

3612-3616 26th Street & 396 San Jose Avenue

7 Unit Property in Mission District

OFFERED AT: \$2,150,000



DIMITRIS DROLAPAS
415.531.9659
dd@dimitrisdrolapas.com
DRE #01883765
www.dimitrisdrolapas.com



**VANGUARD
PROPERTIES**

PROPERTY OVERVIEW:

396 San Jose Avenue & 3612-3616 26th Street consists of 2 buildings on one lot in San Francisco's vibrant Mission District. 396 San Jose is comprised of 4 one bedrooms with 3 car parking and 3612-3616 26th Street is comprised of 3 two-bedroom flats. The property can be offered with seller financing with the following terms:

Down payment: \$650,000, loan amount: \$1,500,000, 5.5% interest only, for a 5 year term.

Built-in 1907 and boasts 5,220 square feet per the tax records, both buildings are wood-framed with bay windows and flat roofs. The units are separately metered for gas and electricity, and have their own separate water heaters. The 26th Street building apartments are heated by furnaces while the San Jose avenue units have gas wall heaters. There is also a common area washer/dryer for the convenience of tenants. Located on the northeast corner of 26th Street and San Jose Avenue, the subject properties have units that get great illumination, are well laid out, and thus offer prospective tenants very desirable apartment units to live in.

The properties are located steps away from all the trendy neighborhood restaurants, bars, and shops Valencia Street and Mission Street have to offer. Within walking distance, there are Bart, Muni lines, tech shuttle stops and easy access to Highway 280 making the subject location a commuter's dream.

In all the subject offering provides investors the opportunity to purchase 2 great assets, in a core location of San Francisco with lots of upside potential for generations to come.

\$2,150,000

- 2 Buildings on one Lot
- 100% Occupied
- Seller Financing Available:
\$650,000 Down Payment,
\$1,500,000 Loan Amount,
5.5% IO for 5 Years
- 4 One Brs, 3 Two Brs
- 3 Car Parking
- Great Mission Location
- 9.9 GRM/ 6.5% Cap Rate
- \$412 Per Square Foot
- \$307,143 Per Unit





3612-3616 26TH ST. & 396 SAN JOSE AVE, SAN FRANCISCO OFFERED AT: \$2,150,000

TOTAL NUMBER OF UNITS	7
PRICE PER UNIT:	\$321,143
SQUARE FEET:	5,220
\$/SQ. FT.:	\$412
CAP RATE:	6.5%
GRM:	9.9
YEAR BUILT:	1907 & 1916

RENT ROLL

UNIT	TYPE	RENT	MOVE IN DATE
3612 26th Street	2br	\$ 2,700	12/1/2020
3614 26th Street	2br	\$ 3,350	7/1/2016
3616 26th Street	2br	\$ 2,550	6/15/2021
396 San Jose #1	1br	\$ 3,030	7/1/2020
396 San Jose #2	1br	\$ 1,932	1/13/2023
396 San Jose #3	1br	\$ 2,950	9/30/2016
396 San Jose #4	1br	\$ 1,175	unknown
GARAGE		\$ 450	manager
	Monthly	\$ 18,137	
	Annual	\$ 217,644	



ANNUALIZED OPERATING DATA

ANNUAL OPERATING DATA	CURRENT
SCHEDULED GROSS INCOME:	\$217,644.00
LESS VACANCY RATE:	\$10,882.20
GROSS OPERATING INCOME:	\$206,761.80
LESS EXPENSES:	\$66,527.68
NET OPERATING INCOME:	\$140,234.12

EXPENSES

ESTIMATED 2023 EXPENSES	CURRENT
NEW PROPERTY TAXES	\$25,364.36
SPECIAL ASSESSMENTS	\$1,099.14
INSURANCE	\$9,122.00
WATER	\$9,099.85
GARBAGE	\$3,056.40
PGE	\$288.73
MAINTENANCE	\$7,000.00
RENT BOARD	\$413.00
VECTOR FEE	\$202.00
MANAGEMENT	\$10,882.20
TOTAL EXPENSES:	\$66,527.68
% OF EGI	32.18%

