

325-329 Webster Street

3 UNITS IN THE LOWER HAIGHT



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

COMPASS COMMERCIAL | allisonchapleau.com

415.516.0648

allison@allisonchapleau.com

DRE #01369080

325-329 Webster Street

3 UNITS IN THE LOWER HAIGHT

\$3,495,000

List Price

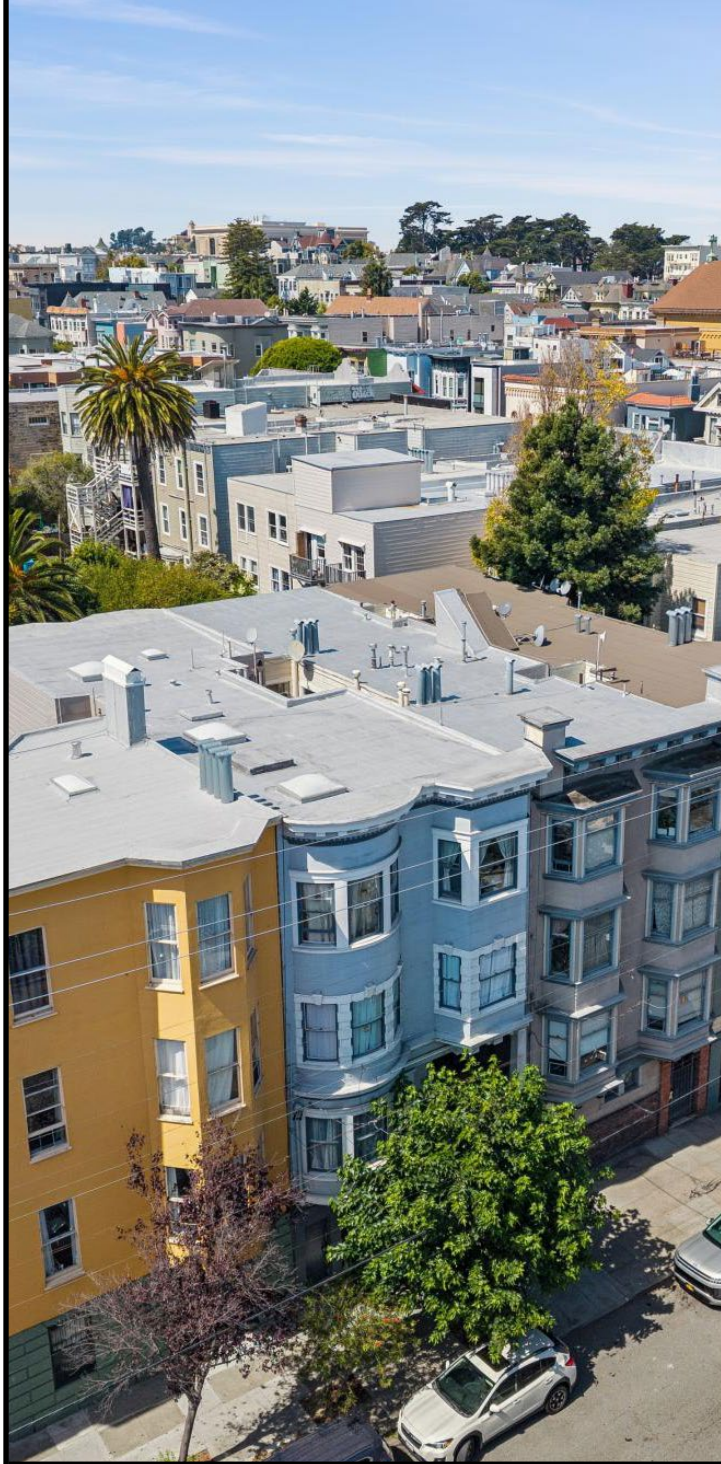
THREE LARGE FULL-FLOOR FLATS

THREE FOUR BEDROOM UNITS

LARGE 3-CAR GARAGE

IN-UNIT LAUNDRY

SPACIOUS REAR YARD



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

325-329 Webster Street is a well-maintained three-unit building featuring three spacious four-bedroom, one-and-a-half-bathroom full-floor flats in San Francisco's Lower Haight. Offering approximately 5,035 square feet (per appraisal), the property features a large three-car garage and a spacious rear yard.

