

112 30TH STREET

NOE VALLEY | SAN FRANCISCO



FOUR UNIT APARTMENT BUILDING

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**COLDWELL BANKER COMMERCIAL
NRT**
1560 Van Ness Ave Fl 2, San Francisco, CA 94109
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FOR SALE



112 30TH STREET

112 30th Street, San Francisco, CA 94110

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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OFFERING SUMMARY

Sale Price:	\$2,595,000
Building Size:	3,720 SF
Lot Size:	2,848 SF
Price / SF:	\$698
Cap Rate:	3.9%
GRM:	16.3
NOI:	\$101,937

PROPERTY HIGHLIGHTS

- Incredible Noe Valley Location
- Four 2 Bedroom Apartments
- 4 Car Garage Parking
- Separately Metered for Gas & Electricity
- 2 Coin Operated Leased Laundry Machines
- Rental Upside
- Year Built: 1974

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,277	8,883	31,819
Total Population	5,529	21,673	79,141
Average HH Income	\$120,359	\$119,035	\$115,131

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PROPERTY DESCRIPTION

112 30th Street is a four unit apartment building fantastically located in San Francisco's Noe Valley District. All four units have been extensively remodeled. The building has recently updated kitchens, baths, front gate and patio in the rear. Each unit has its own independent parking space in the garage. Views of downtown from upper rear unit.

LOCATION DESCRIPTION

Noe Valley is a quaint but extremely popular place to live that's geared toward young families. The neighborhood features tidy rows of Victorian and Edwardian homes, and thanks to surrounding hills, has some of the city's sunniest weather. Nearby Church St. and 24th Street are lively centers for restaurants and shops; stocked with bakeries, wine and cheese shops and relaxed cafes. A weekly farmers' market is held in the modest town square. The building is ideally located near Dolores park and in proximity to the Glen Park Muni-line and the 24th Street BART station. Both Muni and BART pass directly through the neighborhood, offering convenient access to all locations throughout the City. There is a tech shuttle stop near the building at 30th and San Jose with service from Apple, Google and Genentech among others

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INCOME & EXPENSE PRO-FORMA

Scheduled Annual Gross Apartment Income (See Attached Rent Roll)	\$159,652
Less Vacancy (estimated at 2%)	(3,193)
Adjusted Annual Gross Income	\$156,459
 Annual Operating Expenses:	
Property Taxes (Estimated at 1.1801% of \$2.595mm)	\$30,624
Insurance ¹	3,602
Gas & Electricity	1,046
Water	3,932
Trash	2,695
Janitorial	2,000
Repairs & Maintenance (Estimated \$700 per unit)	2,800
Management (Estimated at 5% of Adj. Gross Income)	7,823
Leasing Commission	2,160
Estimated Annual Operating Expenses:	<u>(54,522)</u>
Estimated Net Operating Income:	\$101,937

¹ Insurance stated is from seller Income and Expense sheet

Note: The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by broker or Seller. All Buyers should use their own estimates.

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RENT ROLL				
Unit	Unit Type	Monthly Rent Including Parking	Market Rent ¹	Move in
1	2 Bedroom	\$3,240.68	\$3,650.00	4/7/2012
2	2 Bedroom	\$3,600.00	\$3,650.00	1/14/2019
3	2 Bedroom	\$3,629.69	\$3,650.00	12/13/2012
4	2 Bedroom	\$2,805.25	\$3,650.00	1/1/2009 ²
Laundry		\$28.70	\$28.70	
Total Monthly		\$13,304.32	\$14,628.70	
Total Annual		\$159,651.84	\$175,544.40	

¹ Market rent depends on the quality of finishes and improvements to the unit. Seller and Broker do not warrant or guarantee the stated estimated market rent.

² Per Seller. Rental Agreement & Estoppel not available. Tenant has lived there over 10 years and is 60+ years of age.

