

# 3412-3416 18th Street

3 Unit Property in Mission District

**OFFERED AT: \$2,250,000**



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**VANGUARD  
PROPERTIES**

## PROPERTY OVERVIEW:

3412-3416 18th Street is a well maintained 3-unit apartment building located in San Francisco's vibrant Mission District. The property consists of 3 full floor flats, each one having 4 bedrooms and 2 baths. The top floor unit has an additional den. The units have all been remodeled with similar finishes and are equipped with in unit washer dryers. Additionally, there is a parking for up to three cars tandem that is currently rented by an outside tenant and the top flat will be delivered vacant.

Built in 1907 and boasts 4,590 square feet per the tax records, the subject property is a 3-story wood framed building with a concrete foundation. The roof was replaced in 2015 and the building underwent a voluntary foundation upgrade in 2017. The building is separately metered for gas, electricity and water thus offering an investor the opportunity to reap the rewards of a low expense building.

The subject property is located steps away from the Valencia & Mission Retail corridor featuring several well-known eateries, bars, music venues and only 3 blocks away from Dolores Park. The neighborhood has excellent access to public transportation, with the 16th and 24th Street BART stations within blocks of the property as well as multiple MUNI bus lines. This prime location also offers easy access to the 101 & 280 freeways.

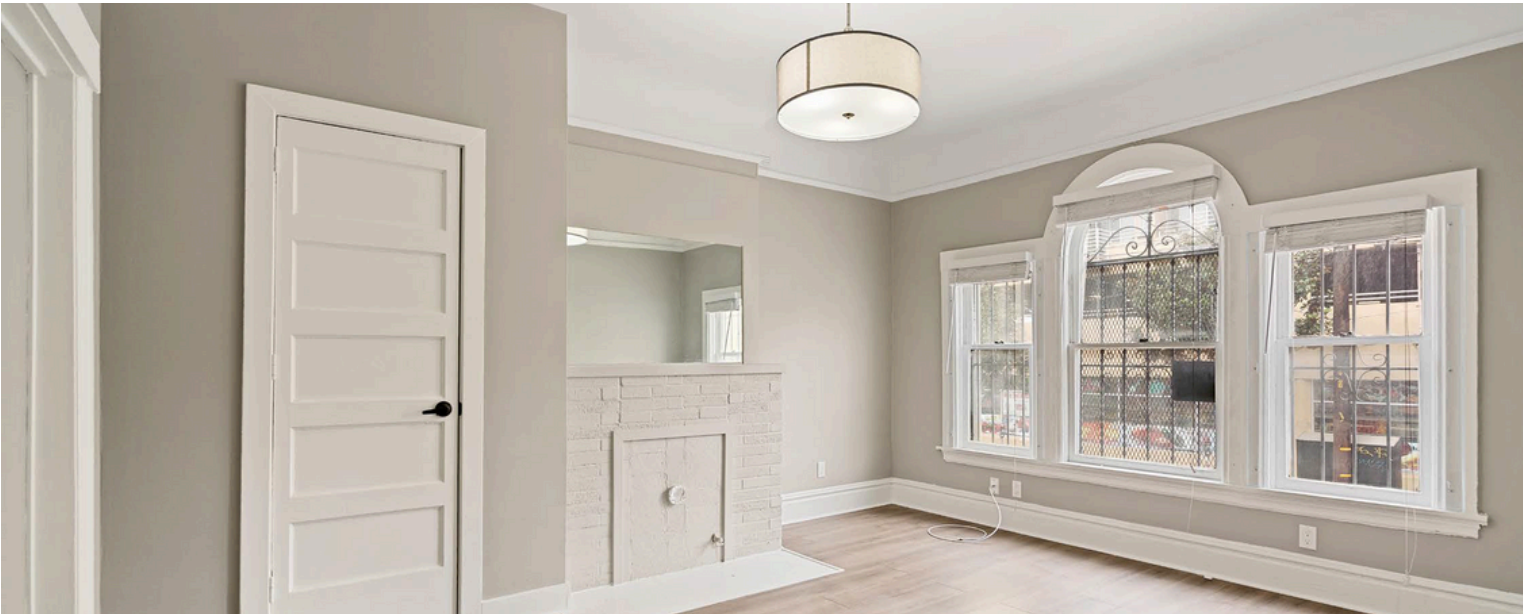
In all, the subject property offers investors or owner users the opportunity to buy a core asset, in a core location with upside potential for generations to come.

