



**COLDWELL BANKER
COMMERCIAL
REALTY**

3 LARGE FLATS CASTRO DISTRICT

4040 18th Street | San Francisco, CA 94114



FOR SALE

Dan McGue
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CaIDRE #00656579

SALE

3 UNITS - CONTRACTORS' SPECIAL | CASTRO DISTRICT

4040-4044 18th Street San Francisco, CA 94114



PROPERTY HIGHLIGHTS

- Excellent Castro District Location!
- Contractors' Special!!
- One Short Block from Castro Street!
- 3 Unit Apartment Building
- 3 Large Six Room Flats
- 2 Units Delivered Vacant
- Fenced Backyard
- Separately Metered for Gas & Electricity
- Separate Heat
- Separate Water Heaters

OFFERING SUMMARY

Offered at: \$1,820,000

Number of Units:	3
GRM:	12.6
Cap Rate	5.7%
NOI:	\$103,234
Gross Income:	\$144,086
Price/SF:	\$368
Building Size:	Approx. 4,950 SF*
Lot Size:	Approx. 2,495 SF*
Lot Dimensions:	Approx. 25' x 100'*
Year Built:	1906*
Zoning:	RH3*
APN:	3582-024*

*Per Realist Tax Records

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PROPERTY DESCRIPTION

4040-4044 18th Street is an ideally located 3 unit apartment building in the heart of San Francisco's Castro District. All three units are spacious 6 room flats with fireplaces (unknown if operable), built in hutches, and hardwood floors. This property provides an excellent opportunity for an owner user to customize their home. Two of the three units will be delivered vacant at close of escrow. All units are separately metered for gas and electricity and have their own heat and water heaters. There is a lovely rear yard that is shared amongst the tenants. This approx. 4,950 square foot building is ready for your contractors' touch!

LOCATION DESCRIPTION

The locational amenities for 4040-4044 18th Street cannot be overstated. The building is fantastically located in the Castro District, one of the most vibrant communities in San Francisco. It is close to popular sites such as Mission Dolores Park, the Rainbow Honor Walk, Twin Peaks and The Castro Theatre. The Castro and nearby Noe Valley offer village-like amenities including pedestrian friendly streets, Victorian homes in historic Eureka Valley, an array of trendy stores and outdoor cafes. It is saturated with popular bars and top restaurants and is well known for its high-end homes, condominiums and apartment buildings. San Francisco's historic F-Line streetcars are one of the best ways to reach the Castro. It is nearby a Bay Area Rapid Transit (BART) station providing easy access to the Financial District, Downtown San Francisco and the San Francisco Airport. Public transportation to all parts of the City, as well as the Peninsula and Marin County, is very accessible. The Golden Gate Bridge, San Francisco Bay Bridge and freeways are within a short driving distance, giving easy access to all parts of the Bay Area.



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RENT ROLL				
Unit #	Unit Type	Current Rent	Market Rent ¹	Move in Date
4040 ²	6 Room Flat	\$4,950.00 ²	\$4,950.00	Vacant ²
4042 ²	6 Room Flat	\$4,850.00 ²	\$4,850.00	Vacant ²
4044	6 Room Flat	\$2,207.16	\$4,200.00	09/01/1995
Total Monthly		\$12,007.16	\$14,650.00	
Total Annual		\$144,085.92	\$175,800.00	

1. Stated rent is estimated market rent. Buyer should determine and use their own estimates for market rents. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyer should determine and use their own estimates for market rents..
2. Vacant Unit. Stated rent is estimated market rent. Buyer should determine and use their own estimates for market rents. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyer should determine and use their own estimates for market rents.

