4918 California Street

4 UNITS IN LAKE STREET DISTRICT

ALLISON CHAPLEAU
MULTI-UNIT. MIXED-USE. COMMERCIAL.
COMPASS COMMERCIAL | allisonchapleau.com

415.516.0648
allison@allisonchapleau.com
DRE #01369080

4918 California Street

4 UNITS IN LAKE STREET DISTRICT

$2,295,000
List Price

$654
Price Per SqFt

$573,750
Price Per Unit

$159,978
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)

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

Price:	**$2,295,000**
CAP Rate:	**5.12%**
GRM:	**14.35**
Number of Units:	4
Price Per Unit:	$573,750
Square Feet - per tax records:	3,510
Price per SqFt:	$654

Scheduled Gross Rental Income:	$159,978
Less Expenses:	($42,581)
Net Operating Income:	$117,397

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	26.62%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	MARKET RENT
1	2BD	Vacant	$5,850.00	$5,850.00
2	2BD	9/1/02	$1,941.98	$5,850.00
3	2BD	11/1/22	$3,740.88	$5,850.00
4	2BD	11/1/10	$1,798.61	$5,850.00
		Monthly:	**$13,331.47**	**$23,400.00**
		Annual:	**$159,977.64**	**$280,800.00**

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.

PHOTOGRAPHY

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.

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.