



OFFERING MEMORANDUM

4-UNIT BUILDING FOR INVESTMENT AND/OR OWNER MOVE-IN

501 Masonic Ave, San Francisco, CA

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*Exclusively
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EXECUTIVE SUMMARY

Section 01

PREMIER OFFERING IN THE HEART SAN FRANCISCO

Fabulous opportunity to buy a four-unit building for investment or/and owner move-in. The property features four one-bedroom units with a functional layout. Each unit consists of 1 BR, 1 BA, a spacious living room, and an eat-in kitchen. One unit is leased and three units are vacant. There is a two-car garage and a large open space behind the garage. Units are separately metered. Convenient location for public transportation. Close to USF, the Panhandle, Haight Ashbury, Cole Valley, and Golden Gate Park.

ADDRESS	501 Masonic Ave, San Francisco, CA
TOTAL RENTABLE AREA	±3,438 SF
TOTAL LAND AREA	±3,613 SF
UNITS/FLOORS	4/2
PRICE / SF	\$690
NOI YEAR	\$101,790
CAP RATE	4.2%
YEAR BUILT	1923
ZONING	RH2

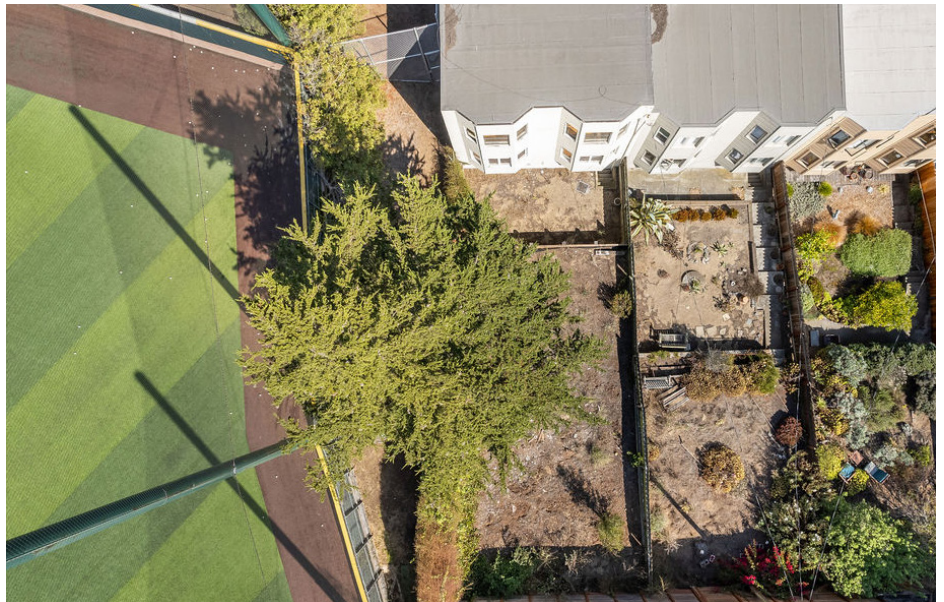




PROPERTY PHOTOS

Section 02

PROPERTY PHOTOS



UNIT #4



UNIT #4





LOCATION OVERVIEW

Section 02

LOCATION OVERVIEW



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	81,309	531,064	808,008
2020 CENSUS	84,540	575,471	874,336
2023 ESTIMATED	79,282	542,734	812,328
2028 PROJECTED	77,769	546,950	812,622

