# OFFERED FOR SALE
# 201 ROANOKE STREET
# GLEN PARK TROPHY PROPERTY

**201 ROANOKE STREET** **SAN FRANCISCO, CA**

**DAN McGUE**
SENIOR COMMERCIAL BROKER ASSOCIATE
415.310.5787
DAN@DANMCGUE.COM
DANMCGUE.COM
LIC# 00656579


COLDWELL BANKER COMMERCIAL
NRT


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## Offered at $6,250,000

(between Arlington & Chenery Streets)

**201 Roanoke Street,** built in 1928, is a beautiful, classic San Francisco 10-unit apartment building with fantastic views. This building consists of 1 two bedroom, two and a half bath unit, 1 two-bedroom, two bath unit, and 8 one-bedroom units. All of the units are large and have excellent views, great light and Southern facing exposure. Many of the units have been recently extensively rehabbed to high rental standards. Two of the units are newly constructed ADU's, built with condo-like finishes, appliances and in-unit washer/dryers. The views from the units of the Bay and City are beautiful and expansive.

Separate PG&E metered units. Separate heat. There is a laundry room with one washer and one dryer owned by the seller. Seismic soft story retrofit work is completed and City certified.

Glen Park is a secluded-feeling gem easily accessed by San Francisco's BART.The neighborhood's picturesque streetscapes and village vibe lend its coffee shops, organic markets, and independent boutiques an undeniable charm. This gentle neighborhood offers more than simple small-town treasures—Glen Park also boasts seventy green acres and miles of hidden nature trails that weave through its lushly forested hillsides. Both Muni and BART pass directly through the neighborhood, offering convenient access to all locations throughout the City. There are two tech shuttle stops near the building at 30th and Dolores and Glen Park Station with service from Apple, Google and Genentech among others.

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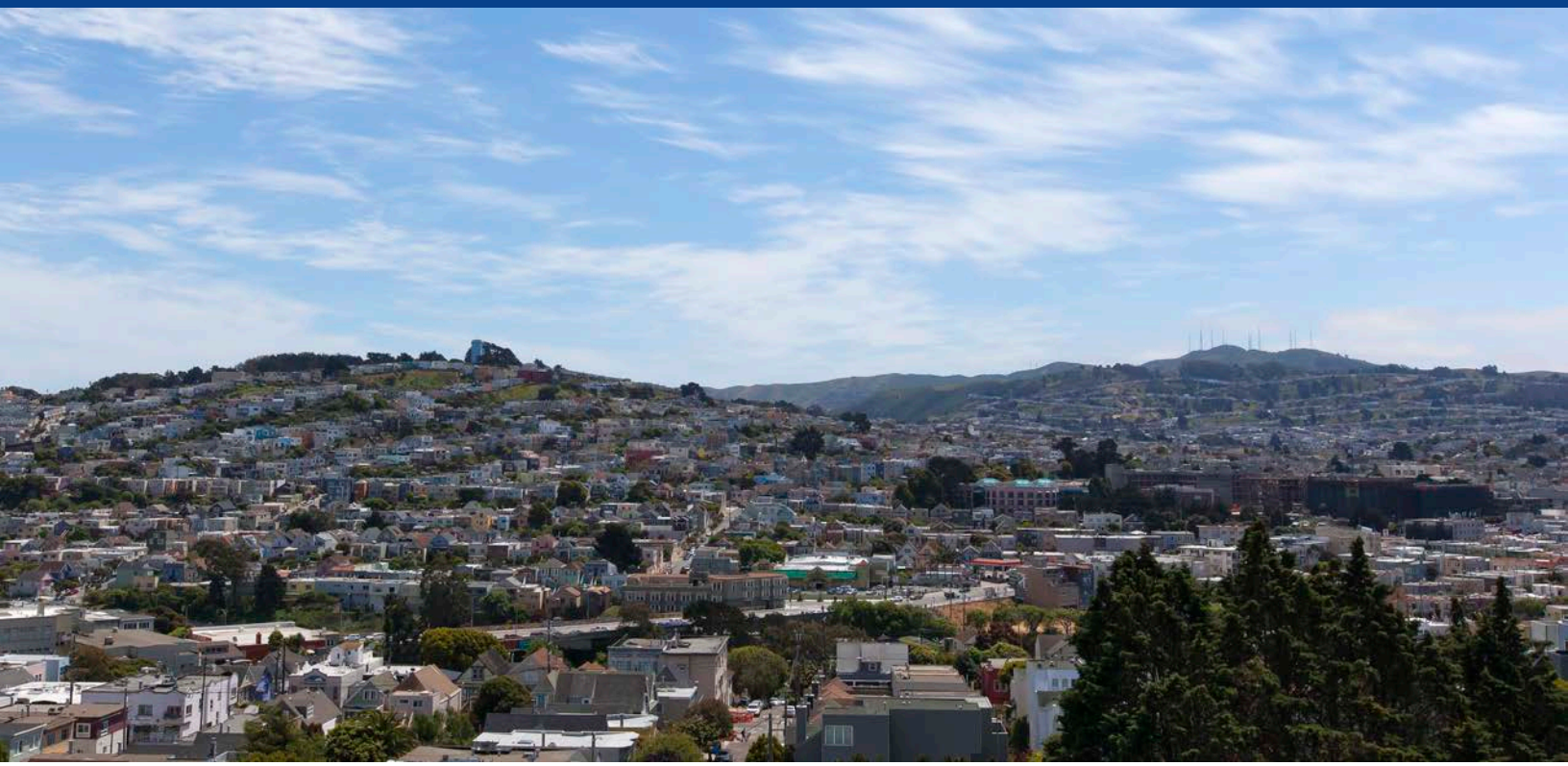

