COLDWELL BANKER COMMERCIAL REALTY

6 APARTMENT UNITS BERNAL HEIGHTS

3351 Cesar Chavez | San Francisco, CA 94110

FOR SALE

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PROPERTY HIGHLIGHTS

- Excellent Bernal Heights Location!
- 5 One Bedroom Apartments
- 1 Studio Apartment
- Total of 6 Parking Spaces, Including 1 Private Garage
- Open Floorplans
- Separately Metered for Gas & Electricity
- Separate Heat
- Huge Rental Upside
- Just 3 Blocks from 24th St. BART Station
- 2 Blocks from Sutter Health CPMC Campus

OFFERING SUMMARY

Offered at: $1,400,000

Number of Units:	6
GRM:	15.2
Cap Rate:	3.1%
NOI:	$43,919
Gross Income:	$92,292
Price/SF:	$346
Building Size:	4,050 SF*
Lot Size:	2,875*
Lot Dimensions:	27' X 112"
Year Built:	1961*
Zoning:	RH2*
APN:	5501-058A*

*Per Realist Tax Records

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PROPERTY DESCRIPTION

3351 Cesar Chavez is a 6 unit building excellently located in the popular Bernal Heights District of San Francisco. The unit mix consists of 5 one bedroom apartments and 1 spacious studio. This 4,050 square-foot building offers large kitchens and living areas providing an open concept style living. Amenities include a large garage with six parking spaces, one of which is in a private garage, and ample storage space. All units are separately metered for gas and electricity. Separate heat. Huge rental upside!

LOCATION DESCRIPTION

The property is excellently located in San Francisco's Bernal Heights District. Bernal Heights borders the Mission District and is in the heart of San Francisco with a superb microclimate. Generally sunnier and warmer than other parts of the City, Bernal Heights is constantly buzzing with activity. It has a vibrant café culture, great nightlife and an eclectic mix of new developments and classic, older San Francisco architecture It is close to Mission Dolores Park and many shops and restaurants are located within short walking distance. It is also near San Francisco MUNI bus lines and BART, which offer easy access to the Financial District, Downtown, South of Market and all other locations in San Francisco and other parts of the Bay Area. Freeway Access is also conveniently nearby.

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INCOME & EXPENSE PRO-FORMA

Scheduled Annual Gross Apartment Income[1]		**$90,828**
Other Income		1,464
Total Scheduled Gross Income		**$92,292**
Less Vacancy (estimated at 3%)		(2,725)
Adjusted Annual Gross Income		**$89,568**
Annual Property Expenses[1]:		
Property Tax (Estimated at 1.1825% of $1.4M)	$16,555	
Insurance[2]	2,678	
Gas & Electricity	1,898	
Water/Sewer	11,215	
Recology	4,798	
Janitor	855	
Licenses & Permits	168	
Repairs & Maintenance (estimated at $650 per unit)	3,900	
Management (estimated at 4% of Adjusted Gross)	3,583	
Estimated Annual Operating Expenses:		**(45,649)**
Estimated Net Operating Income:		**$43,919**

1. Other Income & Expenses, except insurance based on 2021 year end Income & Expense Statement provided by Owner. Prospective Buyer's should use their own estimates for expenses.
2. Insurance expense estimated from Commercial Coverage Insurance Agency

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RENT ROLL

Unit #	Unit Type	Current Rent	Capital Improvement Passthroughs[1]	Total Scheduled Rent	Market Rent[2]	Move in Date
1	1 Bedroom	$1,166.56	$17.91	$1,184.47	$2,300.00	06/19/1998
2	Studio	$2,000.00		$2,000.00	$2,000.00	04/19/2022
3	1 Bedroom	$540.48	$22.07	$562.55	$2,300.00	01/01/1989
4	1 Bedroom	$1,456.94	$22.07	$1,479.01	$2,300.00	12/01/2006
5	Studio	$1,229.44	$22.07	$1,251.51	$2,250.00	04/01/2006
6	1 Bedroom	$1,069.43	$22.07	$1,091.50	$2,300.00	03/01/1987
Total Monthly		**$7,462.85**	**$106.19**	**$7,569.04**	**$13,450.00**	
Total Annual		**$89,554.20**	**$1,274.28**	**$90,828.48**	**$161,400.00**	

1. See Due Dilligence file for Passthrough Petition information.
2. Stated rent in Market Rent column is estimated market rent. Market rents depends on the quality of finishes, improvements to the unit and current market conditions. Buyers should use their own estimates for market rent.

