6-UNIT APARTMENT BUILDING
INNER MISSION, SAN FRANCISCO, CA 94103
85-87 WOODWARD STREET

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PROPERTY OVERVIEW

Address: 85-87 Woodward Street, San Francisco, CA 94103
APN 3532-056
Neighborhood Inner Mission
Zoning RM-1 - Residential-Mixed, Low Density
Units 6
Building Gross Area 4,004 SQ. Ft. per tax records
Parcel Area 1,746 SQ. Ft.
Year Built 1908
Construction Type Wood
Floors 3
Electric Service Separately Metered
Gas Service Separately Metered
Heat Source Gas Wall Heaters / Electric Wall Heaters

FINANCIAL OVERVIEW

Asking Price $1,495,000
Number of Units 6
Price / Unit $249,167
Sq. Ft.* 4,004
Price / Sq. Ft. $373
GRM 15.8
CAP Rate 3.7%
*per tax records
OFFERING SUMMARY

85-87 Woodward Street, San Francisco | Offered For Sale: $1,495,000

85-87 Woodward Street is a 6-unit apartment building located in the Inner Mission District of San Francisco, one of the City’s most sought after neighborhoods in recent years.

The building is comprised of 6 two-bedroom apartments. The units have flexible floor plans, each with a den in the front of the unit that can be used as an additional bedroom. There is also a sunroom at the back of each unit that can be used as a home office / zoom room or laundry room. Renters enjoy high ceilings, great natural light, eat-in kitchens, and hardwood floors. There is a large basement area, with several spacious storage rooms, that represent expansion potential for a new buyer when completing the required Soft Story retrofit. Tenants pay for their own PG&E.

Woodward Street is conveniently located adjacent to the hip and trendy Valencia Street Corridor. The neighborhood is well-known for its many bars, restaurants, and shops which cater to San Francisco’s growing population of young affluent workers. There is ample public transportation nearby with the MUNI Bus lines providing access to the rest of San Francisco, and the BART regional train system to the greater Bay Area. The property is also a short drive to major freeways and a short walk to numerous tech shuttle bus stops providing access to the East Bay, and South down the Peninsula. The incredible convenience and accessibility make this property a highly desirable place to live.

- 6 Two-Bedroom Apartments with Flexible Floor Plans in Inner Mission
- Great Expansion Potential for a Savvy Investor
- Scheduled Annual Income: approx. $95,000
- Building SQ. Ft.: 4,004 (per tax records)
- Year Built: 1908
## RENT ROLL

<table>
<thead>
<tr>
<th>Unit</th>
<th>Type</th>
<th>Current Rent</th>
<th>Move-In</th>
</tr>
</thead>
<tbody>
<tr>
<td>85</td>
<td>2 bedroom/1 bath + den</td>
<td>$457</td>
<td>45yrs+</td>
</tr>
<tr>
<td>85A</td>
<td>2 bedroom/1 bath + den</td>
<td>$3,200</td>
<td>Feb-15</td>
</tr>
<tr>
<td>85B</td>
<td>2 bedroom/1 bath + den</td>
<td>$2,023</td>
<td>Apr-14</td>
</tr>
<tr>
<td>87</td>
<td>2 bedroom/1 bath + den</td>
<td>$1,281</td>
<td>Jan-99</td>
</tr>
<tr>
<td>87A</td>
<td>2 bedroom/1 bath + den</td>
<td>$457</td>
<td>45yrs+</td>
</tr>
<tr>
<td>87B</td>
<td>2 bedroom/1 bath + den</td>
<td>$457</td>
<td>45yrs+</td>
</tr>
</tbody>
</table>

Monthly Income: $7,875  
Annual Income: $94,500

## OPERATING INCOME & EXPENSE INFORMATION

<table>
<thead>
<tr>
<th>Estimated Annual Revenue</th>
<th>$94,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scheduled Annual Gross Income</td>
<td>$94,500</td>
</tr>
<tr>
<td>(Estimated Annual Expenses)</td>
<td>$39,661</td>
</tr>
<tr>
<td>Net Operating Income</td>
<td>$54,839</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Estimated Annual Expenses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>New Property Taxes (1.1801%)</td>
<td>$17,641</td>
</tr>
<tr>
<td>Property Insurance</td>
<td>$2,154</td>
</tr>
<tr>
<td>Building Utilities</td>
<td>$11,241</td>
</tr>
<tr>
<td>Property Management (est. @ 5% of Gross Income)</td>
<td>$4,725</td>
</tr>
<tr>
<td>Repairs/Maintenance (estimated @ $650 per unit)</td>
<td>$3,900</td>
</tr>
<tr>
<td>Annual Expenses</td>
<td>$39,661</td>
</tr>
</tbody>
</table>

% of expenses: 42%

Expense Note: The above expenses are estimates based partly on Owner’s past expenses and partly on industry standards. These numbers are not guaranteed by Broker or Seller. All Buyers should use their own estimates.
ADDITIONAL PHOTOS
85-87 WOODWARD STREET SAN FRANCISCO, CALIFORNIA

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