## Property Highlights:

- Trophy Property!
- Large Units with Excellent Views!
- Beautiful Vacant 'Owner's Unit' with Stunning Views!
- Prime Glen Park Location!
- Near Glen Park Shopping District & Local Shops
- 10 Apartment Units
- 1 Two Bedrooms/Two $^1/_2$ Bathrooms
- 1 Two Bedrooms/Two Bathrooms
- 8 One Bedrooms
- High Quality Finishes in ADUs & Rehabbed Units
- Soft Story Seismic Work Completed
- Upside in Rents!
- GRM:18.1
- Cap Rate: 3.4
- Price Per Unit: $625,000
- Price Per Building Sq. Ft.: $624
- Building Size: Approx. 10,012 Sq. Ft.**
- Lot Size: Approx. 3,300 Sq. Ft.*
- Zoning: Rh-2*
- Year Built: 1925*
- Assessor's Parcel No.: 6718-016*

*Per MetroScan
**Per Owner

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## INCOME & EXPENSE PRO-FORMA

| | | |
|---|---|---|
| **Scheduled Annual Gross Apartment Income** | | **$340,497** |
| Capital Improvement Passthroughs | | 3,879 |
| **Total Annual Gross Apartment Income** | | **$344,376** |
| Less Vacancy (estimated at 2%) | | (6,810) |
| **Adjusted Annual Gross Income** | | **$337,566** |
| **Annual Operating Expenses:** (2019 expenses) | | |
| Property Taxes (Estimated at 1.163% of $6.25mm) | $72,688 | |
| Insurance (Estimted from ComCov) | 6,258 | |
| Electricity & Gas | 5,012 | |
| Garbage | 5,505 | |
| Telephone | 1,522 | |
| Water | 5,365 | |
| Janitorial | 3,000 | |
| Repairs & Maintenance (Estimated at $700 per unit) | 7,000 | |
| Management (Estimated at 5% of Adj. Gross Income) | 16,878 | |
| **Estimated Annual Operating Expenses:** | | (123,228) |
| **Estimated Net Operating Income:** | | **$214,338** |

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.