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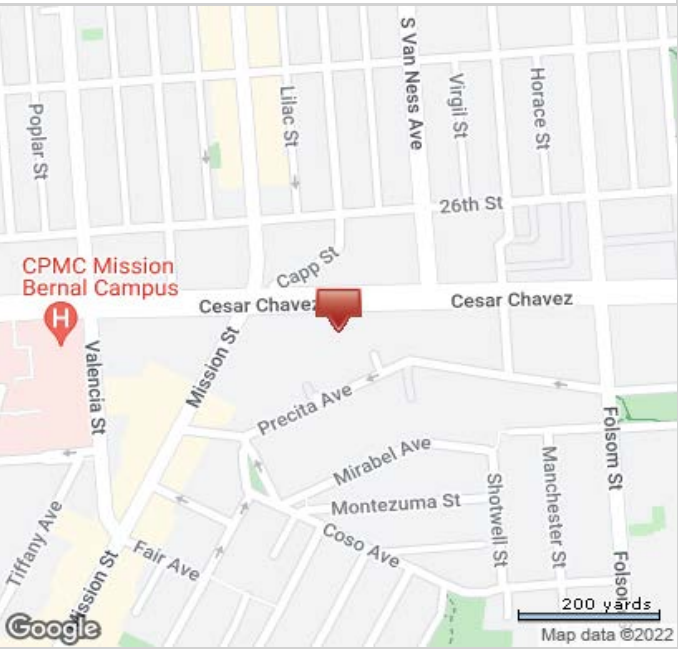
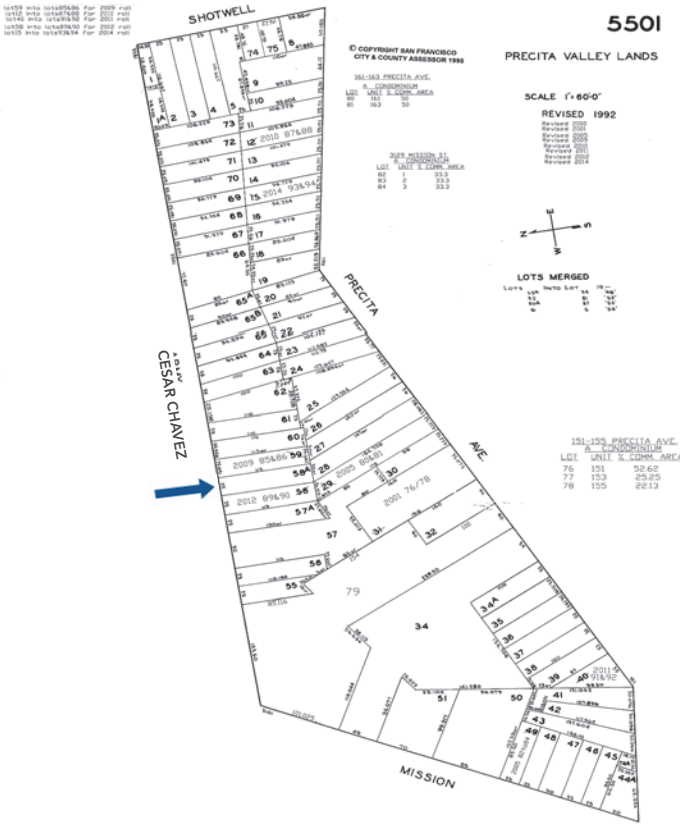
TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP