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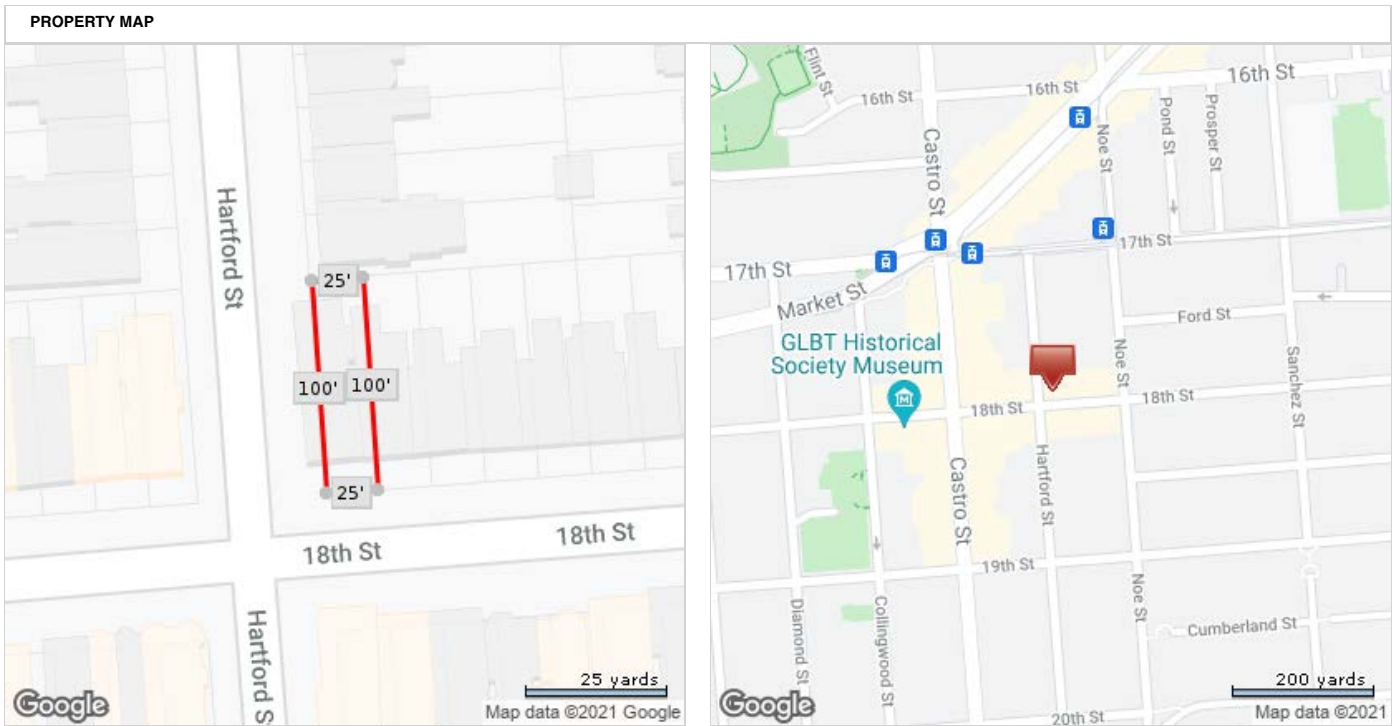


SALE

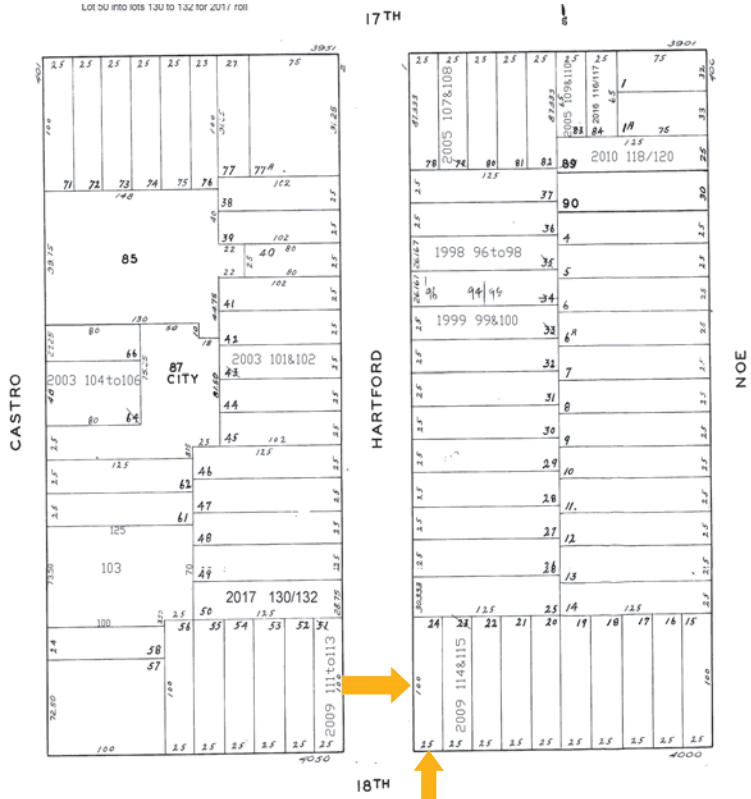
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TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



