



80 Duncan Street, San Francisco

4 Units in Noe Valley - \$2,495,000

EXCLUSIVELY LISTED BY:



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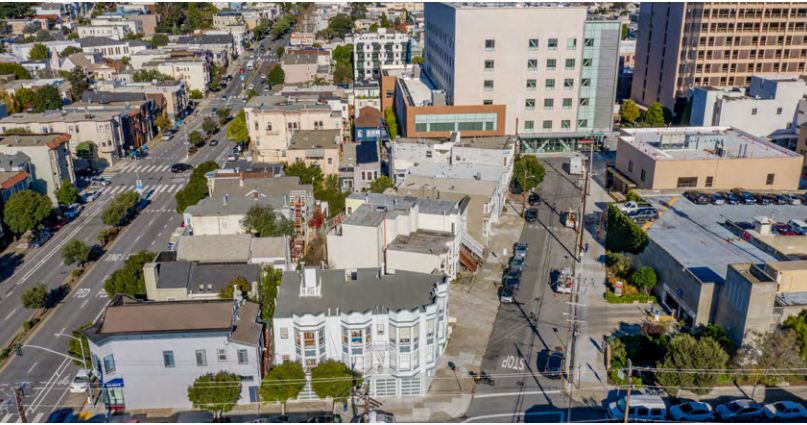
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**VANGUARD
PROPERTIES**

PROPERTY SUMMARY | 80 DUNCAN STREET



80 Duncan Street | Offered For Sale: \$2,495,000

80 Duncan Street is an opportunity to own a well-maintained 4-unit corner building in Noe Valley, one of San Francisco's most popular neighborhoods. The building features generous light-filled units with original hardwood floors and bay windows. The spacious two-bedroom unit will be delivered vacant and features large bedrooms with expansive walk-in closets and original details, along with two garage spaces. Additionally, the building offers four private garages, private backyard space, four storage rooms (three of which are vacant), separately metered utilities, and a shared washer and dryer for all units.

Situated on a flat tree-lined street in Noe Valley, 80 Duncan Street is the ideal location for city living. The building is just steps away from Noe Valley's bustling 24th Street. It is also within close proximity to two of San Francisco's most vibrant neighborhoods, the Mission and Bernal Heights making this the perfect location to explore a wide array of restaurants, bakeries, cafes, & boutiques. The building is also conveniently located within two blocks from the Muni line, five blocks from BART, and within easy access to the 280, which makes this location a commuter's dream!

- 4 Units in Noe Valley
- Unit Mix: 1-Two Bedroom Unit, 2-One Bedroom Units & 1-Studio
- 5-Car Parking Garage
- Two Bedroom Unit Delivered Vacant
- Corner Building
- Building SqFt (per tax records): 3,650
- Price Per SqFt: \$684
- Price Per Unit: \$623,750
- Cap Rate: 4.24% | GRM: 17.14
- Gross Income: \$145,539
- APN: 6595-007
- Year Built: 1925

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► PROPERTY SUMMARY

| | |
|--------------------------------|--------------------|
| Price: | \$2,495,000 |
| CAP Rate: | 4.24% |
| GRM: | 17.14 |
| Price Per SqFt: | \$684 |
| Price/Unit: | \$623,750 |
| Square Feet - per tax records: | 3,650 |
| Number of Units: | 4 |

► RENT ROLL

| Unit | Move-in-Date | Unit Type | Current Rent | Market Rent | Notes |
|-----------------|--------------|-----------|---------------------|---------------------|------------------|
| 1 | 8/1/1999 | Studio | \$1,313.28 | \$2,700.00 | Parking Included |
| 2 | Vacant | 2 BR | \$3,995.00 | \$3,995.00 | |
| 3 | 2/15/2014 | 1 BR | \$2,936.00 | \$3,500.00 | Parking Included |
| 4 | 4/25/2017 | 1 BR | \$3,334.00 | \$3,534.00 | Parking Included |
| | Parking | | \$500.00 | \$500.00 | |
| | Laundry | | \$50.00 | \$50.00 | |
| Monthly: | | | \$12,128.28 | \$14,245.00 | |
| Annual: | | | \$145,539.36 | \$170,940.00 | |
| Upside | | | 17.45% | | |