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## RENT ROLL

| Unit # | Unit Type | Current Rent | Market Rent[2] | Last Increase Date | Move in Date |
|---|---|---|---|---|---|
| Apt 1 | 2 Bed/2 Bath | $3,995.00 | $4,500 | 04/01/2019 Banked | 02/16/2018 |
| Apt 1A | 1 Bed/1 Bath | $1,693.29 | $3,500 | 7/01/2018 | 06/01/2010 |
| Apt 2 | 1 Bed/1 Bath | $3,042.92 | $3,500 | 01/01/2019 | 12/16/2017 |
| Apt 3 | 1 Bed/ 1 Bath | $1,806.54 | $3,500 | 07/01/2018 | 06/10/2010 |
| Apt 4 | 1 Bed/1 Bath | $1,461.86 | $3,500 | 11/01/2018 | 05/15/1997 |
| Apt 5 | 1 Bed/1 Bath | $2,692.40 | $3,500 | 12/01/2018 | 09/15/2015 |
| Apt 6 | 1 Bed/1 Bath | $2,032.70 | $3,500 | 07/01/2018 | 02/15/2010 |
| Apt 7 | 1 Bed/1 Bath | $2,650.00 | $3,500 | 06/01/2019 | 05/20/2016 |
| 495 Chenery | 1 Bed/1 Bath New ADU | $3,500.00 | $3,500 | N/A | 5/1/2019 |
| 203 Roanoke[1] | 2 Bed/2.5 Baths[1] New ADU | $5,500.00[1] | $5,500 | N/A | VACANT |
| **Total Monthly** | | **$28,374.71** | **$38,000** | | |
| **Total Annual** | | **$340,496.52** | **$456,000** | | |

[1]Vacant Unit. Estimated market rent depends on 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]Rent is estimated market rent. 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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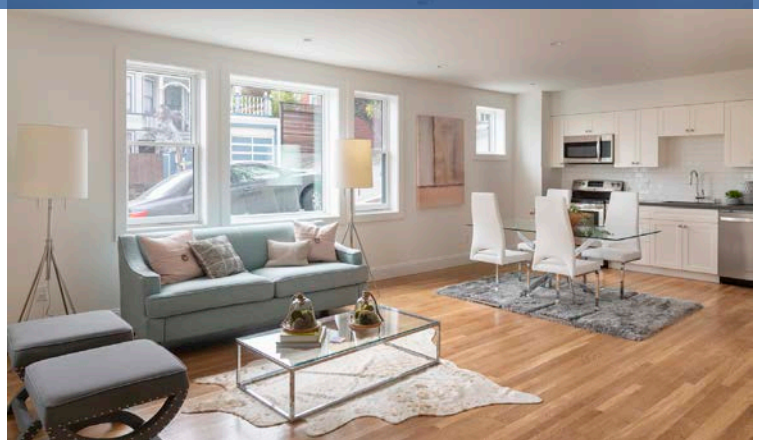
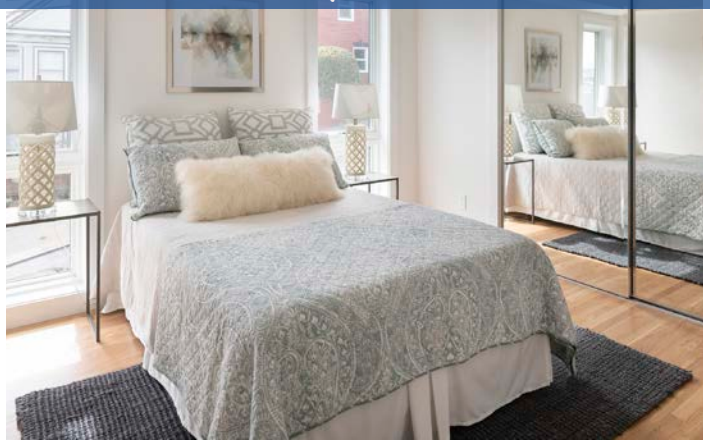
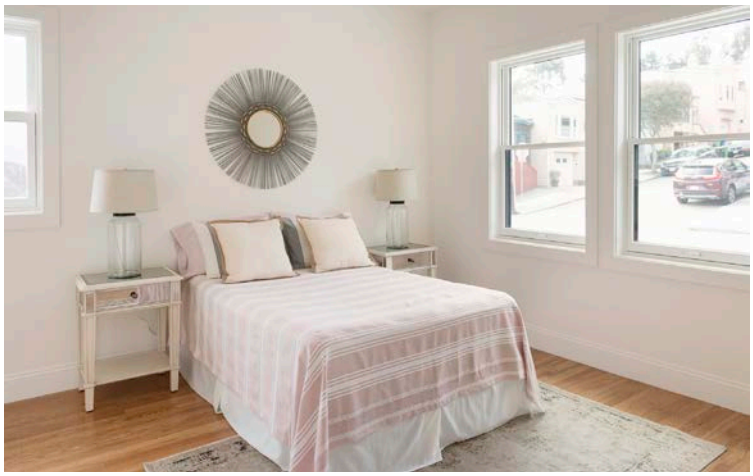
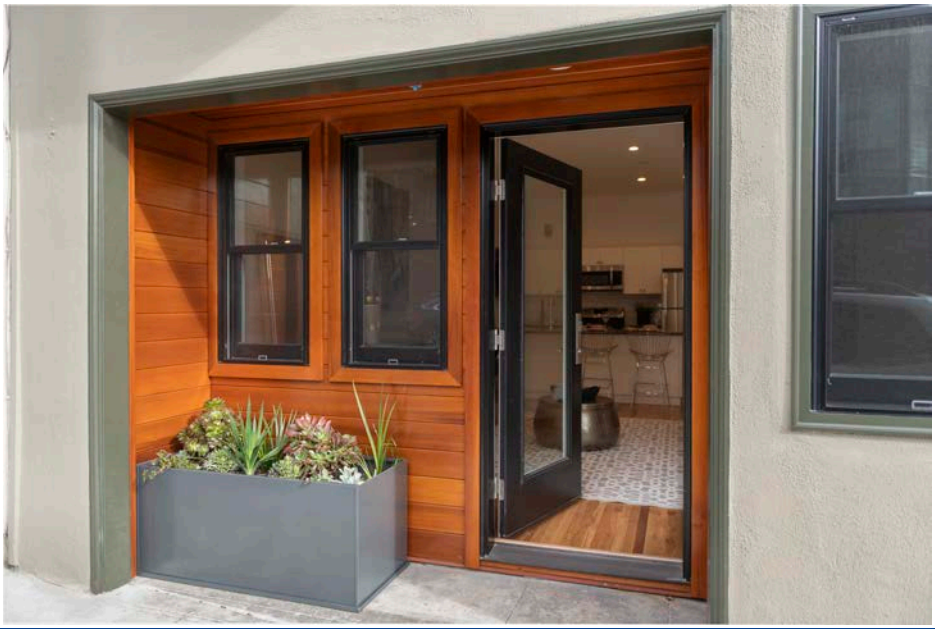
## New Additional Dwelling Units Photo Gallery