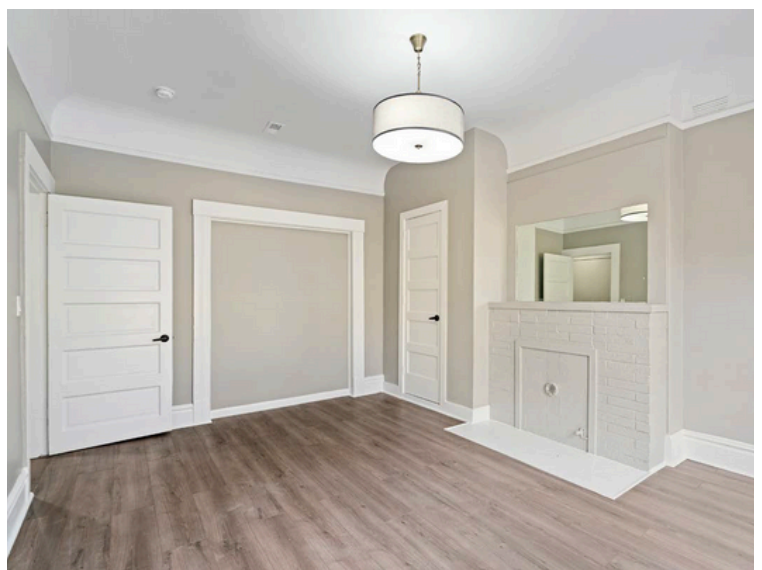
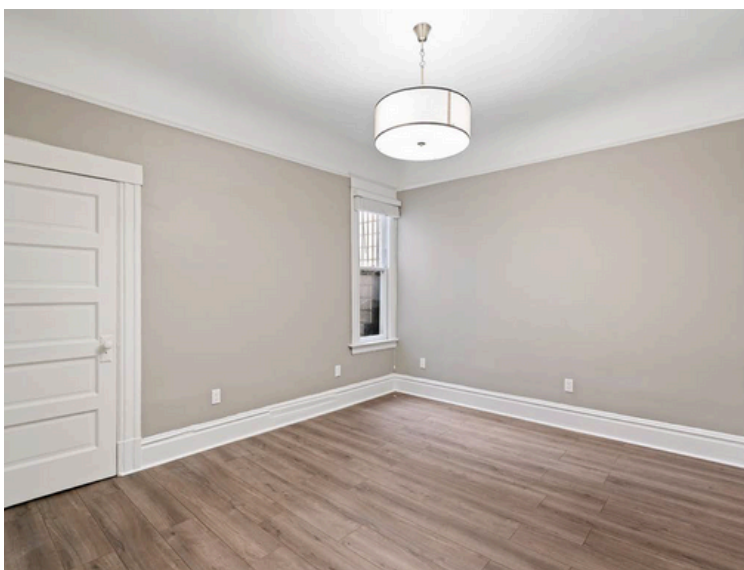
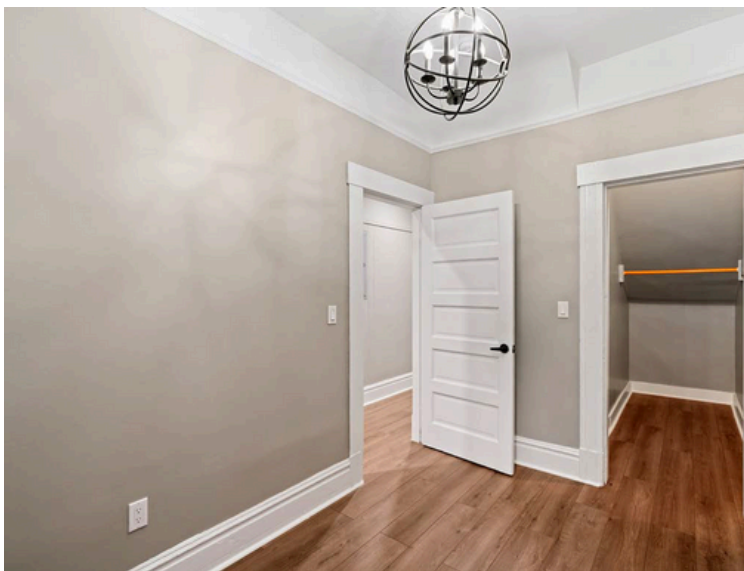
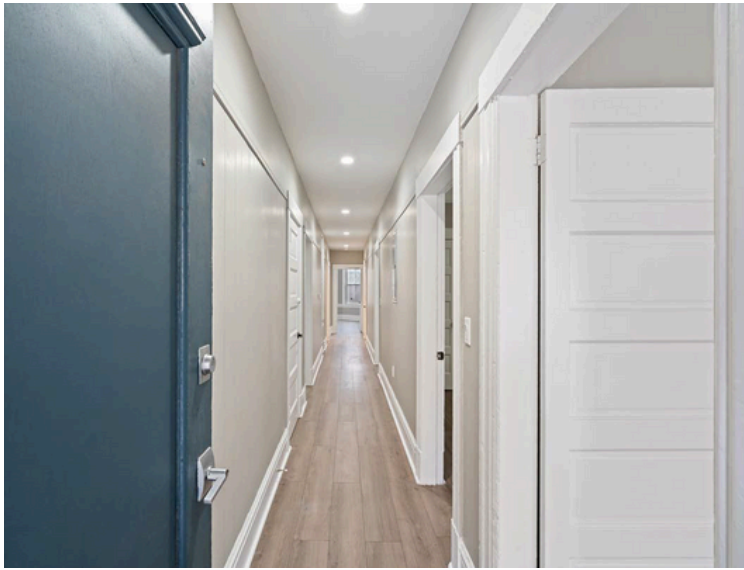
# \$2,250,000