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► ANNUAL OPERATING INCOME

Current

| | |
|------------------------------|------------------|
| Scheduled Gross Income: | \$145,539 |
| Less Expenses: | (\$39,779) |
| Net Operating Income: | \$105,761 |

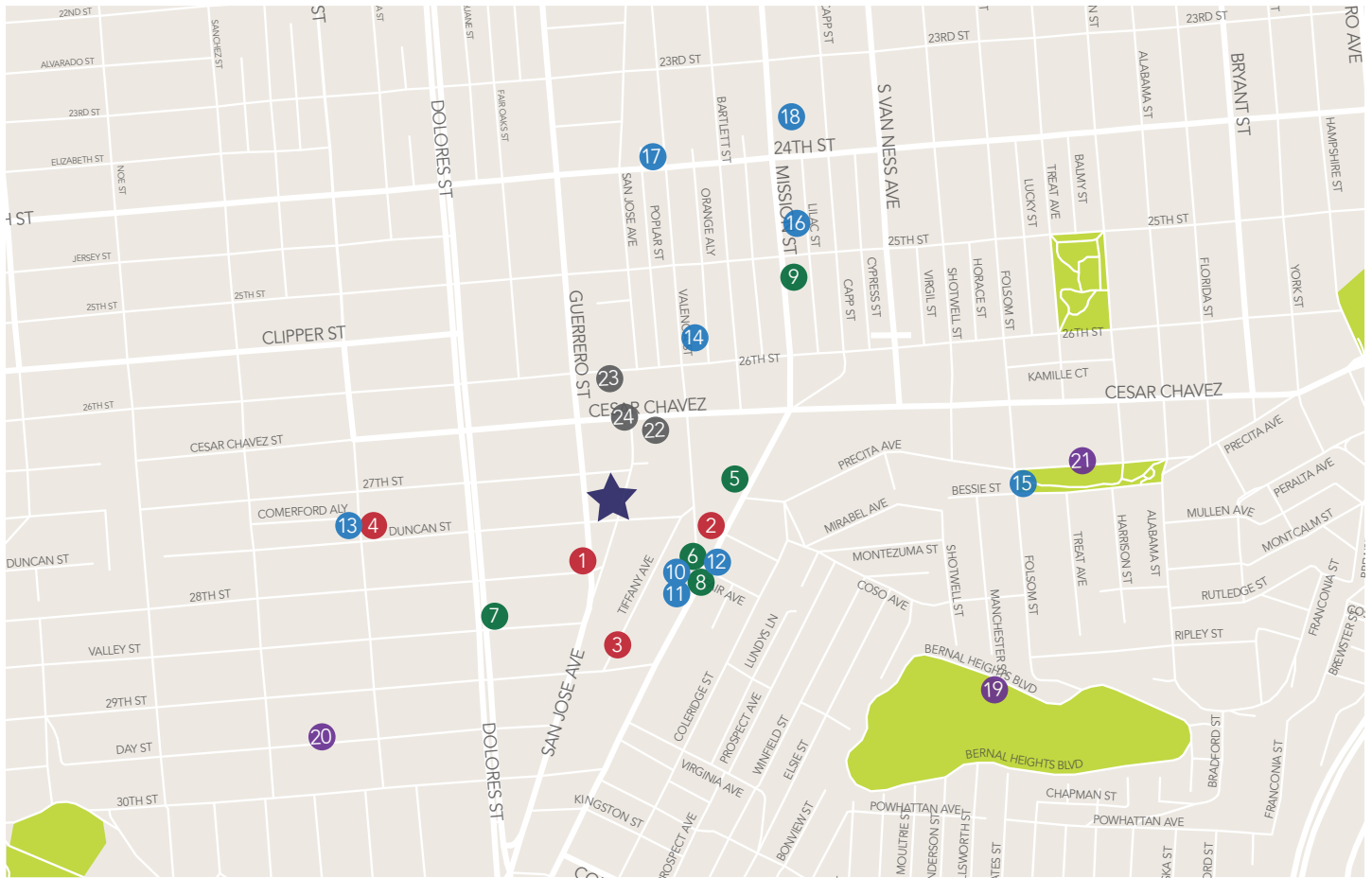
► ESTIMATED ANNUAL EXPENSES

Current

| | | |
|------------------------------|----------|-----------------|
| New Property Taxes: | (1.163%) | \$29,017 |
| Insurance - 2018 Actual | | \$3,316 |
| PG&E - 2018 Actual | | \$257 |
| Water - 2018 Actual | | \$2,626 |
| Trash - 2018 Actual | | \$2,563 |
| Maintenance - Est \$500/Unit | | \$2,000 |
| Total Expenses: | | \$39,779 |