*Lot Dimensions are Estimated



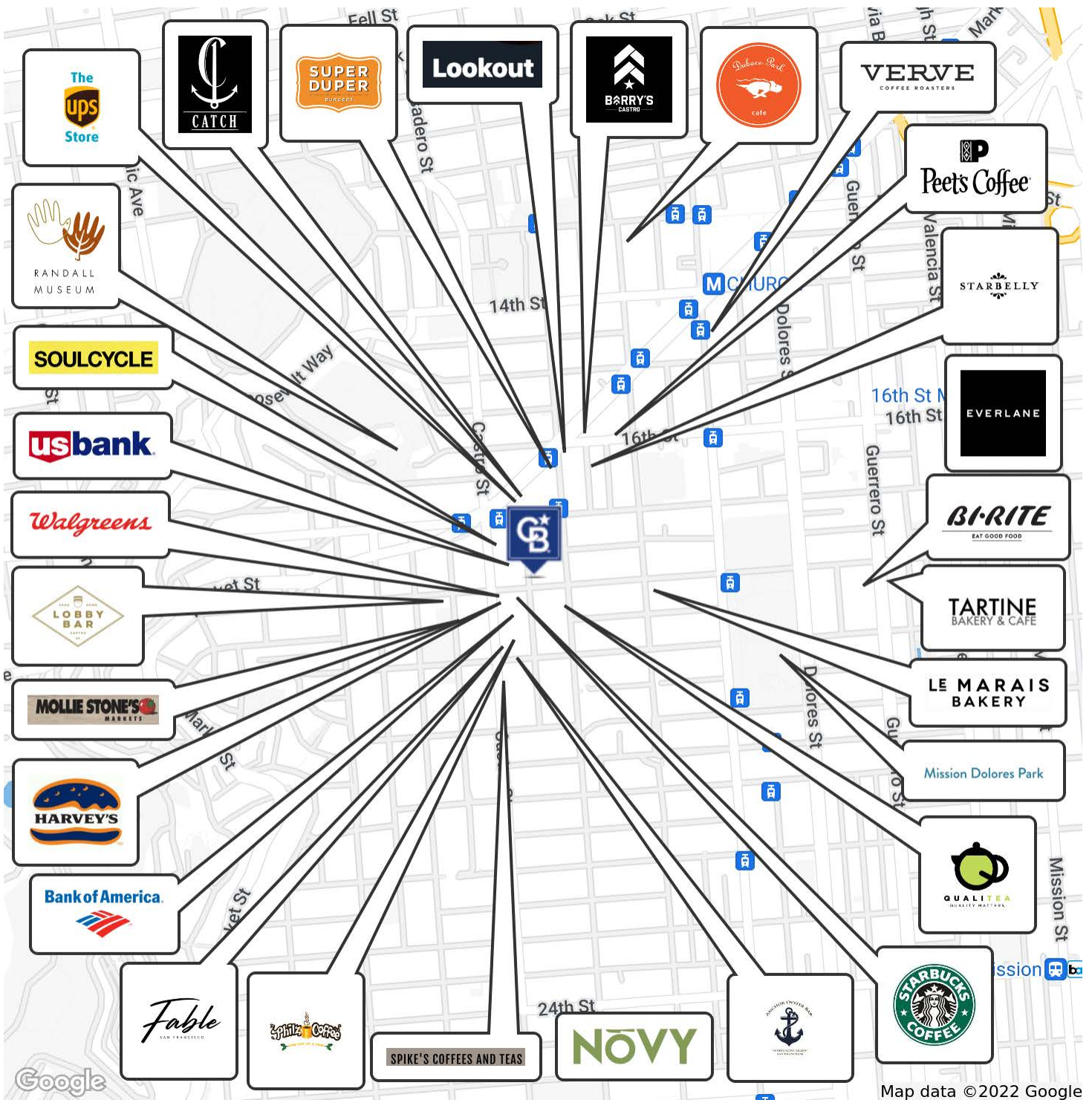