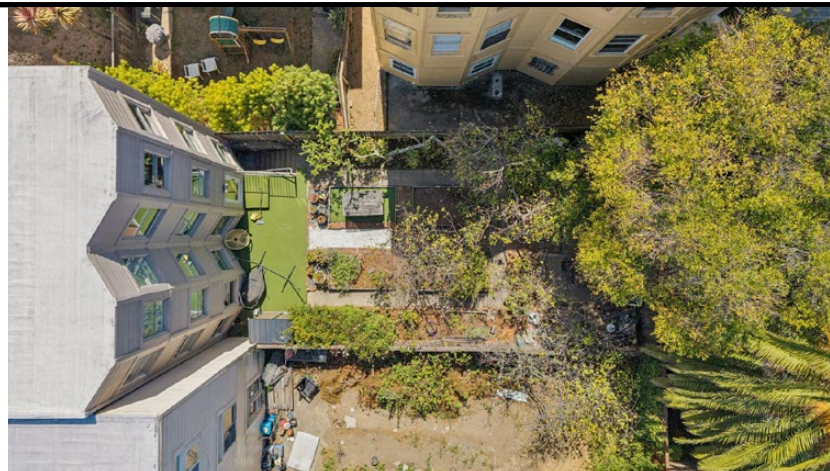
Each full-floor flat features hardwood floors throughout, bay windows, high ceilings, generous living spaces, large kitchens with dishwashers, and in-unit laundry. The lower flat also offers direct access to the rear yard and garden.

The property has been well maintained and improved over the years, with kitchen and bath renovations, heating improvements, window replacements, and other upgrades. A three-car garage was added in 2005, along with earthquake/seismic strengthening, providing substantial parking.

Located in the Lower Haight, the property is just blocks from Haight Street and convenient to Hayes Valley, Duboce Park, the Divisadero corridor, restaurants, cafés, shopping, and public transportation.

Property Highlights:

- Unit Mix: Three Four-Bedroom, One-and-a-Half-Bathroom Flats
- Approx. 5,035 SqFt (Per Appraisal)
- Well-Maintained & Improved
- Hardwood Floors Throughout, Bay Windows & High Ceilings
- Large Kitchens with Dishwashers
- In-Unit Laundry
- Lower Flat with Direct Yard & Garden Access
- Large Three-Car Garage Added in 2005 with Seismic Strengthening
- Spacious Rear Yard & Garden



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	\$3,495,000
CAP Rate:	5.74%
GRM:	13.84
Number of Units:	3
Price Per Unit:	\$1,165,000
Square Feet - per appraisal:	5,035
Price per SqFt:	\$694

Scheduled Gross Income:	\$252,591
Less Expenses:	(\$51,811)
Net Operating Income:	\$200,780

ESTIMATED EXPENSES

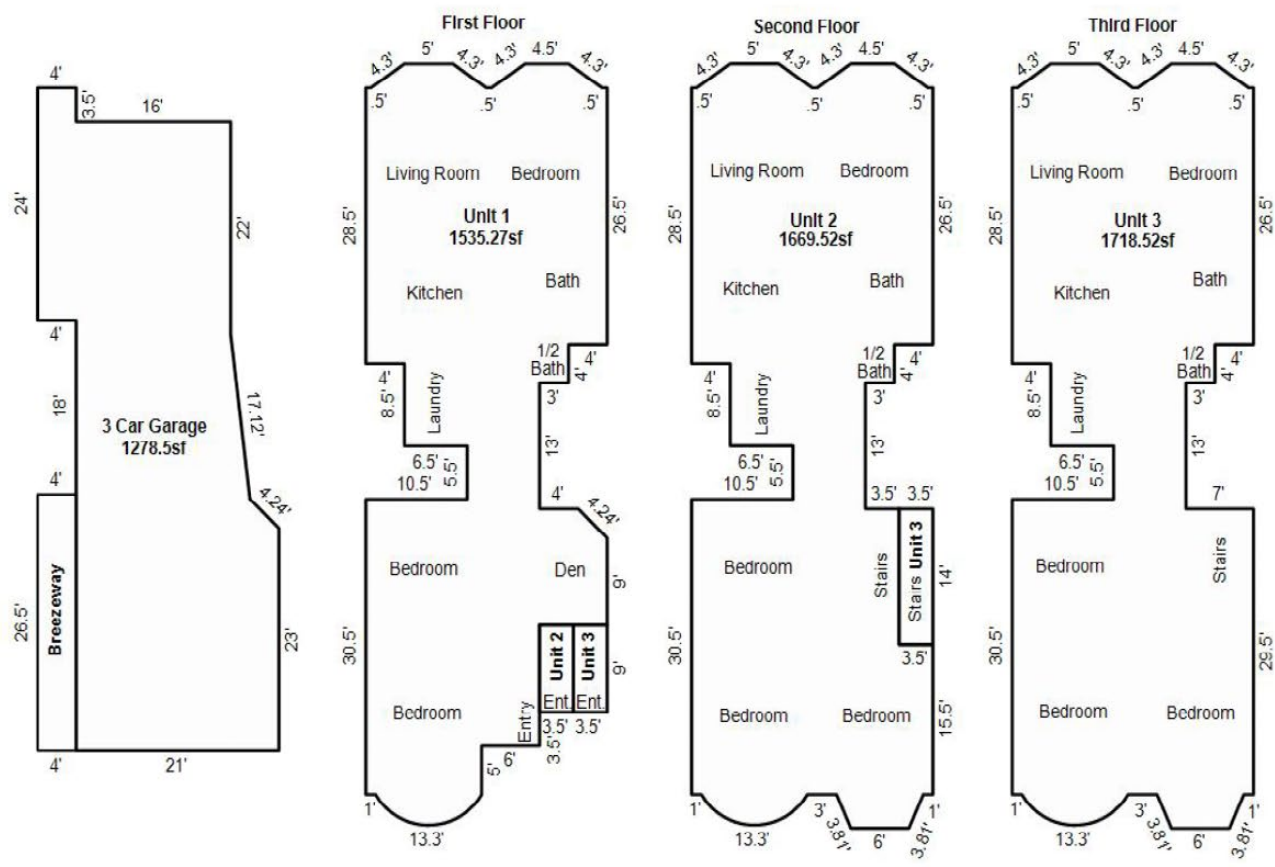
Property Taxes (1.182% of Price)	\$41,311
Insurance - Estimate	\$7,500
Water - Tenant Paid:	\$0
PGE - Tenant Paid:	\$0
Garbage - Tenant Paid:	\$0
Repairs & Maintenance - Est:	\$3,000
Total Expenses:	\$51,811
% of EGI	20.43%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	MARKET RENT
lower - 325	4BD/1.5BA	6/1/21	\$5,829.72	\$7,000.00
Middle - 327	4BD/1.5BA	10/21/23	\$6,862.68	\$7,750.00
Upper - 329	4BD/1.5BA	9/1/25	\$7,614.92	\$8,250.00
Parking - 1	Included in unit 327		\$-	\$-
Parking - 2			\$381.00	\$450.00
Parking - 3			\$360.93	\$450.00
			Monthly	\$21,049.25
			Annual	\$252,591.00
				\$23,900.00
				\$286,800.00