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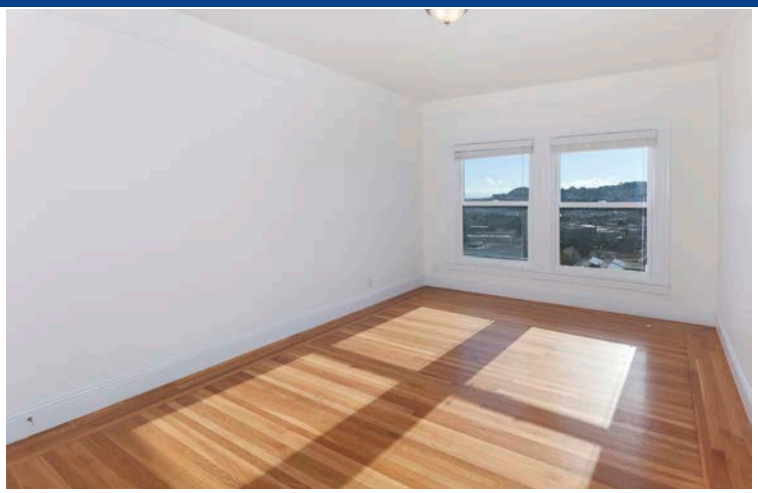

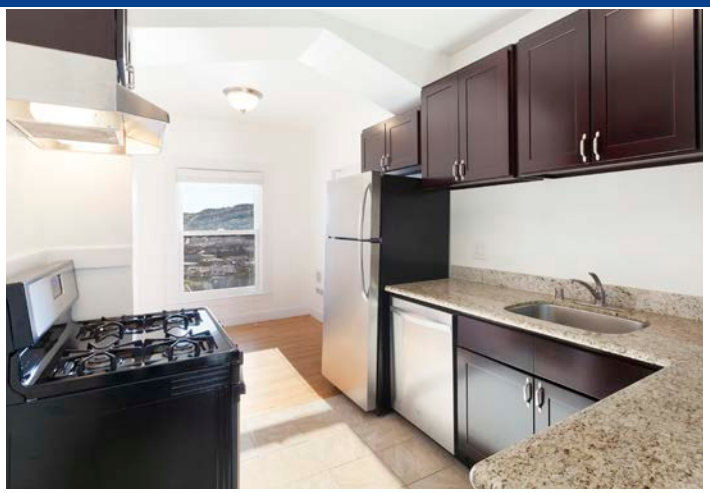

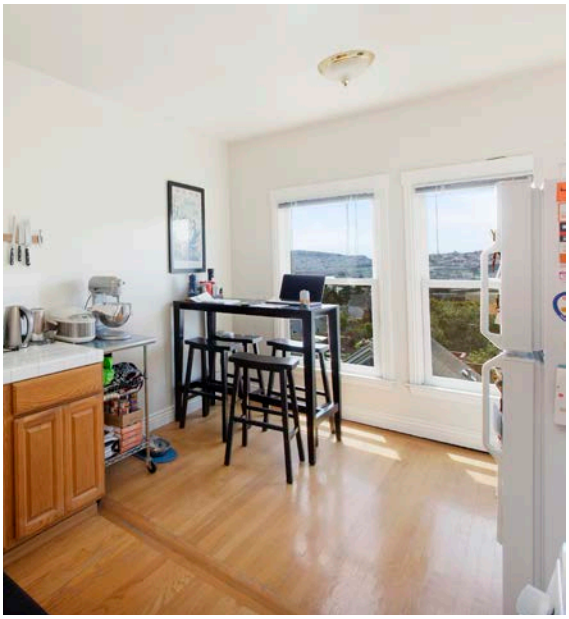

