



1517 WALLER STREET

6 UNITS IN HAIGHT-ASHBURY - \$2,350,000



ALLISON CHAPLEAU

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1517 WALLER STREET

SAN FRANCISCO, CA

\$2,350,000

List Price

\$522

Price Per SqFt

\$391,667

Price Per Unit

\$159,528

Annual Income

4.18%

Cap Rate

14.73

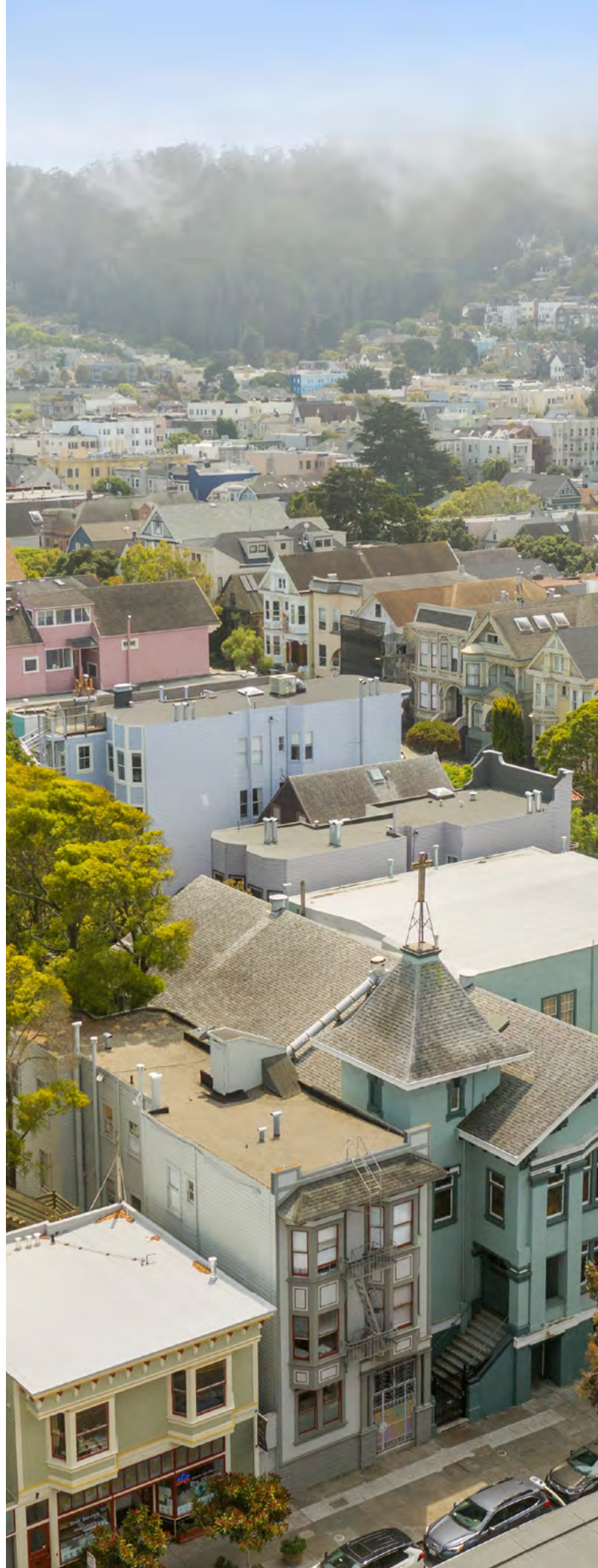
GRM

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PROPERTY SUMMARY

1517 Waller Street is a well-maintained 6-unit apartment building located on a beautiful tree-lined street at the intersection of Cole Valley, Haight-Ashbury, and Golden Gate Park. The building consists of 1-Two Bedroom, 4-One Bedrooms, and 1-Junior One Bedroom Unit. Three of the units have private decks in the rear of the building and there is a lovely shared backyard. Additionally, three of the units have been recently remodeled and include in-unit washers and dryers.

The property is located just three blocks from Golden Gate Park and is within close proximity to the Cole Valley and Haight Street corridors, making this the perfect location to explore a wide array of restaurants, bars, bakeries, cafes, & boutiques. Popular spots include Zazie's, Padrecito's, InoVino, The Ice Cream Bar, and Luke's Local. The building is also conveniently located within three blocks of the N-Judah Muni Line and tech shuttles, making commuting a breeze!