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NEIGHBORHOOD MAP | 80 DUNCAN STREET



CAFES

1. Cafeteria La Catrachita
2. Tierra Mia Coffee
3. Cafe Seventy8
4. Martha & Bros. Coffee Co.

BARS

5. El Rio
6. The Royal Cuckoo
7. Noeteca Wine Bar
8. Knockout
9. Evil Eye

RESTAURANTS

10. Blue Plate
11. Emmy's Spaghetti Shack
12. Taqueria Cancun
13. Uma Casa
14. AL's Place
15. Hillside Supper Club
16. La Taqueria
17. Papalote
18. Taquería El Farolito

RECREATION

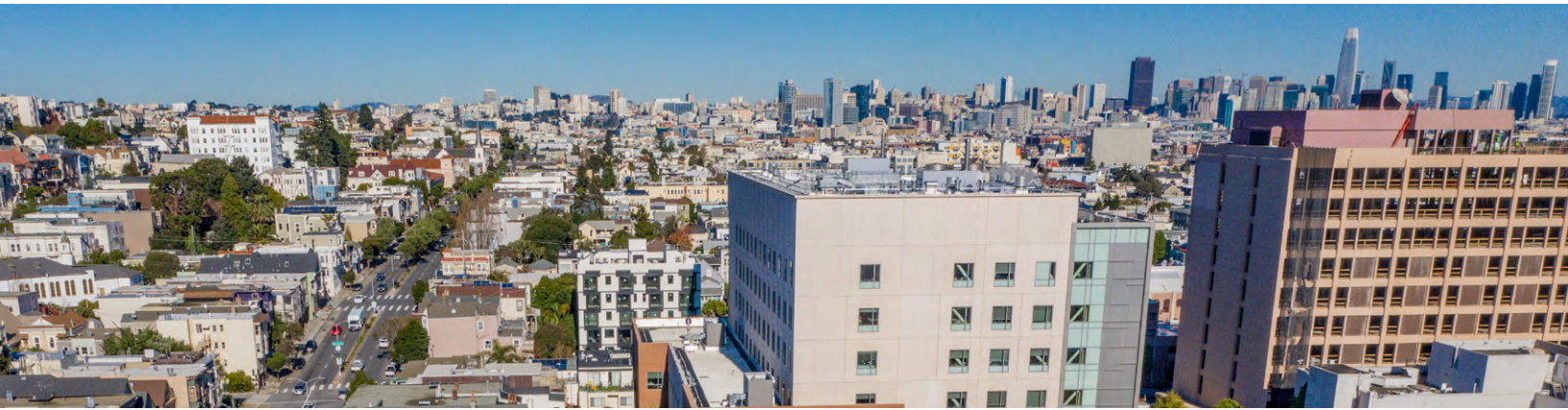
19. Bernal Heights Park
20. Upper Noe Recreation Center
21. Precita Park

HOSPITALS

22. CPMC Mission Bernal Campus
23. Sutter Health
24. Saint Lukes Hospital Pathology



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