



COLDWELL BANKER
REALTY

406-410 HAIGHT STREET

HAYES VALLEY | SAN FRANCISCO



FOR SALE

3 UNIT APARTMENT BUILDING

International Presidents' Elite
Coldwell Banker Real Estate

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Coldwell Banker Global Luxury | 1560 Van Ness Avenue, 2nd Fl | San Francisco, CA 94611

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SALE

406-410 HAIGHT STREET

Offered at \$2,895,000

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

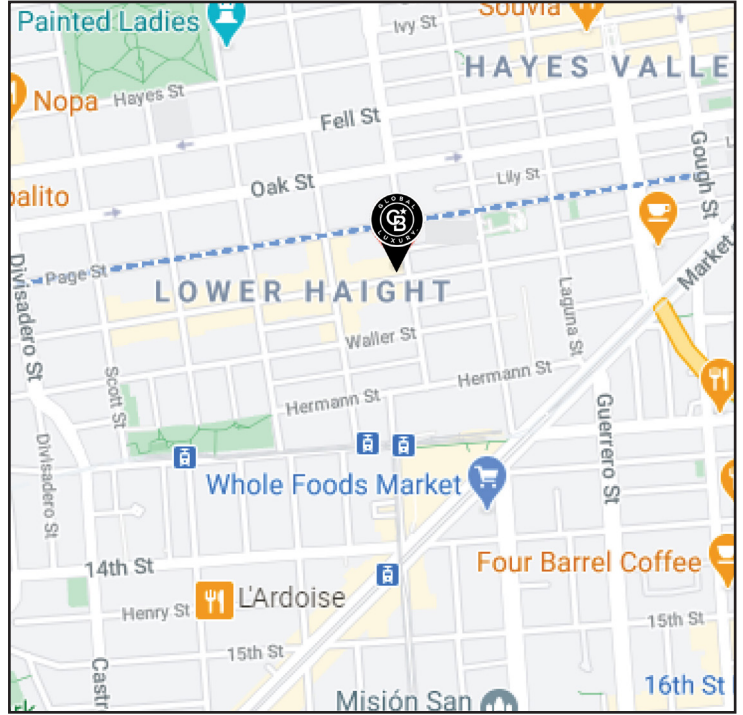




SALE

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406-410 Haight Street, San Francisco, CA 94117



OFFERING SUMMARY

Sale Price:	\$2,895,000
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Building Size:	5400 SF
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Lot Size:	2200 SF
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Price / SF:	\$536
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Cap Rate:	5.10%
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GRM:	13.37
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NOI:	\$147,611
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PROPERTY HIGHLIGHTS

- Hot Hayes Valley Location
- Three Huge 3+BR/2BA Flats
- Top & Middle Units DELIVERED VACANT
- 4+ Car Garage Parking
- Good Condition Full Floor Flats
- Rental Upside
- ADU Potential?
- Yr Built: 1900

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PROPERTY DESCRIPTION

406-410 Haight Street is a three unit apartment building fantastically located in San Francisco's Hayes Valley District. All three units are generous 3+BR/2BA full floor flats in very good condition. The top and middle units are delivered vacant. All units boast period charm, high ceilings, good light, spacious rooms, and wood floors. The building features updated systems, and in-unit laundry. The garage is huge with 4+ car parking and large storage rooms. City views from the upper unit.

LOCATION DESCRIPTION

Hayes Valley is a cool, revitalized neighborhood in central north san francisco. The main commercial stretch, Hayes Street, teems with upscale boutiques for designer fashions and home decor, plus dessert shops, chill watering holes and a wide array of on-trend restaurants. The close-knit neighborhood features a community garden, a pocket park with art installations, and access to music and theater near the Civic Center. Hayes Valley is Considered one of the most burgeoning areas in San Francisco, Hayes Valley's rapid ascent as one of the Bay Area's hippest neighborhoods can be attributed to the vast array of high-end boutiques, restaurants, and bars that populate the city plaza. After years of embryonic growth, this once-forgotten neighborhood is now grabbing its share of the spotlight.



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INCOME & EXPENSE PROFORMA

Annual Gross Apartment Income		\$216,600
Less Vacancy (Estimated at 2%)		<u>\$4,332</u>
Annual Gross Apartment Income		\$212,268
<i>Annual Operating Expenses:</i>		
Property Taxes (Estimated to be 1.1108% of 2.895M)	\$34,164	
Insurance ¹	\$8,031	
Gas & Electricity	\$300	
Water	\$5,600	
Trash	\$2,949	
Repairs & Maintenance (Estimated \$1000 per unit)	\$3,000	
Management (Estimated at 5% of Adj Gross Income)	<u>\$10,613</u>	
Annual Operating Expenses		<u>\$64,657</u>
Net Operating Income		\$147,671
CAP RATE		<u>5.10</u>
GRM		13.37
Price	\$2,895,000	

¹ Insurance stated is from Seller Income and Expense sheet

Note: The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by Broker or Seller. All Buyers should use their own estimates.