- 6 Units in Haight-Ashbury
- Soft Story Retrofit Completed
- Unit Mix: 4-One Bedrooms, 1-Two Bedroom, & 1-Junior One Bedroom
- All Units Tenant-Occupied
- Three Units Have In-Unit Washers & Dryers
- Three Units Recently Remodeled
- Total Building SqFt (per tax records): 4,500
- Annual Income: \$159,528
- Price Per SqFt: \$522 | Price Per Unit: \$391,667



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

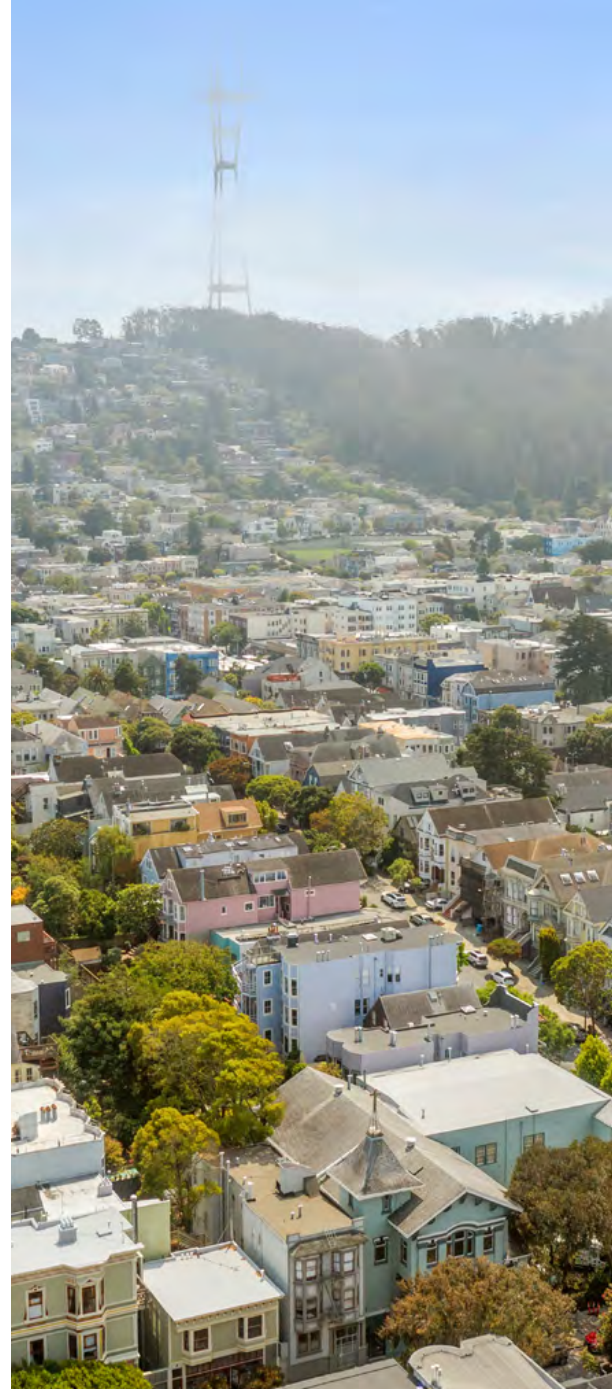
	Current
Price:	\$2,350,000
CAP Rate:	4.18%
GRM:	14.73
Number of Units:	6
Price Per Unit:	\$391,667
Square Feet - per tax records:	4,500
Price Per SqFt:	\$522

ANNUAL OPERATING INCOME

	Current
Scheduled Gross Income:	\$159,528
Less Vacancy Rate: 3%	(4,786)
Gross Operating Income:	\$154,742
Less Expenses:	(\$56,433)
Net Operating Income:	\$98,309

PROPOSED LOAN SCENARIO

	Current
Purchase Price:	\$2,350,000
Down Payment: 40%	\$940,000
First Loan:	\$1,410,000
Interest Rate (5yr fixed):	3.50%
Amortization:	30
Monthly Payment:	\$6,332
Annual Debt Service:	\$75,978
Debt Coverage Ratio:	1.29
Net Cash Flow After Debt Service:	\$22,331
Cash on Cash Return:	0.95%



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INCOME & EXPENSES

RENT ROLL

Unit	Move-In Date	Unit Type	Current Rent	Market Rent
1	9/26/2020	1BR	\$2,595.00	\$2,750.00
2	8/15/2020	1BR	\$3,595.00	\$3,595.00
3	11/1/1996	1BR	\$1,121.00	\$2,750.00
4	5/15/2007	1BR	\$1,541.00	\$2,750.00
5	5/20/2021	2BR	\$3,100.00	\$3,595.00
6	12/1/2005	Jr. 1BR	\$1,342.00	\$2,300.00
			Monthly	\$13,294.00
			Annual	\$159,528.00
			Upside	33.44%

ESTIMATED ANNUAL EXPENSES

	Current
New Property Taxes	1.198% \$28,162
Insurance - 2021 Annualized	\$3,696
PG&E - 2021 Annualized	\$6,134
Water - 2021 Annualized	\$4,221
Trash - 2021 Annualized	\$3,005
Cleaning Service - 2021 Annualized	\$1,680
Fire Maintenance - 2021 Annualized	\$154
Maintenance - Estimated at \$500/unit	\$3,000
Management Fee 4%	\$6,382
Total Expenses:	\$56,433
% of EGI	35.38%

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