

1031-1039 OAK STREET

6 CONDO UNITS IN THE LOWER HAIGHT - \$5,500,000



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1031-1039
OAK STREET
SAN FRANCISCO, CA

\$5,500,000
List Price

\$826
Price Per SqFt

\$916,667
Price Per Unit

\$253,200
Annual Income

3.16%
Cap Rate

21.72
GRM

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PROPERTY SUMMARY

The six free standing townhouse condominiums located at 1031-1039 Oak Street were designed and built by famed architect Donald MacDonald and sit on a 50' x 137' double lot in the heart of the City's NoPa/Lower Haight/Alamo Square neighborhoods. The six condominiums on offer as a bulk sale consist of four three-bedroom, two bath residences and two, two-bedroom one bath residences. Each home has modern design, private yards, off street secure parking behind an automatic gate and wood burning fireplaces. The common center courtyard gives the homes privacy and light from multiple windows exposures rarely seen in condominium projects. This truly one of a kind, rare offering is being made as an opportunity to buy six freestanding three level condominiums in one of the best locations in the city.

Situated just two blocks from the eastern edge of the Panhandle of Golden Gate Park and two blocks from famed Alamo Square and the postcard perfect "Painted Ladies", 1031-1039 Oak Street is steps from both the exciting food and entertainment offerings of trendy NoPa and historic Haight-Ashbury neighborhoods. Running trails, bike trails and public transportation options surround this home and serve as a gateway to the best the city has to offer.

- Six Modern Design Condominiums
- All units are stand-alone condominiums/townhouses
- All units have parking (two have garages (1033 Oak St. / 1037 Oak St.)
- Over 6,600 sqft of Total Living Space
- All Homes have private yards (1031A/1033/1037/1039) have large rear yards
- Rare Opportunity to Buy Six Separate Condominiums
- Huge Double Lot | 50' x 137'
- Built in 1994 by Famed Architect Donald MacDonald
- Units all have Wood Burning Fireplaces
- Soaring Loft Style Ceilings
- Tremendous Light from Multiple Exposures
- Incredible location steps to NoPa shops/GGP/Alamo Square Park and Lower Haight

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.

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FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Price:	\$5,500,000
CAP Rate	3.16%
GRM	21.72
Number of Units:	6
Price/Unit:	\$916,667
Square Feet	6,658
Cost/Sq. Foot:	\$826

ANNUAL OPERATING INCOME

Scheduled Gross Income:	\$253,200
Less Expenses:	(\$79,650)
Net Operating Income:	\$173,550

RENT ROLL

Unit	Unit Type	SqFt	Current Rent	Market Rent
1031	3BD/2BA	1,163	\$3,800.00	\$4,300.00
1031 A	2BD/1BA	866	\$3,500.00	\$3,600.00
1033	3BD/2BA	1,300	\$3,000.00	\$3,600.00
1035	3BD/2BA	1,212	\$3,500.00	\$4,300.00
1037	3BD/2BA	1,278	\$3,800.00	\$4,300.00
1039	2BD/1BA	839	\$3,500.00	\$3,600.00
	Monthly:		\$21,100.00	\$23,700.00
	Annual:		\$253,200.00	\$284,400.00

ESTIMATED ANNUAL EXPENSES

New Property Taxes	1.190%	\$65,450
Insurance - Estimated		\$7,000
PG&E		\$0
Water		\$4,200
Trash		\$0
Maintenance - Estimated at \$500/unit		\$3,000
Total Expenses:		\$79,650

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