PROPERTY MAP



*Lot Dimensions are Estimated



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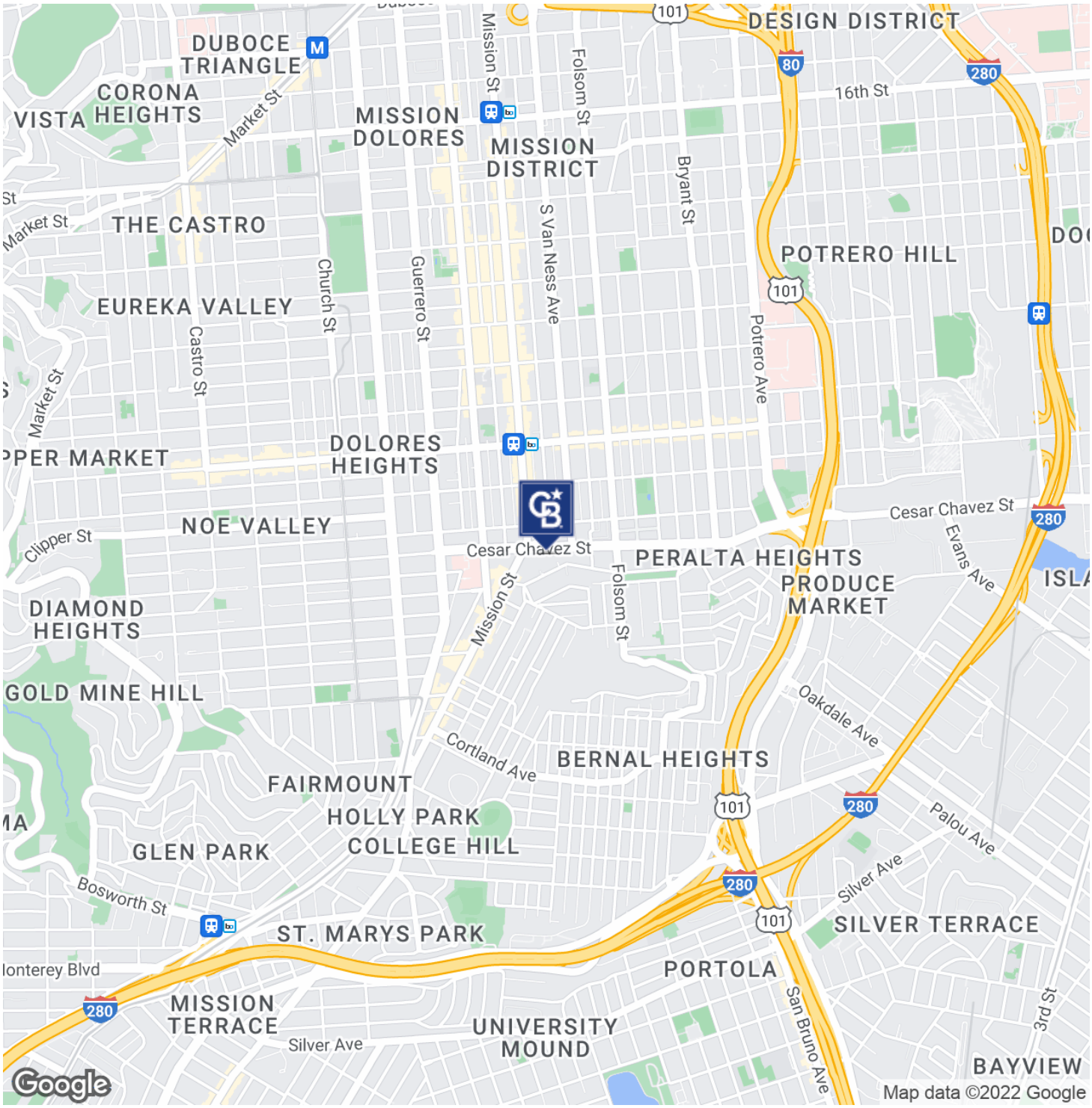

