# 1285 8th Avenue

## 11 UNITS IN THE INNER SUNSET










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# 1285 8th Avenue

11 UNITS IN THE INNER SUNSET

$3,695,000
List Price

$355
Price Per SqFt

$335,909
Price Per Unit

$298,392
Annual Income

4.97%
Cap Rate

12.38
GRM





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

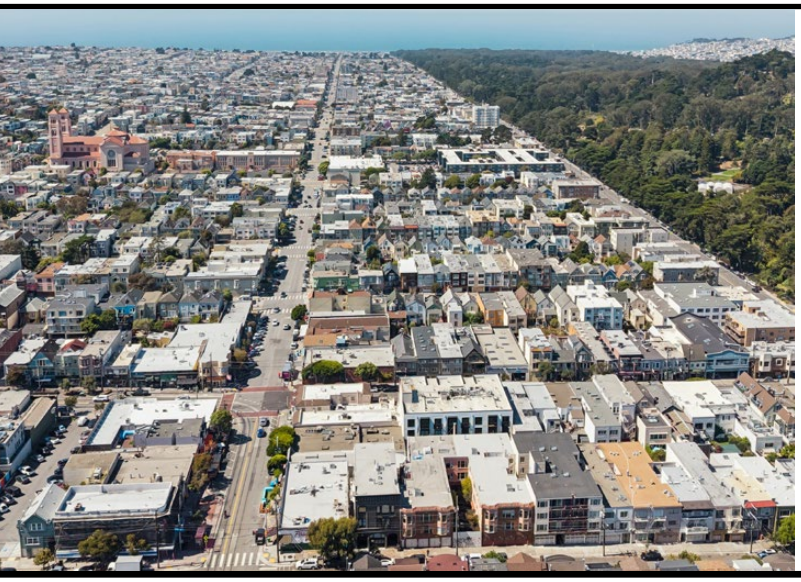
1285 8th Avenue is a well-maintained 11-unit apartment building ideally located in San Francisco's desirable Inner Sunset neighborhood. The property features an attractive unit mix of eight studios, two 2-bedroom units, and a spacious top-floor 3-bedroom residence with views. Both 2-bedroom units feature additional office spaces, offering the potential to be converted to 3-bedroom layouts.

The building is filled with architectural character, including a striking façade, ornate entry lobby, decorative ironwork, hardwood floors, and charming period details throughout. Significant improvements include a completed soft-story seismic retrofit, modified-bitumen roof installed in 2013, and a fire alarm system compliant with current sleeping-area requirements. The property has also completed its SB 721 inspection and reflects a history of ongoing maintenance and improvements.

Additional amenities include coin-operated laundry and one-car parking. The property is ideally positioned in the heart of the Inner Sunset, just steps from the 9th & Irving commercial corridor, Golden Gate Park, neighborhood restaurants, cafés, shopping, and the N-Judah Muni line, which provides convenient access to Downtown and other parts of San Francisco.

**Property Highlights:**

- Unit Mix: (8) Studios, (2) Two-Bedroom Units & (1) Three-Bedroom Unit
- Approx. 10,413 Sq. Ft. (Per Architectural Plans; Includes Garage & Mezzanine)
- Coin-Operated Laundry (set up for cashless payments)
- 1-Car Parking
- Soft-Story Retrofit Completed
- Fire Alarm System Upgraded & Certified





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# FINANCIAL OVERVIEW

## ANNUALIZED OPERATING INCOME

| | |
|---|---|
| **List Price:** | **$3,695,000** |
| **CAP Rate:** | **4.97%** |
| **GRM:** | **12.38** |
| Number of Units: | 11 |
| Price Per Unit: | $335,909 |
| SqFt (Per Architectural Plans; Includes Garage & Mezzanine): | 10,412 |
| Price Per SqFt: | $355 |
| | |
| Scheduled Gross Income: | $298,392 |
| Utility Reimb (Unit 4 @ $40/mo): | $480 |
| Laundry (Approx $25/month): | $300 |
| Less Vacancy Rate: | (8,975) |
| Gross Operating Income: | $290,196 |
| Less Expenses: | $106,616 |
| **Net Operating Income:** | **$183,580** |