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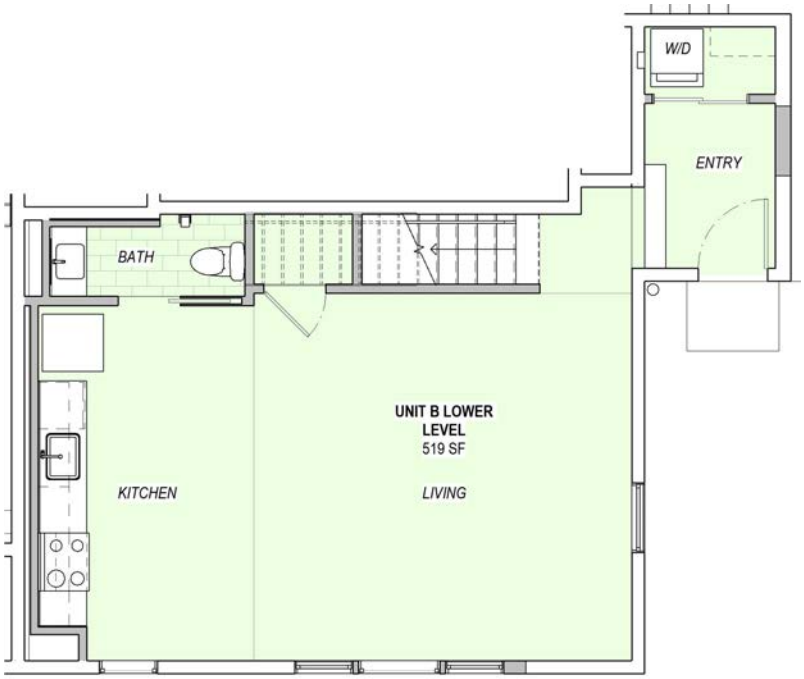
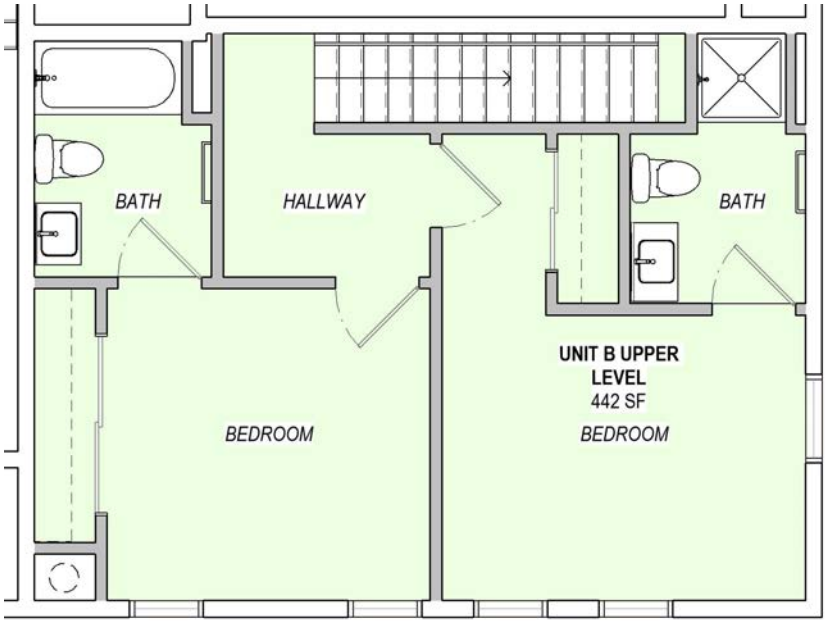
## 203 Roanoke Street
## Vacant ADU Ideal for Owner Move-In




