



# 26-28 CUMBERLAND STREET

3 UNITS IN MISSION DOLORES - \$1,850,000



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# 26-28 CUMBERLAND ST

SAN FRANCISCO, CA

**\$1,850,000**

List Price

**\$495**

Price Per SqFt

**\$616,667**

Price Per Unit

**\$98,729**

Annual Income

**3.54%**

Cap Rate

**18.74**

GRM

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## PROPERTY SUMMARY

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26-28 Cumberland Street is an opportunity to own a 3-Unit building located in San Francisco's desirable Mission Dolores neighborhood. The building is comprised of 2-Three Bedroom Units and 1-Two Bedroom Unit. The lower unit is delivered vacant and the middle and upper units are tenant-occupied. The units features hardwood flooring and ample natural light. There is a large basement for additional storage and a lovely landscaped backyard. The foundation has had significant recent seismic upgrades.

The property is ideally located one block away from the popular Mission Dolores Park. Residents can also enjoy the convenience to nearby shops, cafes, restaurants, and bars. Popular neighborhood restaurants and bars include 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.

- 3 Units in Mission Dolores
- Unit Mix: 2-Three Bedroom Units and 1-Two Bedroom Unit
- Two Units Tenant-Occupied & One Unit Vacant
- Upper Unit Has City Views
- Large Basement - Expansion Potential
- Significant Seismic Upgrades
- Landscaped Backyard
- Building SqFt (Per tax records): 3,738
- Year Built: 1907
- APN: 3598-048

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

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## FINANCIAL SUMMARY

	Current
Price:	\$1,850,000
CAP Rate:	3.54%
GRM:	18.74
Price Per SqFt:	\$495
Price Per Unit:	\$616,667
Number of Units:	3
Square Feet	3,738

## ANNUAL OPERATING INCOME

	Current
Scheduled Gross Income:	\$98,729
Less Expenses:	(\$33,163)
Net Operating Income:	\$65,566

## RENT ROLL

Unit	Move-In Date	Unit Type	Current Rent	Market Rent
Upper	12/1/1997	3BR	\$1,643.91	\$5,500.00
Middle	11/1/2004	3BR	\$2,888.48	\$5,500.00
Lower	Vacant	2BR	\$3,695.00	\$3,695.00
		Monthly	\$8,227.39	\$14,695.00
		Annual	\$98,728.68	\$176,340.00
		Upside	78.61%	

## ESTIMATED ANNUAL EXPENSES

		Current
New Property Taxes	1.198%	\$22,163
Insurance - Estimated		\$3,500
PG&E - Estimated		\$0
Water - Estimated		\$3,500
Trash - Estimated		\$2,500
Maintenance - Estimated at \$500/unit		\$1,500
Total Expenses:		\$33,163
% of EGI		34.14%

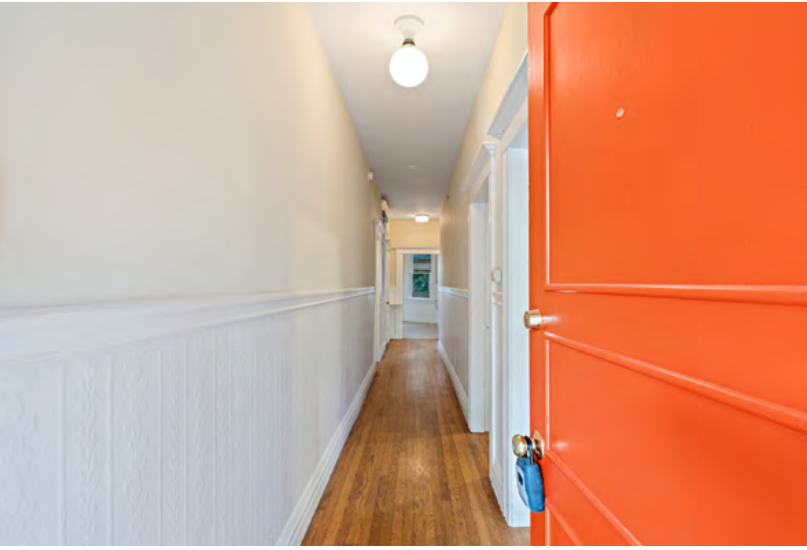
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# INTERIOR PHOTOS

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