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APPRAISAL MEASUREMENTS

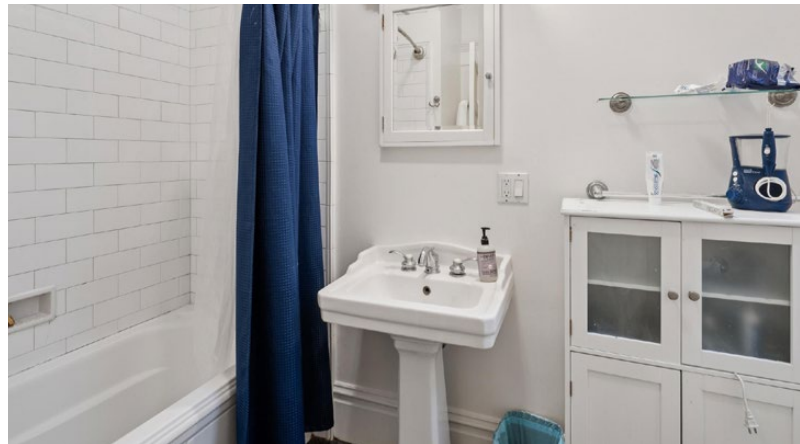


Comments: Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base	x	Height	x	Width = Area
GLA1	Unit 1	1.00	1535.27	234.75		Unit 3	0.5	x	4.30	x	2.03 = 4.38
	Unit 2	1.00	31.50	25.00					26.50	x	4.00 = 106.00
	Unit 3	1.00	31.50	25.00	1598.27		0.5	x	3.81	x	1.38 = 2.63
GLA2	Unit 2	1.00	1669.52	241.12					29.50	x	2.50 = 73.75
	Unit 3	1.00	49.00	35.00	1718.52				79.00	x	1.50 = 118.50
GLA3	Unit 3	1.00	1718.52	241.12	1718.52				33.00	x	4.50 = 148.50
GAR	3 Car Garage	1.00	1278.50	183.36	1278.50				33.00	x	3.00 = 99.00
OTH	Breezeway	1.00	106.00	61.00	106.00				73.00	x	2.00 = 146.00
									30.50	x	10.50 = 320.25
									37.00	x	6.50 = 240.50
							0.5	x	4.30	x	2.03 = 4.38
									5.00	x	2.50 = 12.50
									73.00	x	4.00 = 292.00
							0.5	x	3.81	x	1.38 = 2.63
							0.5	x	4.30	x	2.03 = 4.37
							0.5	x	4.30	x	2.03 = 4.37
	Net LIVABLE	cnt	6	(rounded)	5,035	43 addl items					
						59 total items					(rounded) 5,035

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PHOTOGRAPHY



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