Lower Level Floorplan

Upper Level Floorplan

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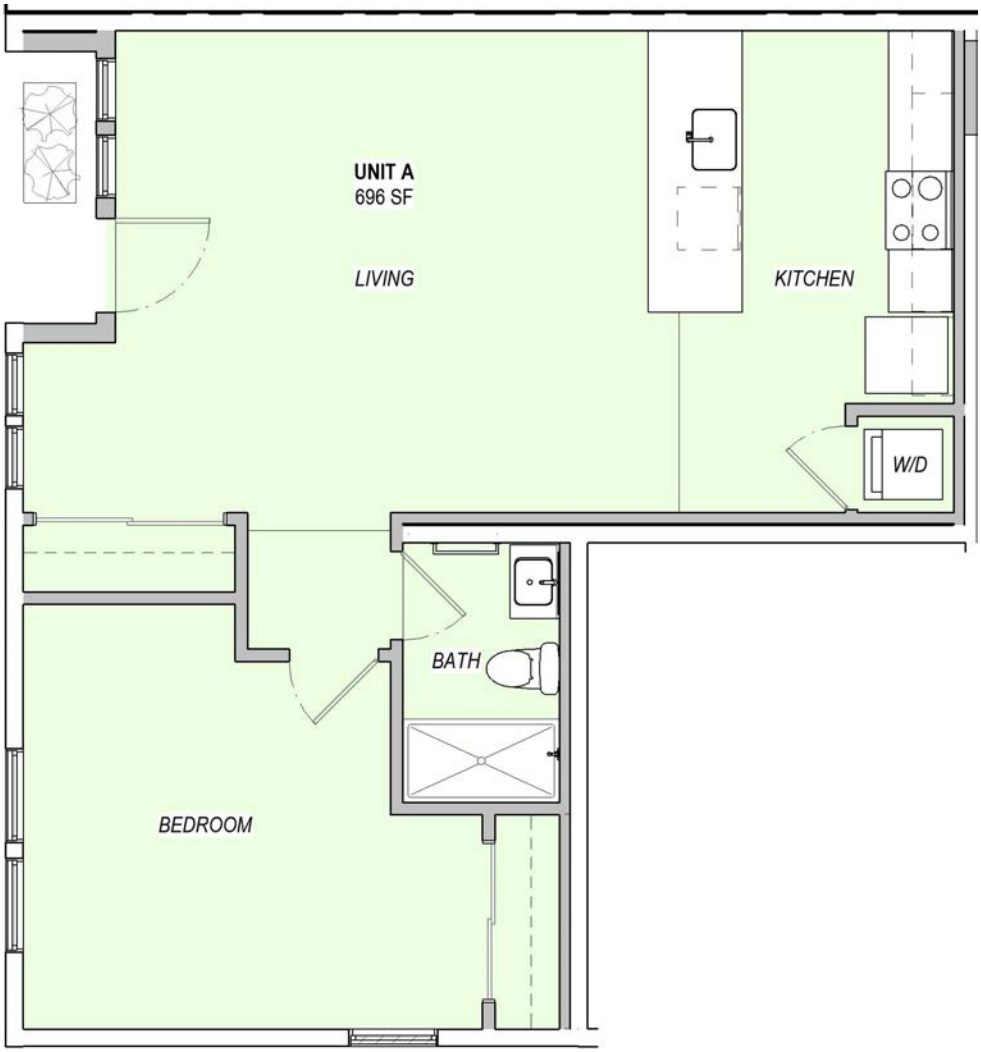
## 495 Chenery Street
## New ADU Layout