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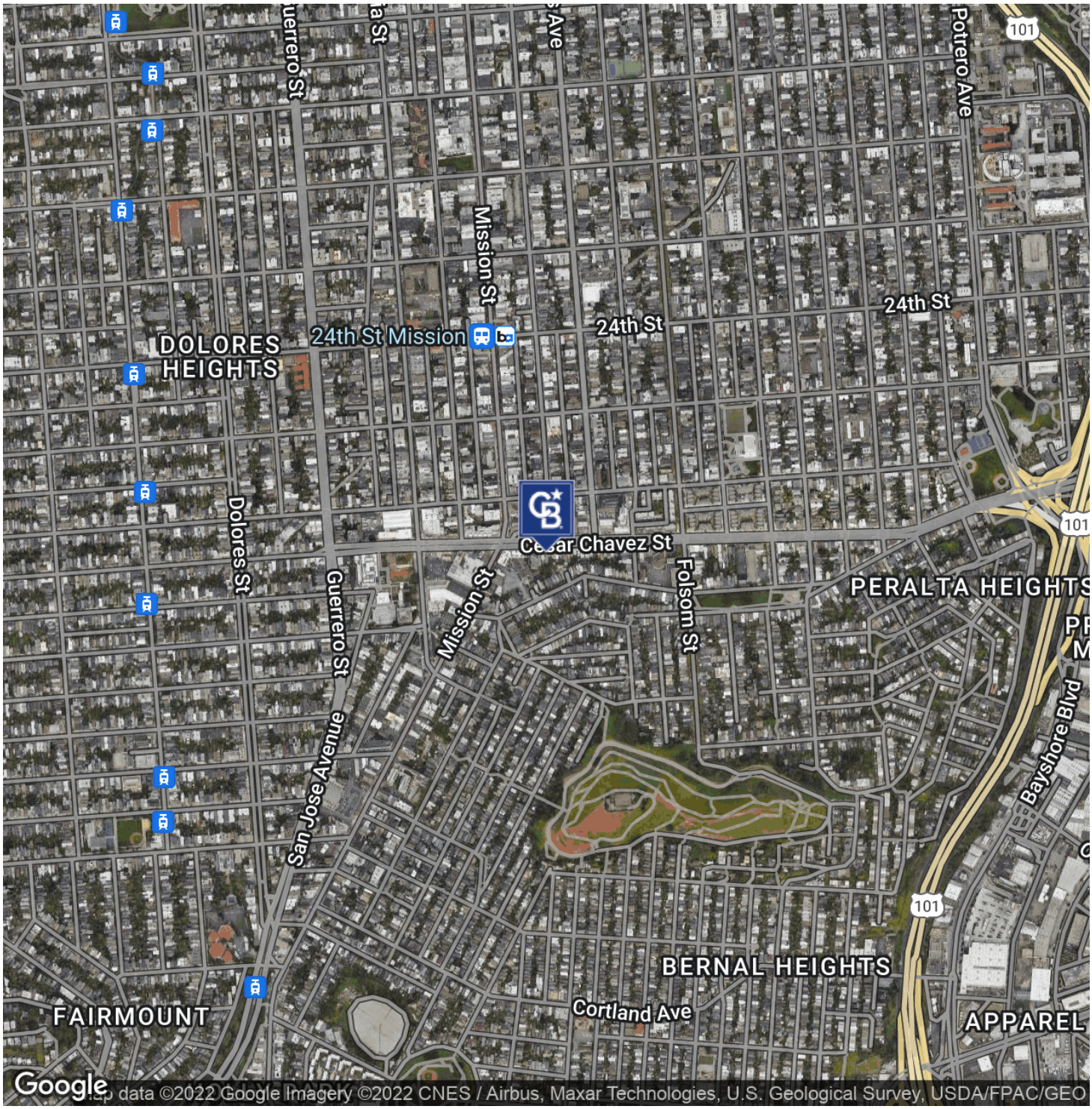

