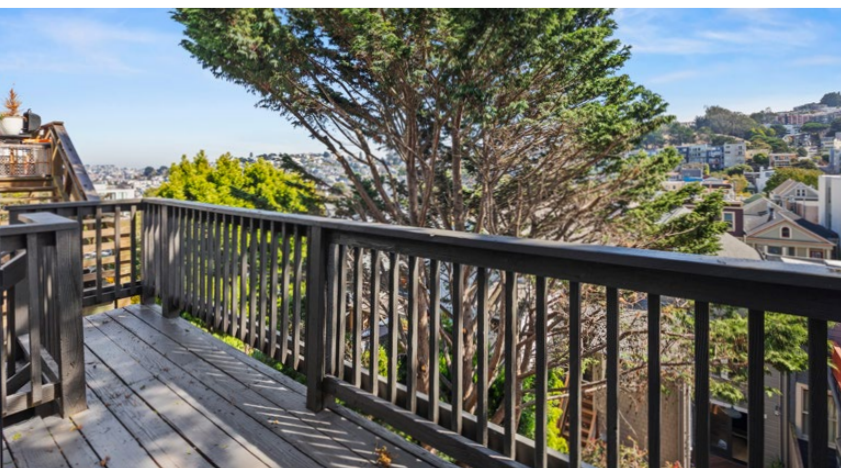


169 Corbett Avenue

2 UNITS IN CORONA HEIGHTS



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

COMPASS COMMERCIAL | allisonchapleau.com

415.516.0648

allison@allisonchapleau.com

DRE #01369080

169 Corbett Avenue

2 UNITS IN CORONA HEIGHTS

\$1,695,000

List Price

\$578

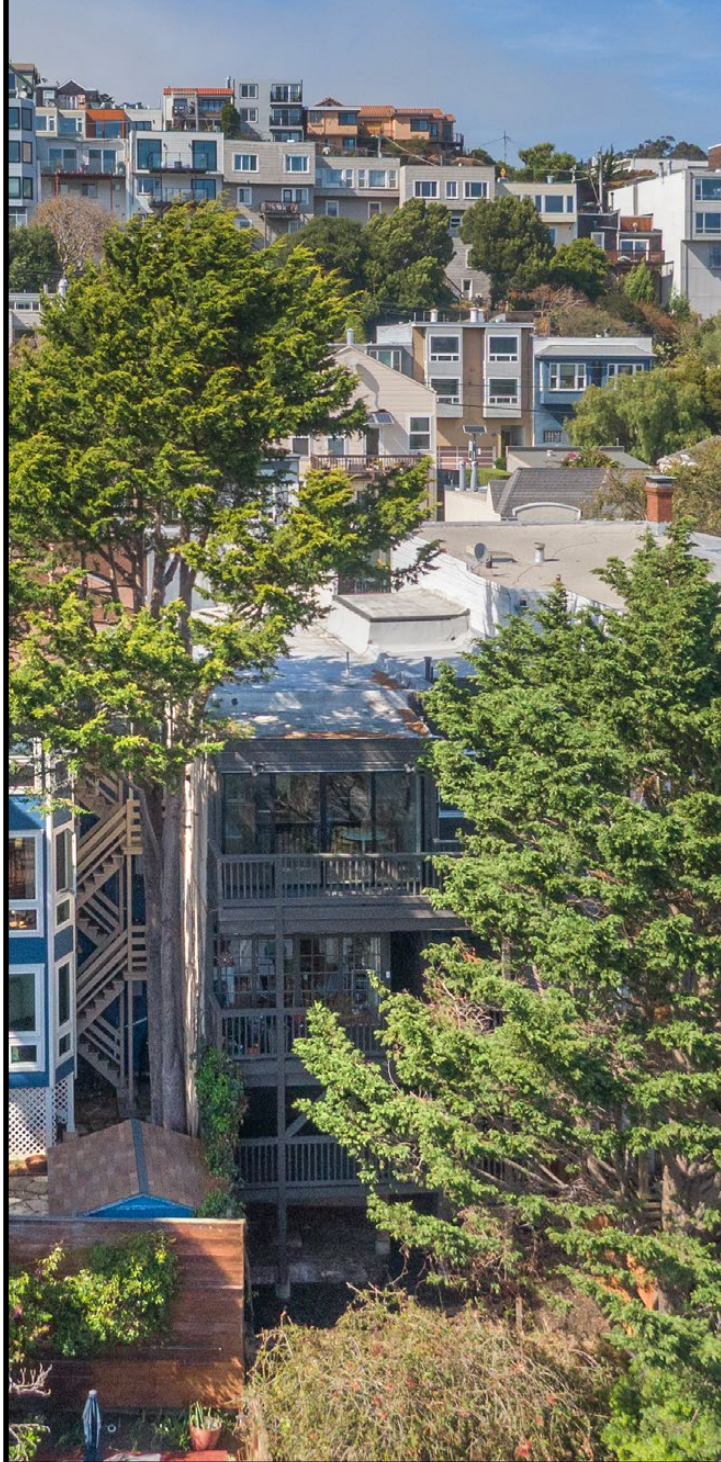
Price Per SqFt

VACANT OWNER'S UNIT

SWEEPING CITY & HILLSIDE VIEWS

WELL-MAINTAINED BUILDING

DEDICATED OUTDOOR DECKS



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

169 Corbett Avenue is a two-unit property in San Francisco's desirable Corona Heights neighborhood, highlighted by sweeping Twin Peaks and hillside views, multiple outdoor decks, and a vacant remodeled upper residence ideal for an owner-occupier.

The property consists of two spacious 2BD/1BA residences, including a vacant and remodeled upper unit. Bright and inviting, the upper residence features new wide-plank hardwood floors, a dual-sink bathroom, and expansive windows that take advantage of the surrounding views. A private rear deck creates a seamless indoor-outdoor connection and showcases beautiful outlooks across Corona Heights and toward Twin Peaks. The lower tenant-occupied unit offers a spacious floor plan with in-unit laundry, dishwasher, hillside views, a private deck, and direct backyard access.

The ground floor features an additional bonus 1-bedroom space with a living room, kitchen, bathroom, sauna, shared laundry, and access to a deck. Per the 3R Report, the ground-floor bedroom, living room, bathroom, and sauna were legalized under a completed building permit. This flexible additional space offers excellent potential for guests, a home office, recreation, or other uses.