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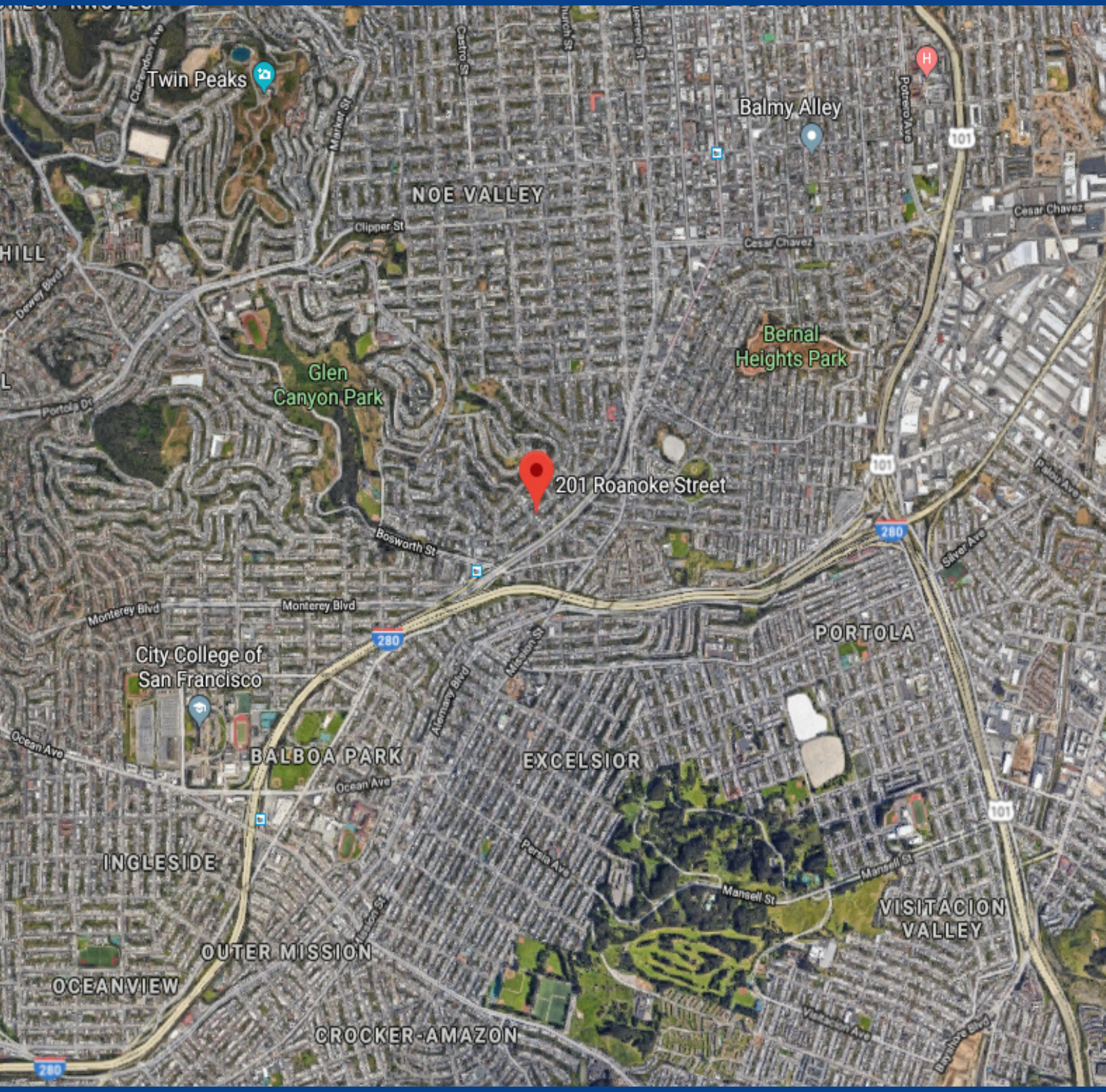



