



1630 SACRAMENTO STREET, SAN FRANCISCO, CA

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RITCHIE Commercial
RESPONSIBLE REAL ESTATE



OPPORTUNITY OVERVIEW

6 Units | 5,886 sq. Ft. | List Price: \$3,300,000

This six-unit apartment building is in the desirable Nob Hill neighborhood of San Francisco. It is well maintained and features five vacant apartments. The location is ideal for those who enjoy the convenience of being within walking distance to Polk Street, where many bars and restaurants are located. The location is also convenient for commuters, with several transportation lines running through the area, including the 1 and 38 Muni lines, which provide easy access to downtown San Francisco. The building is also close to many of the city's attractions, including the Golden Gate Bridge, Fisherman's Wharf, and Union Square. With its prime location and five available apartments, this building is an ideal choice for investors looking for an apartment building in the heart of San Francisco.



FINANCIAL ANALYSIS

FINANCIAL SUMMARY

Price	\$3,300,000
Number of Units	6
Sq Feet	5,886
Price Per Sq Ft	\$560.65
Price Per Unit	\$550,000
CAP Rate	4.6%
GRM	14.4

*Based on Current Rent Revenue and Expenses
Provided by the Seller

ANNUAL OPERATING DATA

Current

Scheduled Gross Income:		\$229,200.00
Less Vacancy Rate:	5.0%	\$11,460.00
Gross Operating Income:		\$217,740.00
Less Expenses:		\$66,895.50
Net Operating Income:		\$150,844.50

ESTIMATED EXPENSES

Current

New Property Tax	1.1723%	\$38,686
Insurance		\$6,500
Utilities		\$10,000
Cleaning and Maintenance		\$3,000
Management Fee	4.0%	\$8,710
Total Expenses		\$66,896
% of EGI		30.72%

ANNUAL RENTAL INCOME

Unit	Rent
1	3,300
2	3,300
3	3,300
4	3,300
5	3,300
6	2,600
Monthly	19,100
Annual	229,200

PROPERTY PHOTOS



PROPERTY PHOTOS



1630 SACRAMENTO STREET, SAN FRANCISCO CA

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