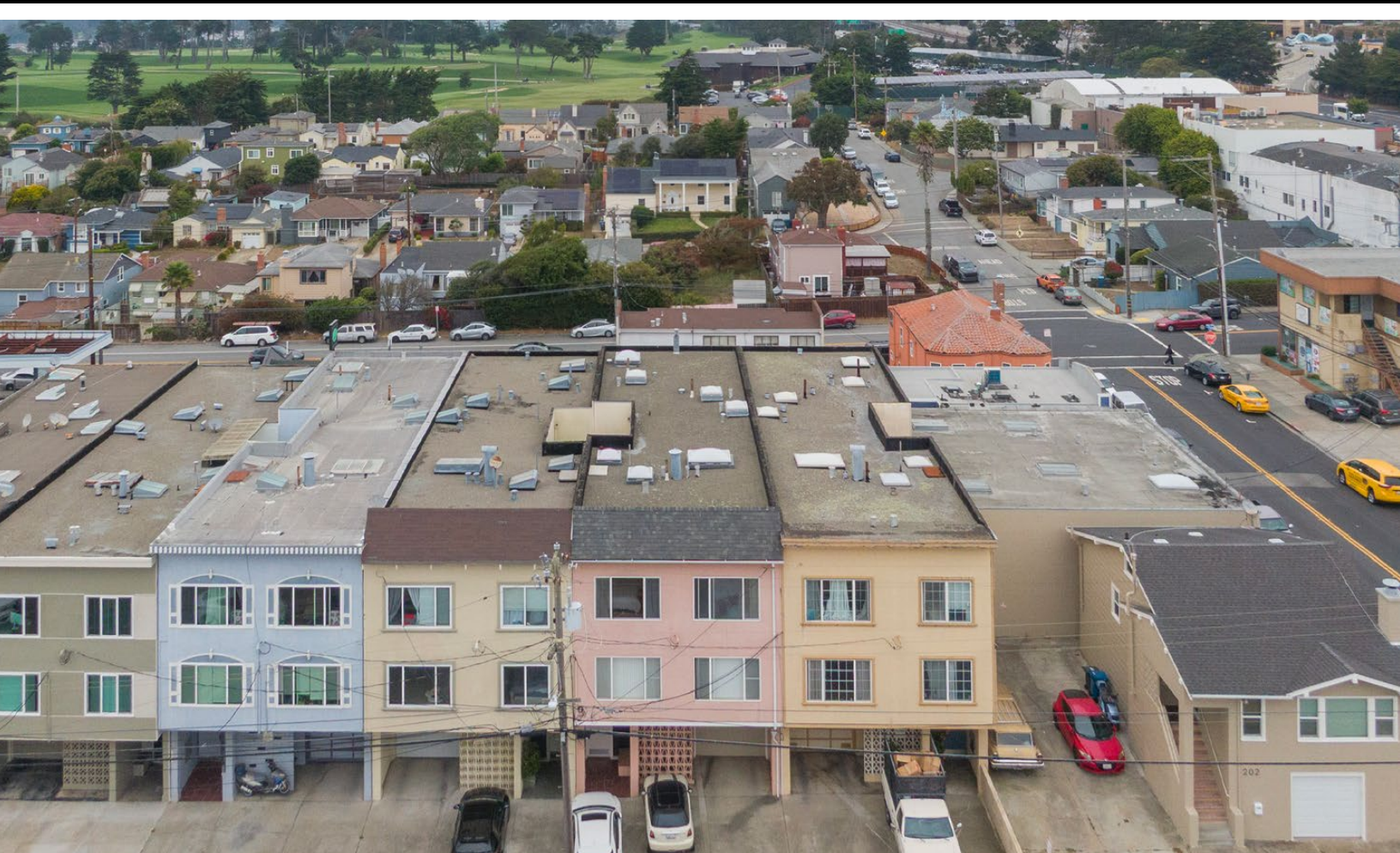


214 88th Street

5 UNITS IN DALY CITY, CA



COMPASS
COMMERCIAL

Allison Chapeau
DRE #01369080
415.516.0648
allison@allisonchapeau.com

Natalie Meyers
DRE #02010250
707.888.4798
nataliemeyers@compass.com

214 88th Street, Daly City

\$1,595,000

List Price

\$126,120

Annual Rental Income

12.65

GRM

5.00%

Cap Rate

\$273

Price Per SqFt

\$319,000

Price Per Unit



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.

PROPERTY SUMMARY

214 88th Street is a well-maintained five-unit multifamily property ideally located in an established Daly City neighborhood near the San Francisco border. Built in 1964, the property features modern, functional floor plans and a desirable unit mix consisting of one studio, two 1BD/1BA units, one 2BD/1BA unit, and one spacious 3BD/2BA residence. All five units are currently tenant-occupied, providing stable in-place income with meaningful future rental upside.

The residences offer comfortable layouts, generous living spaces, and updated kitchens and bathrooms. Select units enjoy attractive views toward Lake Merced Golf Course. A large garage provides parking for all five units, a valuable amenity for residents, and the property also offers leased coin-operated laundry on-site.

Thoughtfully maintained over the years, 214 88th Street presents investors with a well-kept multifamily asset combining strong in-place income, rental upside, and desirable resident amenities. Its convenient Daly City location provides easy access to Lake Merced, Westlake shopping and dining, nearby transit and major commuter routes, with excellent connectivity to San Francisco and the Peninsula.

- Unit Mix: 1-Studio, 2-1BD, 1-2BD & 1-3BD
- All Five Units Currently Tenant-Occupied
- Strong In-Place Income with Rental Upside
- Units Have Been Updated Over the Years
- Built in 1964 with Modern Floor Plans
- Large Garage with Parking for All Five Units
- Well-Maintained Property
- Building SqFt (per tax record): 5,833



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:	\$1,595,000
CAP Rate:	5.00%
GRM:	12.65
Number of Units:	5
Price Per Unit:	\$319,000
Gross Bldg SqFt per tax record:	5,833
Price per SqFt:	\$273
Scheduled Gross Income:	\$126,120
Less Vacancy Rate: 3%	(3,784)
Gross Operating Income:	\$122,336
Less Expenses:	(\$42,530)
Net Operating Income:	\$79,806

ESTIMATED EXPENSES

New Taxes (1.20% of Purchase Price)	\$19,140
Insurance - New Policy Estimate:	\$5,000
Water - 2025:	\$3,113
Garbage - 2025:	\$1,705
PGE - 2025:	\$3,037
Pest - 2025	\$480
Maintenance Estimate (\$750/unit):	\$3,750
Management Fee 5%	\$6,306
Total Expenses:	\$42,530
% of EGI	33.72%

CURRENT RENT ROLL

UNIT	UNIT TYPE	TENANCY	CURRENT RENT	MARKET RENT
101	1BD/1BA	Tenant	\$1,950.00	\$2,600.00
102	Studio	Tenant	\$1,200.00	\$2,150.00
103	2BD/1BA	Tenant	\$2,135.00	\$3,000.00
201	1BD/1BA	Tenant	\$2,100.00	\$2,600.00
202	3BD/2BA	Tenant	\$3,125.00	\$4,650.00
Monthly Total:			\$10,510.00	\$15,000.00
Annual Total:			\$126,120.00	\$180,000.00
Upside				42.72%

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 PHOTOS



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.