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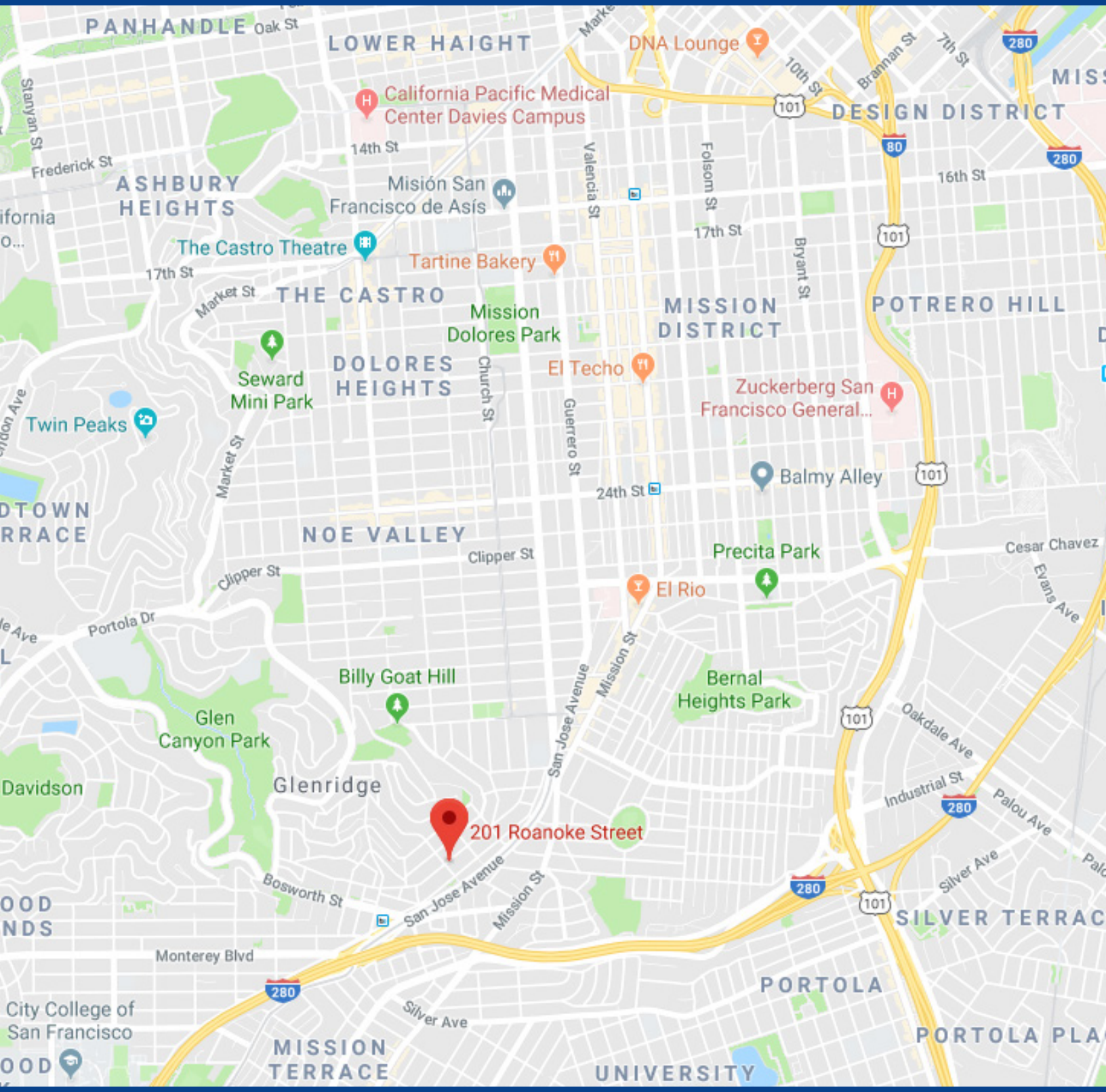



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