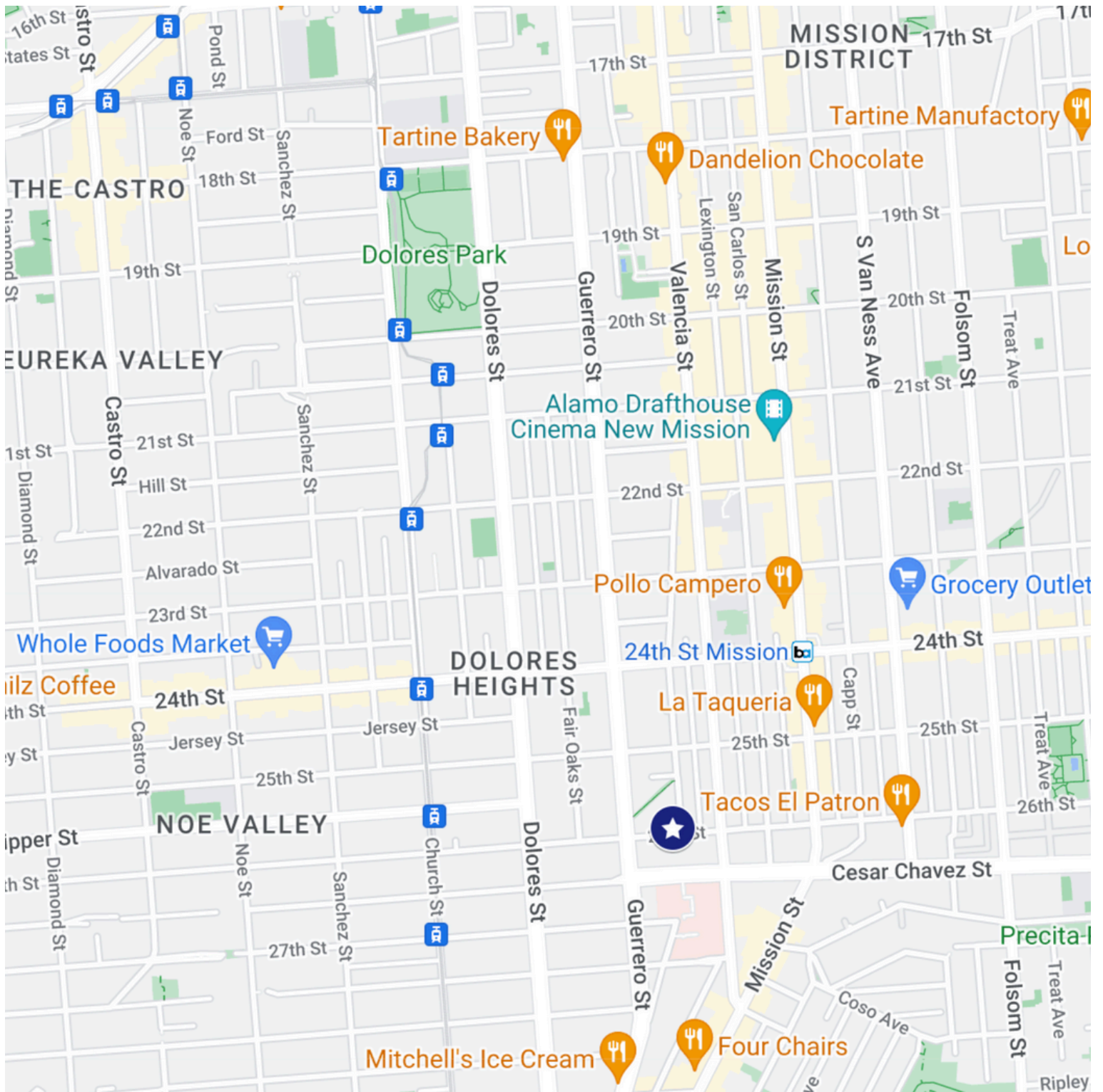


THE NEIGHBORHOOD



The property is located in the sought-after Mission District, which has undergone significant growth in the last ten years with many new businesses moving into the area. The neighborhood has excellent access to public transportation, with the 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.





★ 3612-3616 26TH ST. & 396 SAN JOSE AVE.



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Market and neighborhood statistics courtesy of SFAR MLS. They were not prepared by Vanguard Properties, and the accuracy of the information has not been verified by Vanguard Properties. Nothing contained herein should be considered to be a legal opinion of any kind and should not be relied upon as such.

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