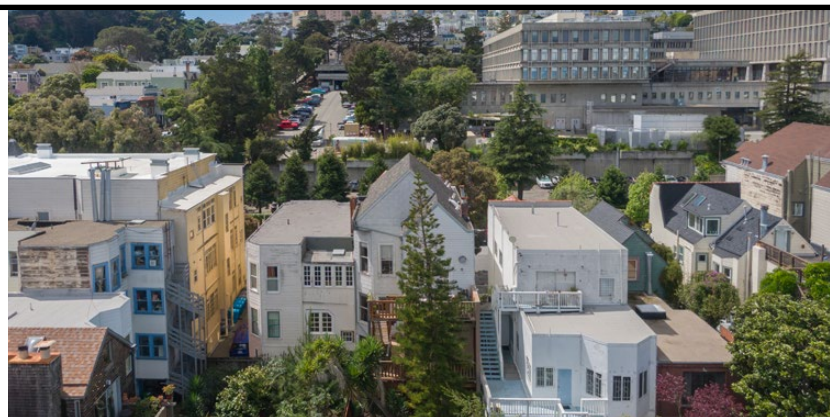
The top-floor unit is tenant-occupied and includes an expansive attic space with potential for future development or expansion (buyer to investigate). The middle level will be delivered vacant and features a spacious two-bedroom unit filled with natural light. The lower level features an additional space with four rooms creating added flexibility and income potential.

Large windows and excellent rear exposure provide abundant natural light throughout the building, while rear decks on each level overlook a deep backyard and capture exceptional views from the back of the property.

Located in the heart of the Duboce Triangle / Lower Haight corridor, the property offers close proximity to the Castro, Hayes Valley, Mission Dolores, Valencia Corridor, MUNI transportation, parks, restaurants, shopping, and nightlife, making it one of San Francisco's most sought-after residential locations.

Property Highlights:

- Approx. 3,546 SqFt multi-unit building
- Spacious middle-floor 2-bedroom unit delivered vacant
- Additional vacant lower-level with four rooms
- Expansive attic space with potential development opportunity (buyer to investigate)
- Rear decks on each level overlooking a large deep backyard
- Impressive city views from the rear of the property
- Prime San Francisco location near Duboce Triangle, Castro, Hayes Valley, and the Valencia Corridor



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	\$2,095,000
CAP Rate:	7.04%
GRM:	11.47
Number of Units:	2
Price Per Unit:	\$1,047,500
Gross Bldg SqFt per 2013 appraisal:	3,546
Price per SqFt:	\$591
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Scheduled Gross Income:	\$182,724
Less Expenses:	\$35,221
Net Operating Income:	\$147,503

ESTIMATED EXPENSES

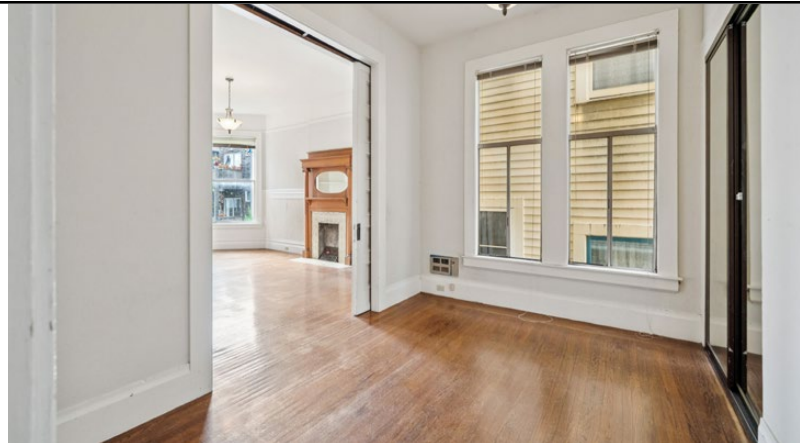
New Property Taxes (1.180%)	\$24,721
Insurance - Estimated:	\$5,000
PG&E - Estimated:	\$0
Water - Estimated:	\$2,000
Trash - Estimated:	\$1,500
Maintenance - Estimate:	\$2,000
Total Expenses:	\$35,221
% of EGI	19.28%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT
Upper 81	3BD	5/1/2020	\$4,227.00
Middle 83	2BD	Vacant	\$6,000.00
Lower 83A	Four Rooms	Vacant	\$5,000.00
			<hr/>
			Monthly: \$15,227.00
			<hr/>
			Annual: \$182,724.00

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PHOTOGRAPHY - MIDDLE FLOOR UNIT



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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.

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