

# 200 30TH STREET

8 Unit Property in Noe Valley

**OFFERED AT: \$2,800,000**



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## PROPERTY OVERVIEW:

200 30th street is an 8 unit apartment building with 8 car parking in San Francisco's premier Noe Valley district. The unit mix consists of 1 two bedroom, 1 studio and 6 one bedroom apartments. The property has been built, owned and operated by the same family since 1954 thus making this the first time the property has ever been listed for sale.

Built in 1954 and boasts 6318 square feet per the tax records the subject property is a wood frame building with a concrete foundation. The property underwent a seismic retrofit in 2017 and is compliant with San Francisco's soft story ordinance. Also, there are storage lockers and a coin operated washer and dryer on site for the convenience of the tenants. The units are well laid out and get great natural light which makes the subject property a desirable place for prospective tenants to live.

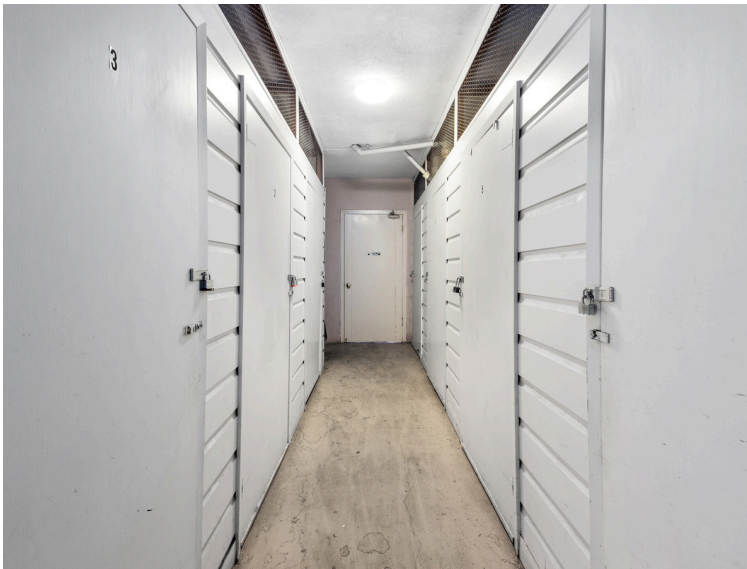
200 30th street is Located on the corner of 30th and Dolores street within walking distance to an abundance of local restaurants, shops and neighborhood attractions that Noe Valley has to offer including Dolores Park which is only a 10 block walk away. The neighborhood benefits from some of the best weather San Francisco has to offer where it is generally sunny. Also in close proximity are the J Church transit line, the 280 highway entrance and various neighborhood bus and tech shuttle stops making the subject property a commuters dream.

In all, the subject property offers investors the opportunity to buy a core asset in a core location of San Francisco that will cash flow for generations to come.

**\$2,800,000**

- 8 Units With 8 Car Parking
- Great Noe Valley Location
- Soft Story Retrofit Complete
- Built, Owned and Operated by the Same Family Since 1954
- Cap Rate: 5.7%/ \$158,249.34 Net Operating Income
- 6318 Square Feet/ \$443 Per Square Foot





## 200 30TH STREET, SAN FRANCISCO, CA 94131

### OFFERED AT: \$2,800,000

TOTAL NUMBER OF UNITS	8
PRICE PER UNIT:	\$350,000
SQUARE FEET:	6,318
\$/SQ. FT.:	\$443
CAP-CURRENT:	5.7%
GRM- CURRENT:	11.7
YEAR BUILT:	1954

## RENT ROLL

Unit Number	Unit Type	Current Rent	Move in Date
<b>1</b>	1br w/parking + storage	\$ 2,595.00	2/1/2024
<b>2</b>	1br	\$ 2,425.00	6/5/2021
<b>3</b>	1br w/parking + storage	\$ 2,750.00	5/1/2021
<b>4</b>	1br w/parking + storage	\$ 1,400.00	10/1/1994
<b>5</b>	2bw/parking + storage	\$ 3,595.00	1/28/2023
<b>6</b>	Studio w/storage	\$ 1,700.00	1/1/2021
<b>7</b>	1br w/parking + storage	\$ 2,800.00	5/20/2023
<b>8</b>	1br w/parking + storage	\$ 2,100.00	9/21/2001
<b>PARKING</b>		\$500	Vacant
<b>LAUNDRY</b>		\$ 150.00	
	<b>MONTHLY</b>	<b>\$ 20,015.00</b>	
	<b>ANNUAL</b>	<b>\$ 240,180.00</b>	

## ANNUALIZED OPERATING DATA

<b>ANNUAL OPERATING DATA</b>	<b>CURRENT</b>
SCHEDULED GROSS INCOME:	\$240,180.00
LESS VACANCY RATE:	\$12,009.00
GROSS OPERATING INCOME:	\$228,171.00
LESS EXPENSES:	\$69,921.66
NET OPERATING INCOME:	\$158,249.34

## EXPENSES

<b>ESTIMATED EXPENSES</b>	<b>CURRENT</b>
New Property Taxes	\$33,033
Insurance	\$7,100
Water	\$5,124
Garbage	\$3,936
PGE	\$3,120
Maintenance	\$5,600
Management	\$12,009
Total Expenses:	\$69,922
% of EGI	30.64%

# THE NEIGHBORHOOD





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