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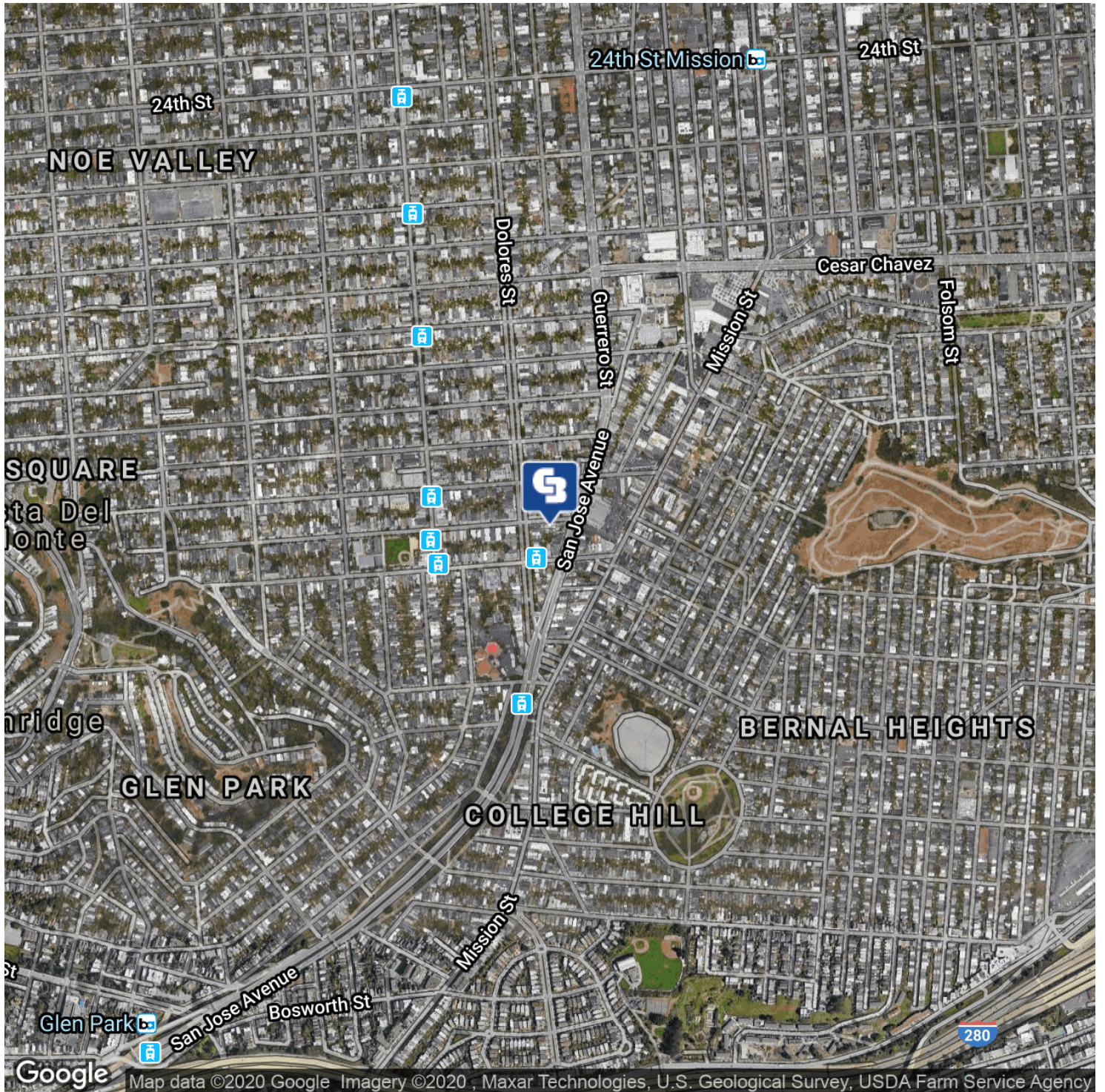
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