Tucked away on a quiet residential block, the property feels private while remaining conveniently central. Corona Heights Park and its trails are nearby, with the shops, restaurants, cafés, and nightlife of the Castro and Eureka Valley just down the hill. Noe Valley and surrounding neighborhoods are also easily accessible.

Property Highlights:

- Unit Mix: Two Spacious 2BD/1BA units - One unit delivered vacant
- Vacant Permitted Lower-Level Bonus Space
- Beautiful Twin Peaks & Hillside Views
- Multiple Outdoor Deck Areas & Backyard Area
- Excellent Owner-Occupier or Investment Opportunity
- Total SqFt (per tax records): 2,932



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

List Price:	\$1,695,000
Number of Units:	2
Price Per Unit:	\$847,500
Square Feet - per tax records:	2,932
Price per SqFt:	\$578
Scheduled Gross Income:	\$110,400
Less Expenses:	(\$32,501)
Net Operating Income:	\$77,899

ESTIMATED EXPENSES

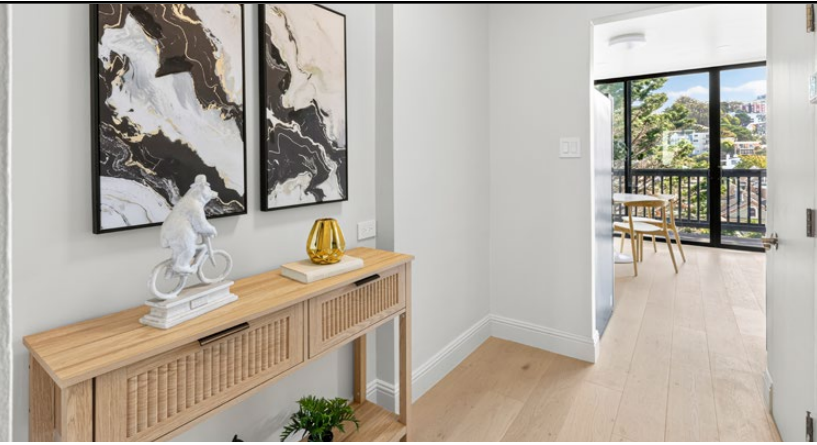
New Property Taxes (1.18%)	\$20,001
Supplemental Tax Bill - Estimate:	\$1,200
Insurance - New Estimate:	\$5,500
PGE - Est:	\$0
Water - Est:	\$2,000
Trash - Est:	\$800
Building Maintenance - Estimated:	\$3,000
Total Expenses:	\$32,501
% of EGI	29.44%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN	RENT
Upper	2BD/1BA	Vacant	\$6,500.00
Middle - 169A	2BD/1BA	1/16/20	\$2,700.00
Monthly			\$9,200.00
Annual			\$110,400.00
*Rent has not been raised.			

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 169 (DELIVERED VACANT)



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.