



3678 18TH STREET

4 UNITS IN MISSION DOLORES - \$2,099,000



ALLISON CHAPLEAU

415.516.0648 | allison@allisonchapleau.com | allisonchapleau.com | DRE #01369080

3678
18TH STREET
SAN FRANCISCO, CA

\$2,099,000
List Price

\$614
Price Per SqFt

\$524,750
Price Per Unit

\$132,282
Annual Income

4.24%
Cap Rate

15.87
GRM

ALLISON CHAPLEAU

allisonchapleau.com
allison@allisonchapleau.com
415.516.0648
BRE#01369080





PROPERTY SUMMARY

3678 18th Street is an opportunity to acquire a 4-unit investment property in San Francisco's desirable Mission Dolores neighborhood. The building consists of four large One Bedroom Units and a garage for 2-car parking. One unit will be delivered vacant.

The property is ideally located a half block away from the popular Mission Dolores Park. Residents can also enjoy the convenience to nearby shops, cafes, restaurants, and bars. Popular neighborhood restaurants, bars, and stores include Bi-Rite Market, Nopalito, Lolo, Lazy Bear, Tartine Bakery, Foreign Cinema, Lolinda, El Techo, Delfina, and Flour + Water.

Residents who commute to the Financial District in San Francisco benefit from being located a few blocks from the BART station at 16th St & Mission St. Residents who commute to Silicon Valley benefit from being located one block from the tech shuttle stop at the corner of Dolores St & 18th St.

- 4-Units in Mission Dolores
- Unit Mix: 4-One Bedroom Units
- 2-Car Parking
- One Unit Delivered Vacant
- Rear Garden & Additional Storage
- Half Block Away From Mission Dolores Park
- Building SqFt (per tax record): 3,420
- Price/SqFt: \$614 | Price/Unit: \$524,750
- Cap Rate: 4.24% | GRM: 15.87
- Gross Scheduled Income: \$132,282
- APN: 3578-026
- Year Built: 1922



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.

Allison Chapleau | 415.516.0648 | allison@allisonchapleau.com

FINANCIAL SUMMARY

	Current
Price:	\$2,099,000
CAP Rate:	4.24%
GRM:	15.87
Number of Units:	4
Price Per Unit:	\$524,750
Square Feet - per tax records:	3,420
Cost Per SqFt:	\$614

ANNUAL OPERATING INCOME

	Current
Scheduled Gross Income:	\$132,282
Less Expenses:	(\$43,341)
Net Operating Income:	\$88,941

PROPOSED NEW CONVENTIONAL LOAN

		Current
Down Payment:	40%	\$839,600
First Loan:	60%	\$1,259,400
Interest Rate:		3.35%
Amortization:		30
Monthly Payment:		\$5,550
Annual Debt Service:		\$66,604
Debt Coverage Ratio:		1.34
Net Cash Flow After Debt Service:		\$22,337
Cash on Cash Return:		

PROPOSED SELLER FINANCING LOAN

		Current
Down Payment:	25%	\$524,750
First Loan:	75%	\$1,574,250
Interest Rate (fixed 5 years):		4.00%
Amortization:		30
Monthly Payment:		\$7,516
Annual Debt Service:		\$90,189
Debt Coverage Ratio:		.99
Net Cash Flow After Debt Service:		\$1,247
Cash on Cash Return:		-0.06%

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.

INCOME & EXPENSES

RENT ROLL

Unit	Lease Start Date	Unit Type	Current Rent	Market Rent
1	7/20/2020	1BR	\$2,800.00	\$2,800.00
2	Vacant	1BR	\$2,800.00	\$2,800.00
3	8/19/2003	1BR	\$1,903.53	\$1,903.53
4	7/1/2020	1BR	\$3,245.00	\$3,245.00
parking			\$175.00	\$175.00
laundry			\$100.00	\$100.00
		Monthly	\$11,023.53	\$11,023.53
		Annual	\$132,282.36	\$132,282.36

ESTIMATED ANNUAL EXPENSES

	Current
New Property Taxes	1.198% \$25,146
Insurance - 2020 Actual	\$4,578
PG&E - 2020 Actual	\$616
Water - 2020 Actual	\$3,371
Trash - 2020 Actual	\$2,654
Janitorial - 2020 Actual	\$2,088
Gardening - 2020 Actual	\$1,950
Pest Control - 2020 Actual	\$938
Maintenance - Estimated at \$500/unit	\$2,000
Total Expenses:	\$43,341
% of EGI	31.91%

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.

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 Vanguard Properties from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Vanguard Properties, 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 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.

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.