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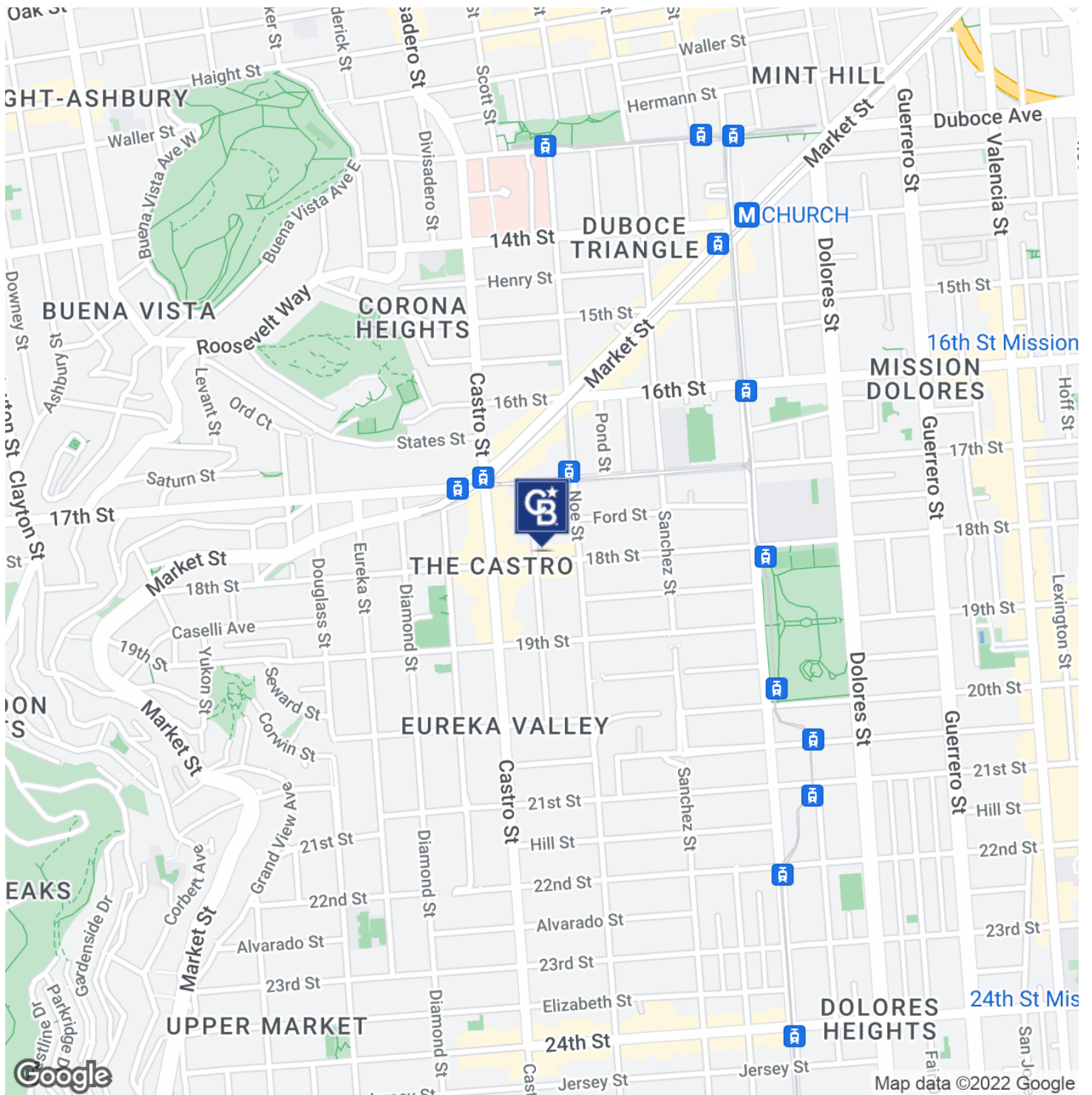


