5817 CALIFORNIA ST.
SAN FRANCISCO, CA

FOR SALE

RICHMOND DISTRICT | FOUR UNIT APARTMENT BUILDING

Dan McGue
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CalDRE #00656579
CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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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.
SALE PRICE  $2,475,000

OFFERING SUMMARY

NOI: $102,475
Cap Rate: 4.1%
GRM: 17.6
Lot Size: 2,500 SF
Building Size: 3,406 SF
Zoning: RM1
Market: Richmond

PROPERTY HIGHLIGHTS

• Excellent Inner Richmond Location
• Four 2 Bed/1 Bath Apartment Units
• 1 Vacant Unit
• Large Living Rooms & Eat-In Kitchens
• Excellent Natural Light
• Fireplaces
• Skylight in Top Two Units
• Five Car Parking
• RUBs for Water and Common Utilities
• Separately Metered for Gas & Electricity
• Large Rental Upside
• Possible ADU Potential
• New Exterior Paint
• APN: 1413-043
• Year Built: 1964

5817 California Street, San Francisco, CA 94121
PROPERTY DESCRIPTION

5817 California Street is an excellently located attractive 4-unit apartment building in San Francisco’s Richmond District. All units are two bedroom/one bath with a large living room, windows and a wood burning fireplace. The bedrooms have large closets. There are hardwood floors throughout except in the tiled eat-in kitchens and bathrooms. The two top floor units boast skylights in the bathrooms. There is a garage with four car parking. Each unit is separately metered for gas & electricity and the RUBs program has been implemented for water and common utilities. Prospective buyers should explore the possibility of adding a unit through the ADU program in San Francisco.

LOCATION DESCRIPTION

This attractive building, located in the highly desirable Inner Richmond, is on California Street within walking distance to Clement Street and Geary Boulevard all of which have many retail shops, restaurants and bars. Shopping and other services are nearby in the Laurel District Shopping Center as well as on Sacramento Street in Presidio Heights. Additionally, the building is conveniently located to the Presidio, Golden Gate Park, Baker and Ocean Beaches. Public transportation stops via Muni are nearby, giving great and quick access to the Financial District, Downtown and the rest of the City. The Golden Gate Bridge is within a short driving distance allowing easy access to Marin County and the Wine Country. Park Presidio, two blocks away, is easily accessed leading to 19th Avenue and Interstate 280 south to the Peninsula, Half Moon Bay and San Jose.
## INCOME & EXPENSE PRO-FORMA

### Scheduled Annual Gross Income (Including Passthroughs & Parking)

$140,382

Less Vacancy (estimated at 2%)

(2,808)

**Adjusted Annual Gross Income**

$137,574

### Annual Operating Expenses:

- **Property Taxes (Estimated at 1.1801% of $2.475mm)**
  
  $29,207

- **Insurance**

  2,542

- **PG&E**

  82

- **Water & Sewer**

  248

- **Trash**

  220

- **Repairs & Maintenance (Estimated at $700 per unit)**

  2,800

### Estimated Annual Operating Expenses:

(35,099)

**Estimated Net Operating Income:**

$102,475

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Note: The above expenses and vacancy factor are estimates only, based partly on Seller’s past expenses and partly on industry standards. All prospective buyers should determine their own numbers for all expenses and the vacancy factor.
## Rent Roll

<table>
<thead>
<tr>
<th>Unit #</th>
<th>Unit Type</th>
<th>Scheduled Rent</th>
<th>Market Rent¹</th>
<th>Move In Date</th>
<th>Next Increase Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2 Bedroom</td>
<td>$2,551.62</td>
<td>$3,500.00</td>
<td>5/4/2013</td>
<td>3/1/2021</td>
</tr>
<tr>
<td>2</td>
<td>2 Bedroom</td>
<td>$2,145.29</td>
<td>$3,500.00</td>
<td>3/1/2012</td>
<td>3/1/2021</td>
</tr>
<tr>
<td>3</td>
<td>2 Bedroom</td>
<td>$2,551.62</td>
<td>$3,500.00</td>
<td>2/1/2013</td>
<td>3/1/2021</td>
</tr>
<tr>
<td>4</td>
<td>2 Bedroom</td>
<td>$3,500.00</td>
<td>$3,500.00</td>
<td>Vacant²</td>
<td>N/A</td>
</tr>
<tr>
<td>Parking 1 (Unit 1)</td>
<td>Garage</td>
<td>$250.00</td>
<td>$325.00</td>
<td>12/31/2019</td>
<td>-</td>
</tr>
<tr>
<td>Parking 2 (Unit 2)</td>
<td>Garage</td>
<td>$100.00</td>
<td>$275.00</td>
<td>5/1/2017</td>
<td>-</td>
</tr>
<tr>
<td>Parking 3 (Unit 3)</td>
<td>Garage</td>
<td>$100.00</td>
<td>$275.00</td>
<td>2/1/2013</td>
<td>-</td>
</tr>
<tr>
<td>Parking 4</td>
<td>Uncovered</td>
<td>$250.00</td>
<td>$250.00</td>
<td>Vacant²</td>
<td>N/A</td>
</tr>
<tr>
<td>Parking 5</td>
<td>Uncovered</td>
<td>$250.00</td>
<td>$250.00</td>
<td>Vacant²</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Monthly Income</strong></td>
<td></td>
<td><strong>$11,448.53</strong></td>
<td><strong>$15,125.00</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Annual Income</strong></td>
<td></td>
<td><strong>$137,382.36</strong></td>
<td><strong>$181,500.00</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Rent is estimated market rent. Market rent depends on the quality of finishes and improvements to the unit. Estimated 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. All prospective Buyers should use their own estimates for market rent.

2. Vacant Unit. Estimated 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. All prospective Buyers should use their own estimates for market rent.
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<table>
<thead>
<tr>
<th>POPULATION</th>
<th>0.25 MILES</th>
<th>0.5 MILES</th>
<th>1 MILE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>5,446</td>
<td>16,966</td>
<td>48,470</td>
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<tr>
<td>Average age</td>
<td>42.4</td>
<td>40.5</td>
<td>40.0</td>
</tr>
<tr>
<td>Average age (Male)</td>
<td>41.2</td>
<td>40.8</td>
<td>40.4</td>
</tr>
<tr>
<td>Average age (Female)</td>
<td>43.0</td>
<td>40.3</td>
<td>40.0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSEHOLDS &amp; INCOME</th>
<th>0.25 MILES</th>
<th>0.5 MILES</th>
<th>1 MILE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>2,419</td>
<td>7,250</td>
<td>20,093</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.3</td>
<td>2.3</td>
<td>2.4</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$103,372</td>
<td>$99,799</td>
<td>$99,778</td>
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<tr>
<td>Average house value</td>
<td>$1,036,708</td>
<td>$939,425</td>
<td>$927,660</td>
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</tbody>
</table>

* Demographic data derived from 2010 US Census