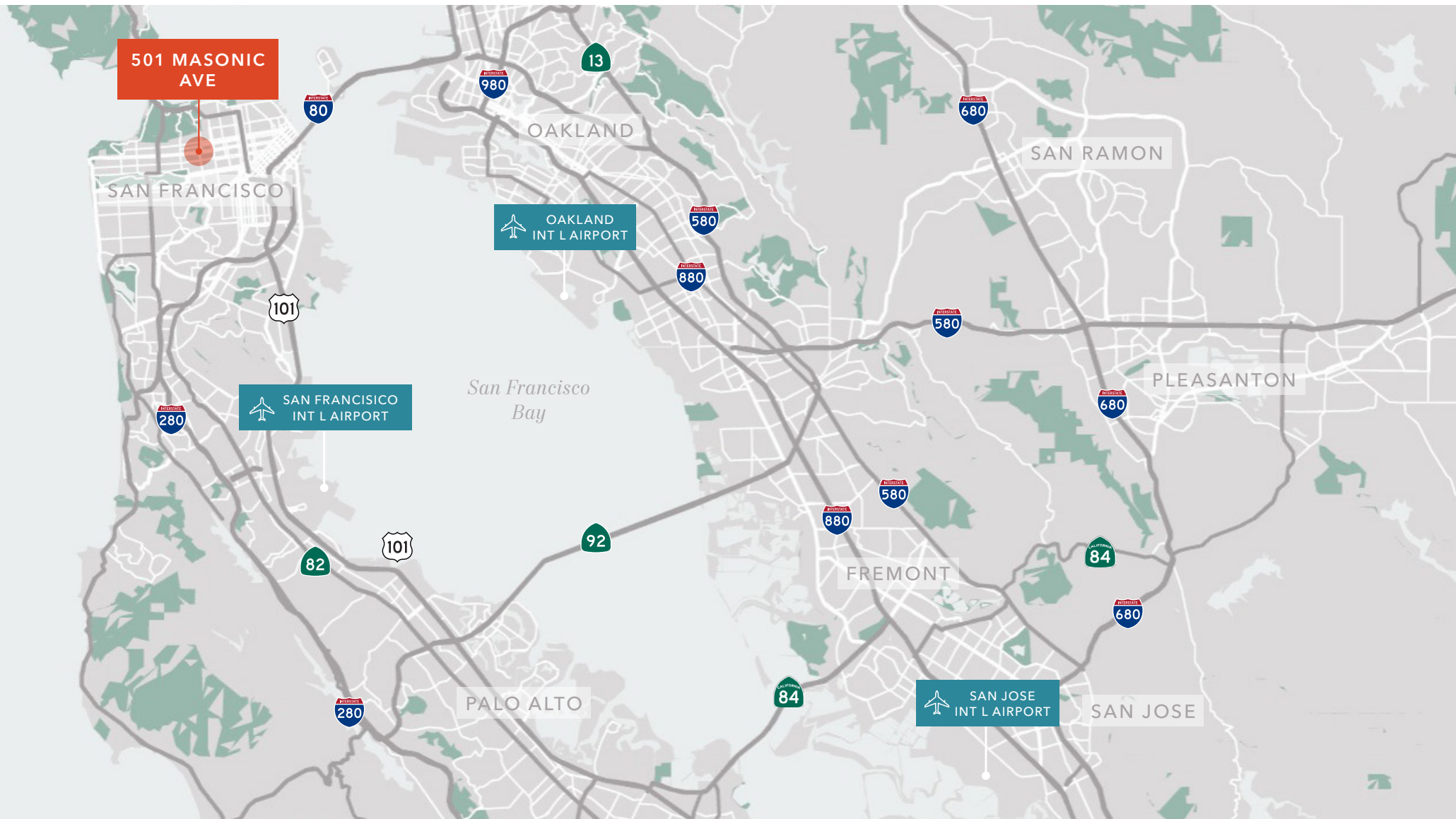


Household Income

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$187,654	\$173,217	\$169,437
2028 MEDIAN PROJECTED	\$193,653	\$178,418	\$174,828
2023 AVERAGE	\$273,109	\$237,385	\$233,017
2028 AVG PROJECTED	\$313,842	\$262,931	\$259,486



LOCATION OVERVIEW





FINANCIALS

Section 04

RENT ROLL

Unit	Bedrooms	Bathrooms	Average SF	Lease Start	Rent/Mo
Unit 1	1	1	±860	Vacant	\$3,395
Unit 2	1	1	±860	08/01/2006	\$1,629
Unit 3	1	1	±860	Vacant	\$3,395
Unit 4	1	1	±860	Vacant	\$3395
Parking				Vacant	\$250
Parking				Vacant	\$250
Parking				Vacant	
Storage				Vacant	
Total					\$12,314



FINANCIALS

SUMMARY

Price	\$2,495,000
Number of Units	4
Price Per Unit	\$623,750
Price Per SF	\$690
Gross SF	±3,438
Lot Size	±3,613
Cap Rate	4.2%

INCOME

Current

Gross Annual Rent Income	\$147,768
Net Operating Income	\$106,222

EXPENSES

Current

Taxes	\$29,443
Insurance	\$2,247
Water	\$1,620
Garbage	\$2,200
PG&E	\$420
Management Fee (4%)	\$5,616
Total Expenses	\$41,546
Effective Gross Income %	41.96%





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