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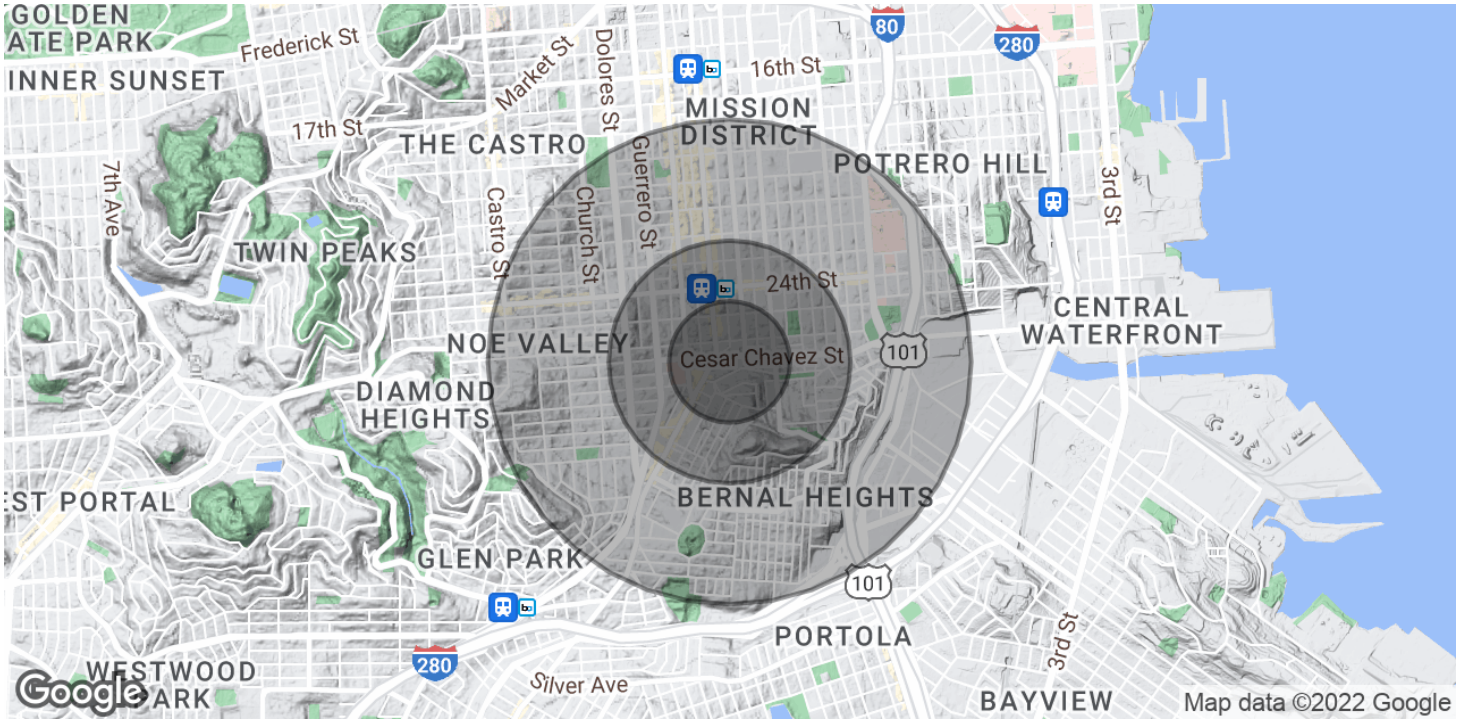

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,109	25,599	83,776
Average Age	35.0	38.2	38.8
Average Age (Male)	36.1	38.7	39.0
Average Age (Female)	34.6	37.2	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,751	10,854	35,200
# of Persons per HH	2.6	2.4	2.4
Average HH Income	$152,596	$165,971	$182,513
Average House Value	$1,123,654	$1,308,519	$1,373,277

** Demographic data derived from 2020 ACS - US Census*

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