## ESTIMATED EXPENSES

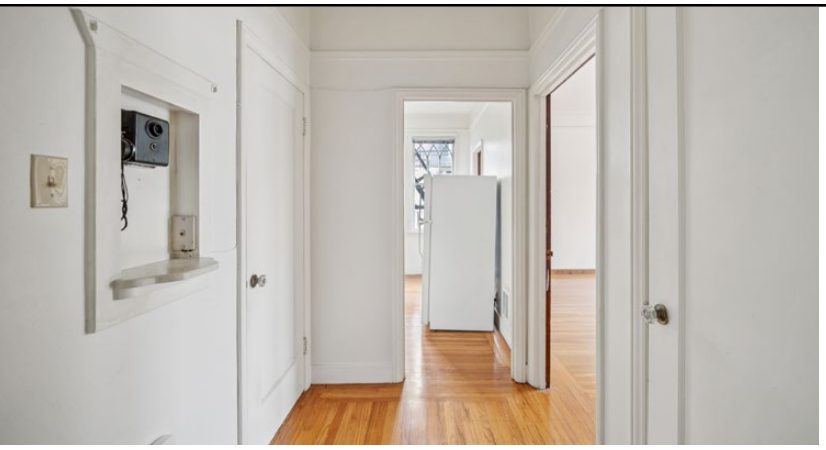
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|---|---|
| New Property Taxes (1.182%) | $43,675 |
| Supplemental Tax - Estimated: | $1,500 |
| Insurance - 2026 Actual: | $18,464 |
| PGE - 2025 Actual: | $9,212 |
| Water & Sewer - 2025 Actual: | $6,923 |
| Trash - 2025 Actual: | $6,423 |
| Maintenance/repairs - $500/Unit | $5,500 |
| Management Fee 5% | $14,920 |
| **Total Expenses:** | **$106,616** |
| % of EGI | 35.73% |

## CURRENT RENT ROLL

| UNIT | MOVE-INDATE | UNIT TYPE | CURRENT RENT | MARKET RENT |
|---|---|---|---|---|
| 1 | vacant | Studio | $3,150.00 | $3,150.00 |
| 2 | 1993 | Studio | $527.00 | $3,150.00 |
| 3 | 3/16/26 | Studio | $2,395.00 | $3,150.00 |
| 4 | 8/21/22 | Studio | $2,214.98 | $3,150.00 |
| 5 | 12/27/21 | Studio | $2,136.00 | $3,150.00 |
| 6 | 2009 | Studio | $1,562.52 | $3,150.00 |
| 7 | Pre 1990 | 3 BD | $1,540.38 | $7,500.00 |
| 8 | Pre 2000s | Studio | $743.28 | $3,150.00 |
| 9 | vacant | Studio | $3,000.00 | $3,000.00 |
| 10 | 8/1/25 | 2BD + 1 Office | $3,652.52 | $5,500.00 |
| 11 | 8/9/25 | 2BD + 2 Offices | $3,944.28 | $6,000.00 |
| Garage (Unit 6) | 7/1/05 | | | $300.00 |
| | | | | |
| | | **Monthly Total:** | **$24,865.96** | **$44,350.00** |
| | | **Annual Total:** | **$298,391.52** | **$532,200.00** |
| | | | | |
| | | Upside | 78% | |

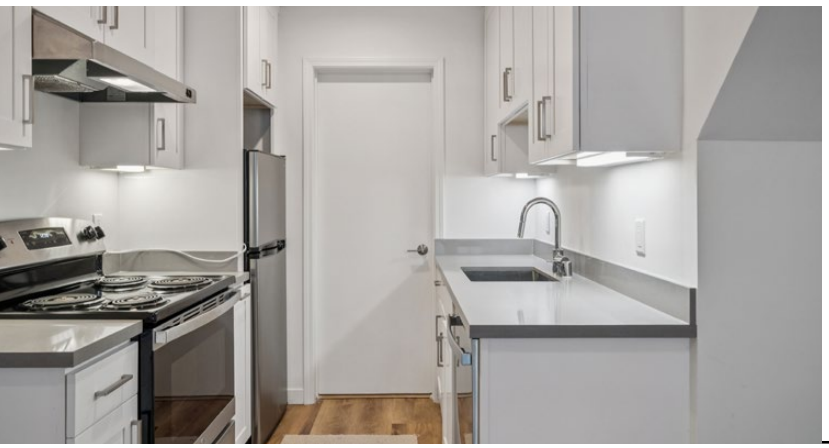
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# PHOTOGRAPHY










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