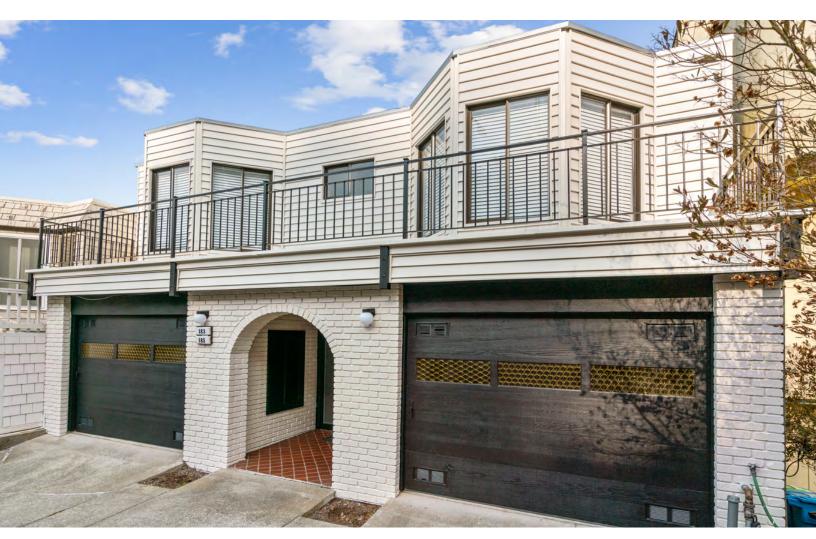
183-185 VILLA TERRACE

2 UNITS IN CLARENDON HEIGHTS - \$1,650,000







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183-185 VILLA TERRACE

SAN FRANCISCO, CA

LIST PRICE: **\$1,650,000**

VACANT OWNER'S UNIT

STUNNING SAN FRANCISCO VIEWS

RECENTLY RENOVATED

2-CAR GARAGE

PRICE PER SQFT: \$683

PRICE PER UNIT: \$825,000

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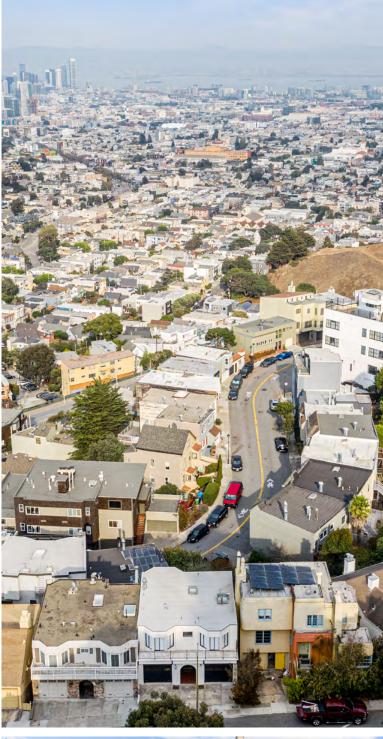
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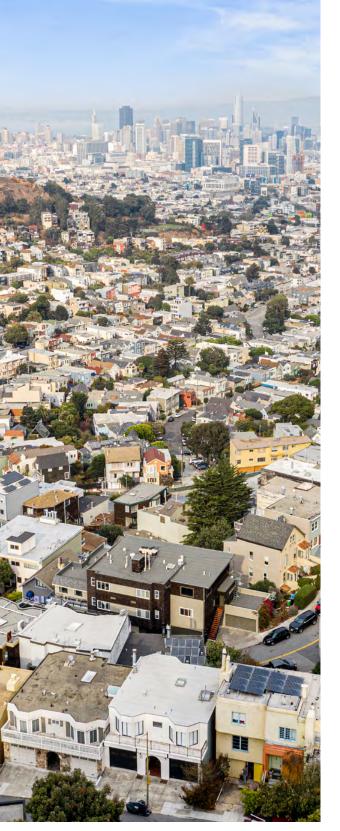
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PROPERTY SUMMARY

183-185 Villa Terrace is a unique opportunity to own a 2-unit building on a quiet, secluded street in Clarendon Heights. The building is comprised of 2-Two Bedroom/Two Bathroom Units and two separate 1-Car Garages. The upper-level unit is currently vacant and perfect for an owner-user.

The handsome front door opens to a staircase that rises to the entrance of an updated unit with stunning, unobstructed San Francisco views. The unit features porcelain tile in the kitchen and bathrooms, granite countertops, new cabinets, stainless steel appliances, crown molding, and updated electrical outlets. There are two generous sized bedrooms and two full, updated bathrooms. The lower unit is a dual-level two bedroom/two bathroom tenant-occupied residence with an outdoor patio with nice views.