- Well Maintained 3 Unit Apartment Building
- 11.2 GRM / 6.2% Cap Rate
- 3 Car Tandem Parking
- 4590 Square Feet
- Year Built: 1907
- Great Mission Location













## 3412-3416 18TH ST, SAN FRANCISCO

### OFFERED AT: \$2,250,000

TOTAL NUMBER OF UNITS	3
PRICE PER UNIT:	\$750,000
SQUARE FEET:	4590
\$/SQ. FT.:	\$490
CAP RATE:	6.2%
GROSS RENT MULTIPLIER:	11.3
YEAR BUILT:	1907

## RENT ROLL

UNIT	TYPE	RENT	MOVE IN DATE
3412	4br 2bath	\$ 4,895.00	2/1/24
3414	4br 2bath	\$5,024.60	7/1/23
3416	4br 2bath + den	\$ 5,500.00	Vacant
Parking		\$ 1,200.00	9/1/23
	MONTHLY	\$ 16,445.00	
	ANNUAL	\$ 197,340.00	



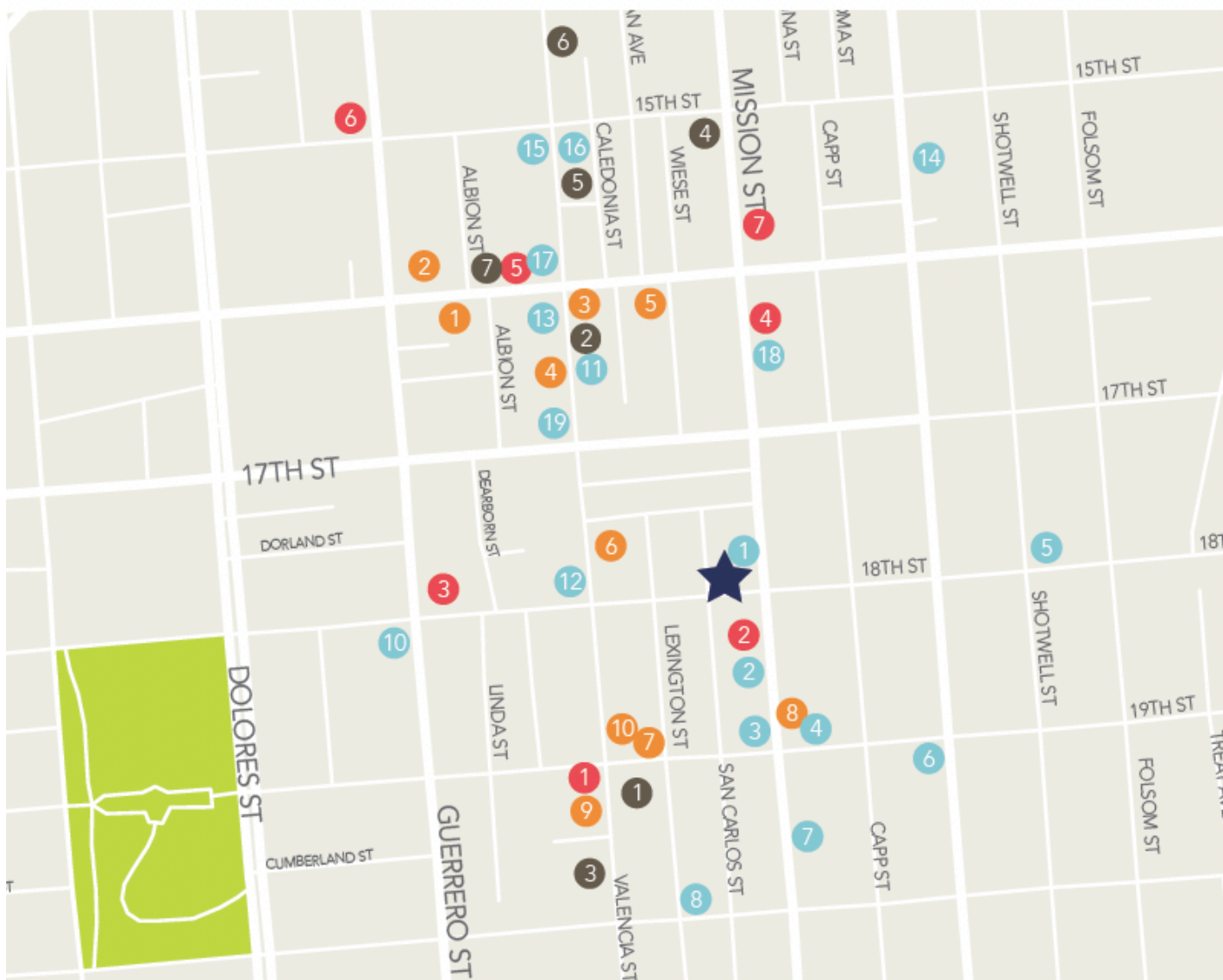
## ANNUALIZED OPERATING DATA

ANNUAL OPERATING DATA	CURRENT
SCHEDULED GROSS INCOME:	\$199,435.20
LESS VACANCY RATE:	\$9,971.76
GROSS OPERATING INCOME:	\$189,463.44
LESS EXPENSES:	\$49,382
NET OPERATING INCOME:	\$140,081

## EXPENSES

ESTIMATED EXPENSES	CURRENT
NEW PROPERTY TAXES	\$26,544
INSURANCE	\$6,240
WATER	\$0
GARBAGE	\$3,442
PGE	\$184
MAINTENANCE	\$3,000
MANAGEMENT	\$9,972