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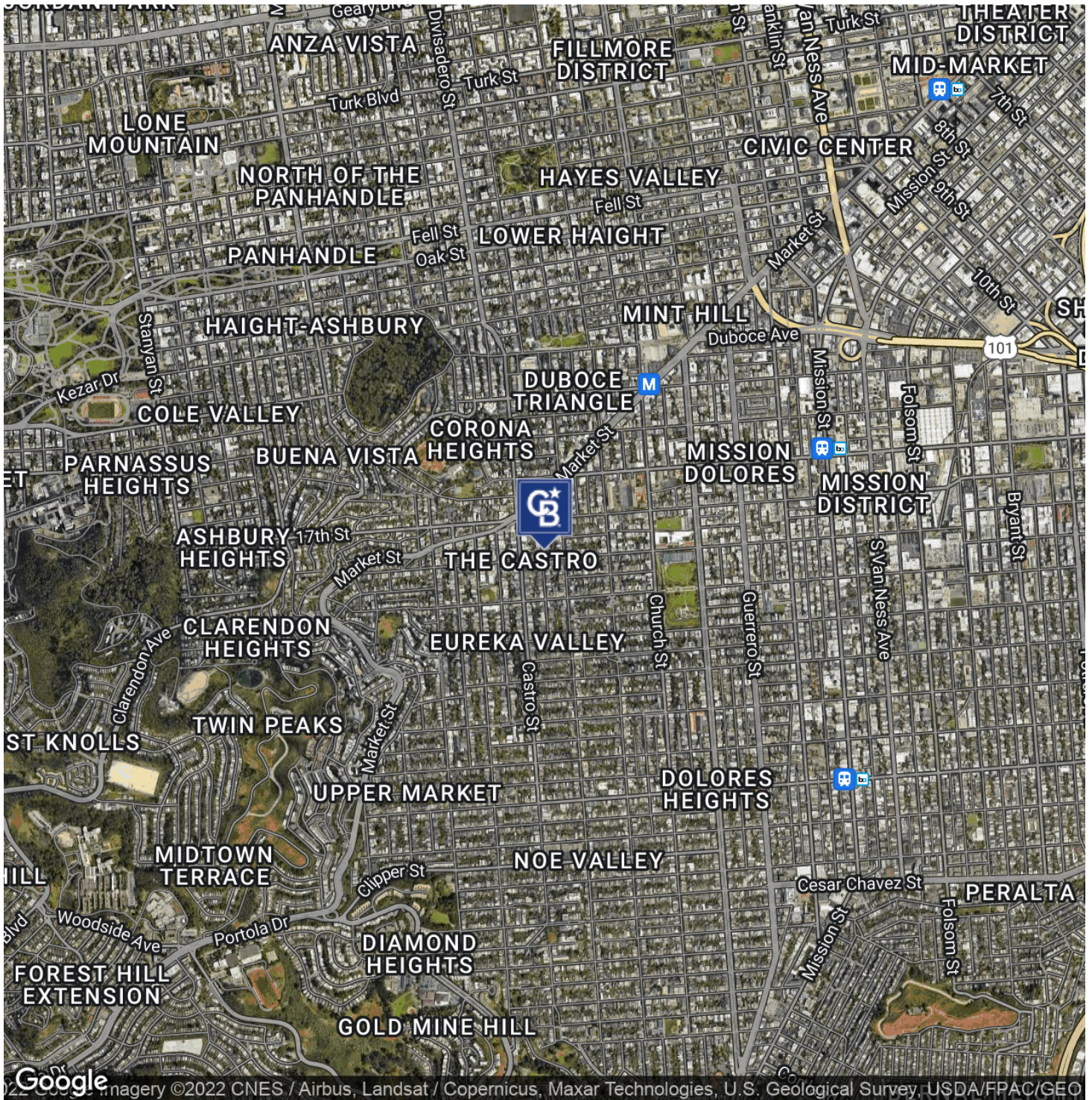


