

INVESTMENT SNAPSHOT

1927–1929 Taraval Street | San Francisco, CA 94116

STABILIZED MIXED-USE INVESTMENT

Purchase Price
\$2,495,000

INVESTMENT HIGHLIGHTS

- Four Income-Producing Units (Three Residential + One Commercial)
- Approximately 4,812 SF Building Area
- Approximately \$518.50/SF
- Commercial Lease Through June 4, 2031
- Residential Lease Through June 4, 2031
- One Month-to-Month Residential Unit Providing Future Operational Flexibility
- 1987 Construction (According to Public Records)
- Sunset District Location
- Minutes to Ocean Beach, Golden Gate Park, Muni, Restaurants & Shopping
- Mixed Residential & Commercial Income

CURRENT RENT ROLL

Unit	Monthly	Annual	Lease
Commercial	\$4,960	\$59,520	6/4/2031
Unit 3	\$4,950	\$59,400	6/4/2031
Unit 2	\$2,200	\$26,400	Lease
Unit 1	\$3,300	\$39,600	Month-to-Month

Additional Income

Tenant Water Reimbursements
Commercial: \$2,400/year
Unit 3: \$2,400/year
Unit 2: \$1,440/year
Total: \$6,240/year

Effective Gross Income

\$191,160

Operating Summary

Effective Gross Income: \$191,160
Property Taxes: (\$21,015)
Management: (\$8,719)
Insurance: (\$6,000)

Estimated NOI

\$155,426

Investment Metrics

Estimated Cap Rate: 6.23%

GRM: 13.49

Price Per Unit: \$623,750

Price Per SF: \$518.50

Commercial Lease Features

- Lease Through June 4, 2031
- 2% Annual Rent Increases
- One Additional Five-Year Renewal Option
- Tenant Pays Fixed Water Allocation
- Exclusive Use of One-Car Garage for Storage

Why This Property

- Diversified Income
- Long-Term Cash Flow
- Immediate Positive Income
- Month-to-Month Flexibility
- Sunset District
- Ocean-Proximate
- Qualified Seller Carryback Financing May Be Considered

Location

- Ocean Beach • Golden Gate Park • Taraval Corridor • Muni • Restaurants • Schools

Investment Opportunity

1927–1929 Taraval Street offers investors an increasingly uncommon opportunity to acquire a stabilized mixed-use asset combining diversified income, long-term lease security, immediate cash flow, future operational flexibility, and ownership within one of San Francisco's most desirable coastal neighborhoods.