

4918 California Street

4 UNITS IN LAKE STREET DISTRICT



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

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4918 California Street

4 UNITS IN LAKE STREET DISTRICT

\$2,295,000

List Price

\$654

Price Per SqFt

\$573,750

Price Per Unit

\$152,778

Annual Income

VACANT TWO BEDROOM UNIT

GARAGE PARKING

DESIRABLE LAKE DISTRICT LOCATION



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

4918 California Street is a well-maintained four-unit building ideally located in San Francisco's highly desirable Lake Street District. Built in 1923, the property features two Two Bedroom, One Bathroom units and two One Bedroom, One Bathroom units, with the one-bedroom units offering the potential to be converted to two-bedroom layouts. One beautifully remodeled Two Bedroom unit is delivered vacant along with two-car tandem garage parking, creating an exceptional opportunity for an owner-occupant or investor.

The remodeled vacant unit blends thoughtful modern updates with the building's original charm and character. A spacious living and dining area is filled with natural light and highlighted by a classic bay window. The updated kitchen features shaker-style cabinetry, quartz countertops, stainless steel appliances, and a peninsula with seating. Two generously sized bedrooms, dark-stained hardwood floors, and in-unit laundry complete the home.

Additional highlights include two-car tandem garage parking delivered vacant and a charming landscaped rear yard offering a peaceful and private outdoor retreat. The combination of a move-in-ready vacant unit, available two-car parking, three income-producing units, and potential to increase the bedroom count provides flexibility and upside for both owner-users and investors.

Situated in the coveted Lake Street District, 4918 California Street offers convenient access to the Presidio, Mountain Lake Park, neighborhood shopping and dining, public transportation, and the many amenities of the Richmond District—an outstanding opportunity in one of San Francisco's most desirable residential neighborhoods.

Property Highlights:

- Unit Mix: Two 2BD/1BA Units & Two 1BD/1BA Units — One 2BD/1BA Unit Delivered Vacant
- Renovated Vacant Unit with Updated Kitchen & Bath & In-Unit Laundry
- Potential to Convert 1BD Units to 2BD Layouts
- Fenced Rear Yard
- Two-Car Tandem Garage Parking Delivered Vacant
- Building SqFt: 3,510 (Per Tax Records)



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$2,295,000
CAP Rate:	5.25%
GRM:	14.08
Number of Units:	4
Price Per Unit:	\$573,750
Square Feet - per tax records:	3,510
Price per SqFt:	\$654
Scheduled Gross Rental Income:	\$162,978
Less Expenses:	(\$42,581)
Net Operating Income:	\$120,397

ESTIMATED EXPENSES

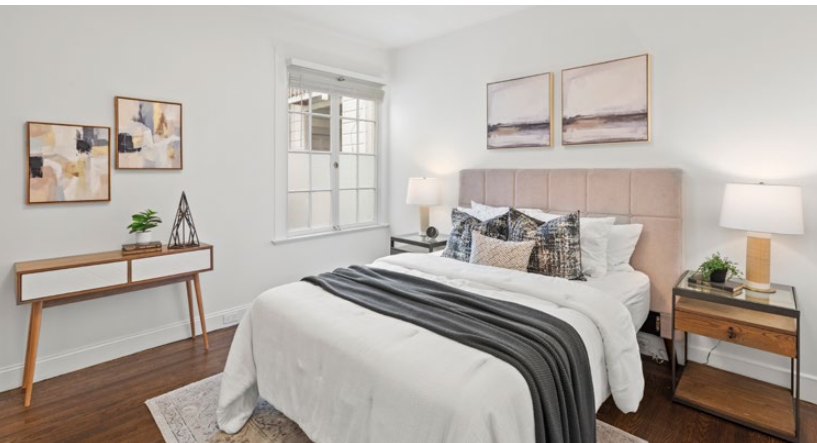
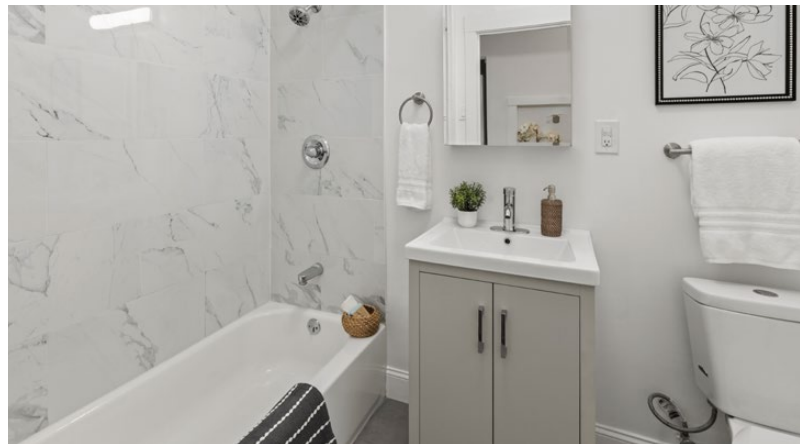
New Property Taxes (1.18%)	\$27,081
Insurance - Estimate:	\$7,500
PGE - Estimate:	\$0
Water - Estimate:	\$4,000
Garbage - Estimate:	\$2,000
Maintenance Estimate - \$500/Unit:	\$2,000
Total Expenses:	\$42,581
% of EGI	27.87%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	MARKET RENT
1	2BD	Vacant	\$5,500.00	\$5,500.00
2	1BD (Convertible to 2BD)	9/1/02	\$1,941.98	\$5,500.00
3	2BD	11/1/22	\$3,740.88	\$5,500.00
4	1BD (Convertible to 2BD)	11/1/10	\$1,798.61	\$5,500.00
			\$600.00	\$600.00
			Monthly:	\$13,581.47
			Annual:	\$162,977.64
				\$22,600.00
			Upside	66.4%

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PHOTOGRAPHY



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