The property also includes two separate garages with space for 1-car each. The tenant in the lower unit is currently using the garage on the left, and the garage on the right is vacant.

The property is located a short distance to Kite Hill Park, Dolores Park, Tank Hill Park, and Corona Heights Park. Residents can also enjoy the convenience of nearby shops, cafes, restaurants, and bars in the Castro, Noe Valley, and Cole Valley. Popular neighborhood restaurants and bars include Starbelly, Kitchen Story, Fable, Zazie, Frances, Firefly, and Seven Stills Brewery.

Residents who commute to the Financial District benefit from being located a few blocks from the L Bus Line, with direct transit to Downtown.

- 2-Units in Clarendon Heights
- Unit Mix: 2-Two Bedroom/Two Bathroom Units
- 2-Car Parking
- Small shared backyard
- Building SqFt (per tax record): 2,416
- Price/SqFt: \$683 | Price/Unit: \$825,000
- Gross Scheduled Income: \$86,385
- Year Built: 1976

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Vanguard Properties 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

FINANCIAL SUMMARY

	Current	Proforma
Price:	\$1,650,000	\$1,650,000
GRM:	19.10	16.45
Number of Units:	2	2
Price/Unit:	\$825,000	\$825,000
Square Feet:	2,416	2,416
Cost/Sq. Foot:	\$683	\$683

ANNUAL OPERATING INCOME

	Current	Proforma
Scheduled Gross Rental Income:	\$86,385	\$100,320
Less Expenses:	(\$23,472)	(\$23,472)
Net Operating Income:	\$62,913	\$76,848

PROPOSED OWNER-USER FINANCING

Current	Proforma
\$1,650,000	\$1,650,000
\$495,000	\$495,000
\$1,155,000	\$1,155,000
2.90%	2.90%
30	30
\$4,807	\$4,939
\$57,689	\$59,263
\$34,065	\$48,000
\$23,472	\$23,472
\$3,924	\$2,763
	\$1,650,000 \$495,000 \$1,155,000 2.90% 30 \$4,807 \$57,689 \$34,065 \$23,472

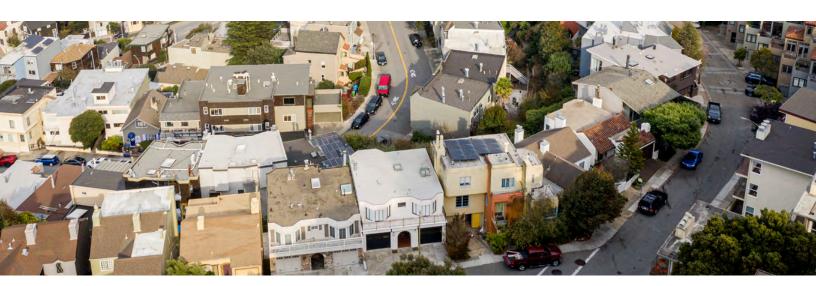
INCOME & EXPENSE

RENT ROLL

Unit	Lease Start Date	Unit Type	Current Rent	Market Rent
183 - Upper	Vacant	2BR/2BA	\$4,360.00	\$4,360.00
185 - Lower	3/1/2010	2BR/2BA	\$2,838.72	\$4,000.00
		Monthly	\$7,198.72	\$8,360.00
		Annual	\$86,384.64	\$100,320.00
		Upside	16.13%	

ESTIMATED ANNUAL EXPENSES

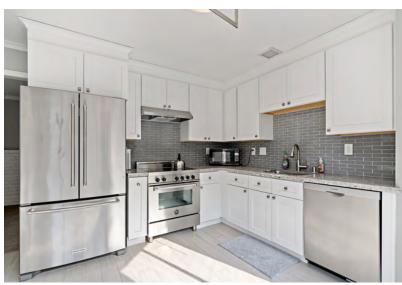
	Current	Proforma
New Property Taxes (1.1801%)	\$19,472	\$19,472
Insurance - Estimated	\$3,000	\$3,000
PG&E - Estimated	\$0	\$0
Trash - Estimated	\$0	\$0
Water - Estimated	\$0	\$0
Maintenance Estimated @ \$500/unit	\$1,000	\$1,000
Total Expenses:	\$24,003	\$24,003



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INTERIOR PHOTOS













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The Offering Memorandum was prepared by Vanguard Properties. 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 Vanguard Properties 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 Vanguard Properties 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. Vanguard Properties is not authorized to make any representations or agreements on behalf of the owner.