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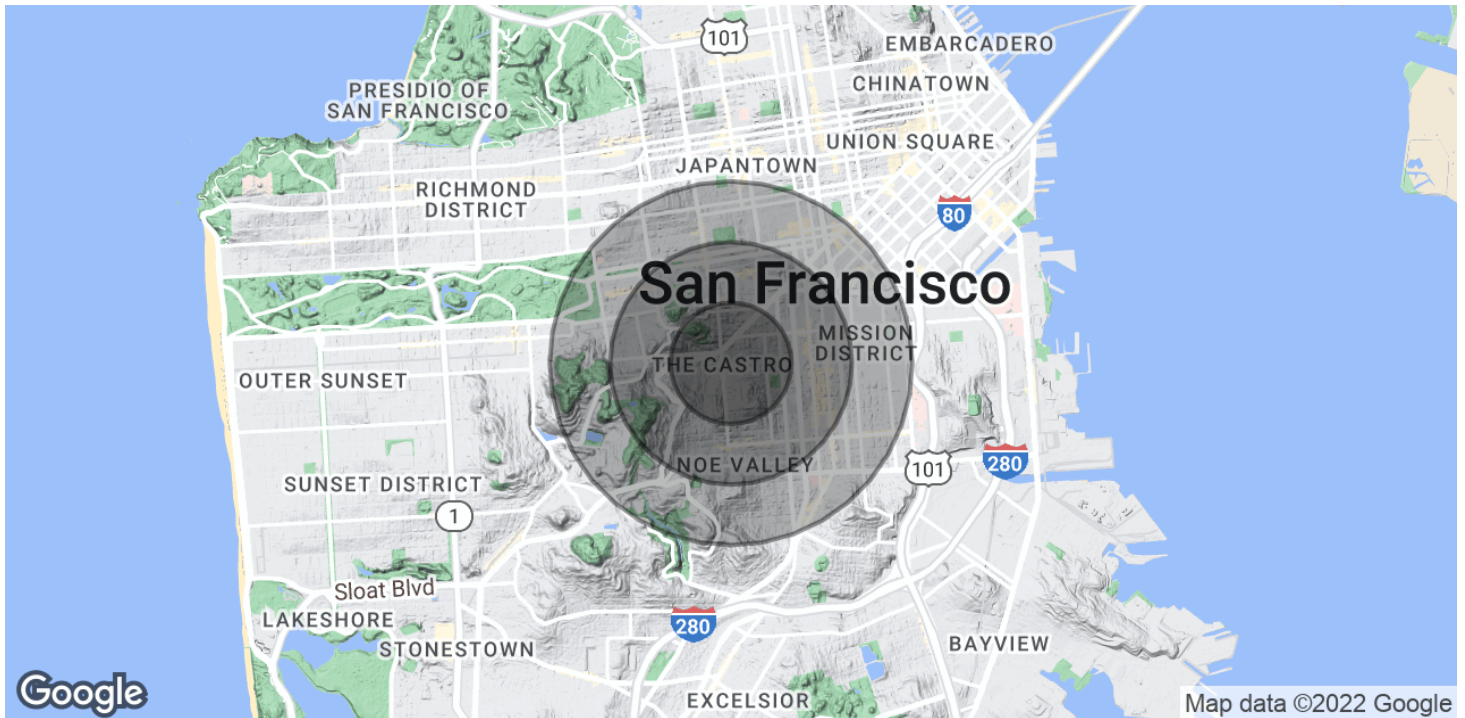


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	18,130	85,331	181,850
Average Age	40.0	37.8	37.4
Average Age (Male)	41.7	39.4	38.2
Average Age (Female)	36.6	35.4	36.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	9,932	43,754	87,868
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$132,385	\$122,608	\$109,653
Average House Value	\$933,917	\$944,513	\$911,297

* Demographic data derived from 2020 ACS - US Census

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