



4145-4151 LAWTON STREET

4 UNITS IN THE OUTER SUNSET - \$1,695,000



ALLISON CHAPLEAU

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4145-4151
LAWTON STREET

SAN FRANCISCO, CA

\$1,695,000

List Price

\$547

Price Per SqFt

\$423,750

Price Per Unit

\$86,334

Annual Income

3.28%

Cap Rate

19.63

GRM

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PROPERTY SUMMARY

4145-4151 Lawton Street is an opportunity to own a well-maintained 4-unit investment property in San Francisco's Outer Sunset neighborhood. The building consists of 4-One Bedroom Units, a 4-Car Garage, and an undeveloped portion of the lot. One unit and one car parking will be delivered vacant.

The units are large one-bedroom units and feature a kitchen/dining area, formal living room, generous sized bedroom, and walk-in closet. There is potential to convert the units to two-bedroom units for future upside.

The property is situated on a large, oversized lot, which offers potential development opportunities for a Buyer.

The building is situated one block from Ocean Beach, four blocks from Golden Gate Park, and a short distance to the many restaurants and cafes that Irving and Judah Street have to offer. The property is also conveniently located two blocks from the N Judah line, which is perfect for commuters who work in the city's Financial District & Embarcadero neighborhoods.

- 4 Units in the Outer Sunset
- 4 Car Parking Garage
- One Unit & One Car Parking Delivered Vacant
- Oversized Lot With Undeveloped Portion
- Building SqFt (Per tax records): 3,097
- Lot SqFt (Per tax records): 4,499
- Year Built: 1954
- APN: 1896-044



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

	Current	Proforma
Price:	\$1,695,000	\$1,695,000
CAP Rate:	3.31%	6.25%
GRM:	19.50	12.39
Number of Units:	4	4
Price Per Unit:	\$423,750	\$423,750
Square Feet (per tax recor):	3,097	3,097
Cost Per SqFt:	\$547	\$547

ANNUAL OPERATING INCOME

	Current	Proforma
Scheduled Gross Income:	\$86,934	\$136,800
Less Expenses:	(\$30,813)	(\$30,813)
Net Operating Income:	\$56,121	\$105,987

PROPOSED LOAN SCENARIO

	Current	Proforma
Purchase Price:	\$1,695,000	\$1,695,000
Down Payment:	40% \$678,000	\$678,000
First Loan:	\$1,017,000	\$1,017,000
Interest Rate (5yr fixed):	3.00%	3.00%
Amortization:	30	30
Monthly Payment:	\$4,288	\$4,288
Annual Debt Service:	\$51,453	\$51,453
Debt Coverage Ratio:	1.09	2.06
Net Cash Flow After Debt Service:	\$4,669	\$54,535
Cash on Cash Return:	0.28%	3.22%

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INCOME & EXPENSES

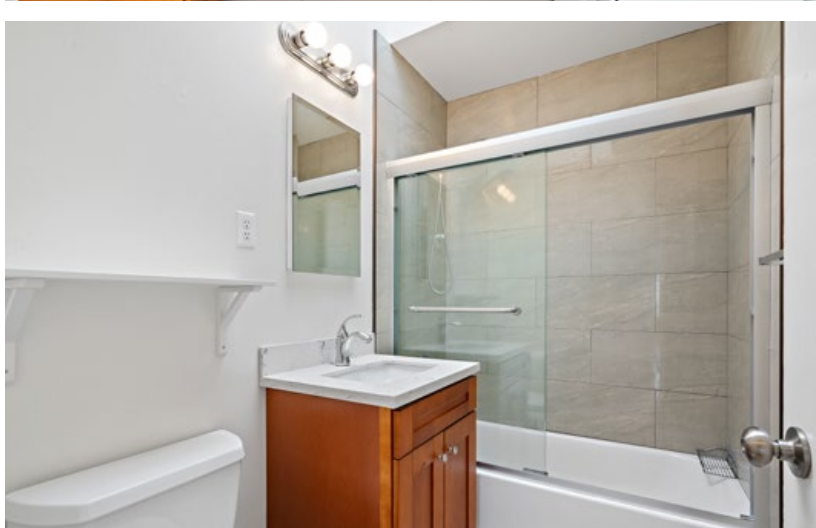
RENT ROLL

Unit	Move-In-Date	Unit Type	Current Rent	Market Rent	Notes
4145	11/7/2020	1BD	\$2,300.00	\$2,850.00	Rent is \$2,200 + \$100 for parking
4147	Vacant	1BD	\$2,850.00	\$2,850.00	One parking spot vacant
4149	?	1BD	\$693.00	\$2,850.00	One parking spot included in rent
4151	9/17/2005	1BD	\$1,401.50	\$2,850.00	One parking spot included in rent (tenant does not have a car)
			Monthly	\$7,244.50	\$11,400.00
			Annual	\$86,934.00	\$136,800.00
			Upside	57.36%	

ESTIMATED ANNUAL EXPENSES

	Current	Proforma
New Property Taxes (1.198%)	\$20,313	\$20,313
Insurance - Estimated	\$3,000	\$3,000
PG&E - Estimated	\$500	\$500
Water - Estimated	\$2,500	\$2,500
Trash - Estimated	\$2,500	\$2,500
Maintenance - Estimated at \$500/unit	\$2,000	\$2,000
Total Expenses:	\$30,813	\$30,813
% of EGI	35.44%	22.52%

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