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RENT ROLL					
Unit	Unit Type	Monthly Rent*	Pro Forma Rent	2018-2019 Rent Collected	Move In Date
406	4BR/2BA	\$7,0000	\$7,000	\$8,118	Vacant
408	4BR/2BA	\$6,500	\$6,500	\$7,620	Vacant
410*	4BR/2BA	\$4,550	\$6,200	\$4,550	9/2011
Total Monthly		\$18,050	\$19,700	\$20,288	
Total Annual		\$216,600	\$236,400	\$243,456	

* Seller and Broker do not warrant or guarantee the stated estimated market rent

* Tenants 406 & 408 in the most recent leases have paid 1/3 of building water and garbage

* 410 lease includes parking

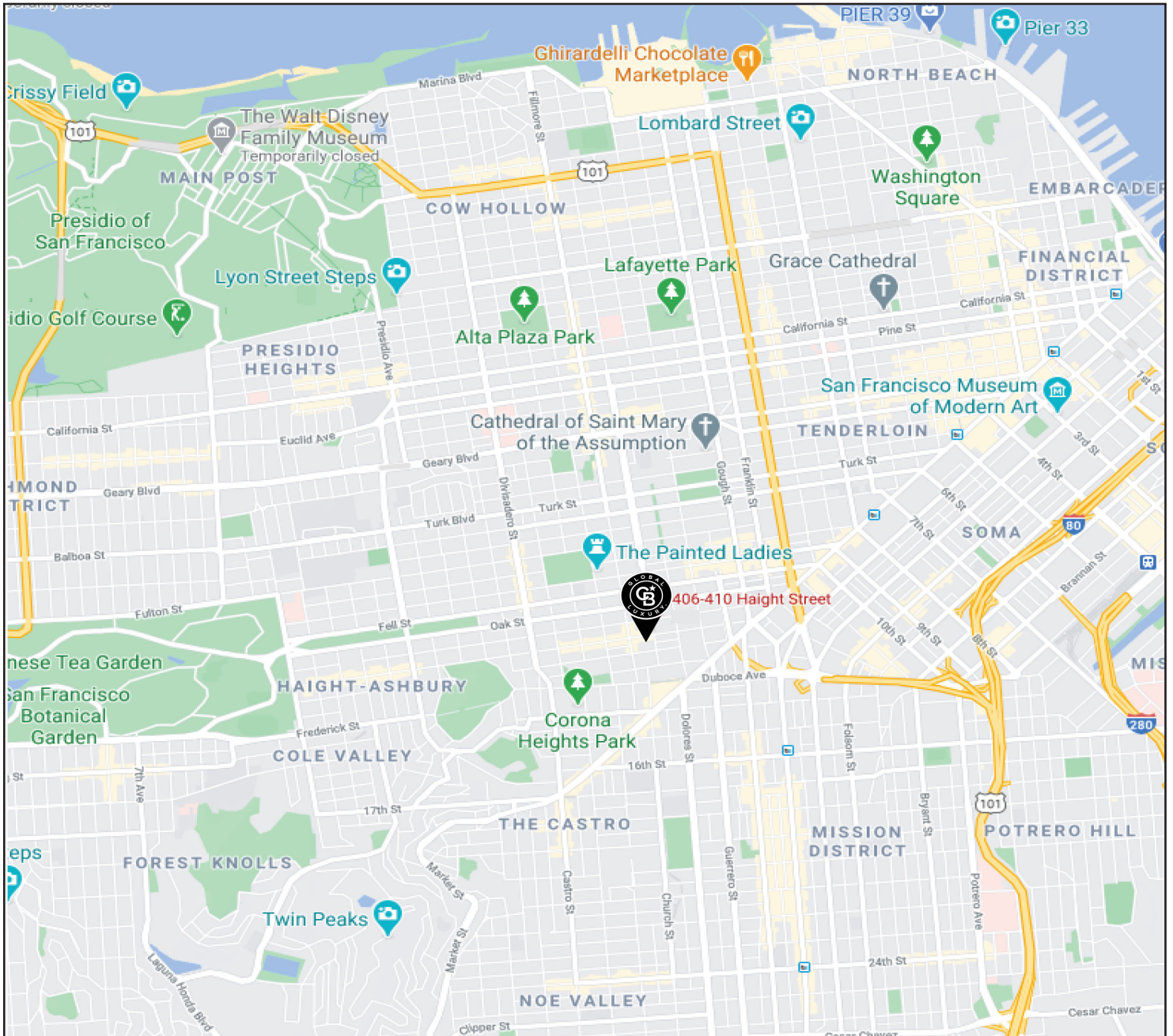




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