TOTAL EXPENSES:	\$50,562
% OF EGI	26.69%





★ 3412-3416 18th Street

RESTAURANTS

- 1. Yamo
- 2. Mission Chinese Food
- 3. Taqueria Cancun
- 4. Bissap Baobab
- 5. Gallardo's
- 6. Bender's
- 7. Arabian Nights
- 8. Garden Creamery
- 9. Loló
- 10. Tartine Bakery
- 11. Locanda
- 12. Hawker Fare
- 13. Limón Rotisserie
- 14. Flying Pig Bistro Pub
- 15. Little Star Pizza
- 16. Pica Pica Arepa Kitchen
- 17. CREAM San Francisco
- 18. The Sandwich Place

GROCERY MARKETS

- 1. Rhea's Deli & Market
- 2. George's Market
- 3. Pay And Save Grocery
- 4. Mi Tierra Market
- 5. Foodhall
- 6. Spotlight Market

CAFÉS & BAKERIES

- 1. Boba Guys Mission
- 2. Muddy Waters Coffee House
- 3. Borderlands Cafe
- 4. La Noisette
- 5. Samovar Teahouse Cafe
- 7. Four Barrel Coffee

BARS

- 1. Gestalt
- 2. ABV
- 3. Casanova Lounge
- 4. Blondies' Bar
- 5. Bond Bar
- 6. Elbo Room
- 7. Wildhawk
- 8. Beauty Bar
- 9. The Beehive
- 10. Etcetera Wine Bar and Cafe





# DIMITRIS DROLAPAS

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