



COLDWELL BANKER
COMMERCIAL
REALTY

6 LARGE ONE BEDROOM APARTMENTS + PARKING | NORTH OF THE PANHANDLE

825 MASONIC AVENUE



FOR SALE

CBCWORLDWIDE.COM

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COLDWELL BANKER COMMERCIAL REALTY
1560 Van Ness Ave Fl 2, San Francisco, CA 94109
415.474.1750

SALE

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825 Masonic Avenue San Francisco, CA 94117



PROPERTY HIGHLIGHTS

- Excellent NOPA Location!
- 6 Large One Bedroom Apartments
- All Four Room Units
- Intercom System
- Hardwood Floors
- Decorative Fireplaces & Dishwashers in Most Units
- In Unit Laundry
- 2 Car Garage
- All Copper Plumbing
- Separately Metered for Gas & Electricity
- Tenants Pay for Electric Heat
- 400 AMPs Electrical Service
- Soft Story Work Completed

OFFERING SUMMARY

Sale Price: \$2,400,000

Number of Units:	6
District:	NOPA
GRM:	12
Cap Rate:	5.6%
Price/SF:	\$485
Price/Unit:	\$400,000
NOI:	\$134,194
Building Size:	Approx. 4,950 SF*
Lot Size:	Approx. 2,500 SF*
Lot Dimensions:	Approx. 25' x 100' SF*
Year Built:	1911*
Zoning:	RH3*
APN Realist Tax Records	1209-004

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PROPERTY DESCRIPTION

825 Masonic Avenue is a beautiful well located 6 unit building in the popular North of the Panhandle (NOPA) neighborhood of San Francisco. The unit mix includes six (6) large four room one bedroom apartments. The units are all stacked and mirror each other. They have all been tastefully upgraded and include dishwashers (except Unit 4) and in unit laundry. Unit 1 has a wonderful deck off the dining room, providing the tenant exclusive access to the backyard. The tenants in Unit 1 occupy the two car garage along with the resident manager, who lives in Unit 3. The units all have beautiful decorative fireplaces and large built-ins in the living room. All the units are separately metered for gas and electricity. Tenants pay their own heat. Seismic work has been completed.

LOCATION DESCRIPTION

Fantastically located between the Fillmore District and Golden Gate Park, NOPA, the trendy North of the Panhandle neighborhood gets its name from the thin strip of parkland bordering its southern edge. The cool bars, eateries and vintage boutiques on Divisadero Street draw a young crowd from the nearby University of San Francisco and beyond. 825 Masonic is located just a handful of blocks west of Alamo Square. Centrally located public transportation options provide quick commutes to Downtown San Francisco, the Financial District, Union Square and the Waterfront. San Francisco MUNI Bus lines, BART, and the freeway entrance are all nearby offering ease of access to all parts of the City, the East Bay and South to the Peninsula Tech jobs.

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INCOME & EXPENSE PRO-FORMA

Scheduled Annual Gross Apartment Income	\$218,016
Less Vacancy (estimated at 3%)	(6,540)
Adjusted Annual Gross Income	\$211,476

Annual Property Expenses¹:

Property Tax (Estimated at 1.1797% of \$2.4M)	\$28,313
Insurance	7,590
Gas & Electricity	336
Water & Sewer	5,824
Garbage	3,374
License & Permits	617
Repairs & Maintenance (estimated at \$700 per unit)	4,200
Management (estimated at 5% of Adjusted Annual Gross)	10,574

Estimated Annual Operating Expenses: **(60,827)**

Estimated Net Operating Income: **\$150,649**

1. All income and expenses estimated based on 2022 Year End Income & Expense Statement provided by Owner and industry standards.
2. The Expenses above do not include the current resident manager's discount because there is no requirement for a resident manager in a building of this size. Buyer may, if Buyer wishes, continue to give the current resident manager the resident manager fee in the form of a discount off of rent, or Buyer can terminate the arrangement with the manager.

Note: The above expenses and vacancy factor are estimates based partly on Owner'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	Move In Date
1	1 Bedroom + Deck & Yard	\$4,045.00	8/1/2020
2	1 Bedroom	\$2,995.00	6/1/2022
3 ¹	1 Bedroom ¹	\$2,538.02 ¹	8/15/1998
4	1 Bedroom	\$2,995.00	3/15/2023
5	1 Bedroom	\$2,500.00	4/1/2008
6	1 Bedroom	\$2,995.00	7/15/2020
Parking	Garage	\$100.00 (Unit #3)	8/15/1998
Parking	Garage	Included (Unit #1)	8/1/2020
Total Monthly		\$18,168.02	
Total Annual		\$218,016.24	

¹ Tenant in Unit 3 is the Resident Manager and receives a \$1,138.02 rent credit. If Buyer chooses they can retain or terminate the resident manager.

Note: Base Rents on the leases are higher than the rental amounts stated here (in some cases). Seller gives tenants monthly discounts of 1 month free rent prorated over 12 months for a one year lease at signing. This discount is intended to be phased out over time. Then Seller modifies rents by adjusting this discount, but never exceeding the base rent ceiling which he keeps current. Buyers should consult a tenant/landlord attorney as to the validity of said increases and therefore rental amounts.

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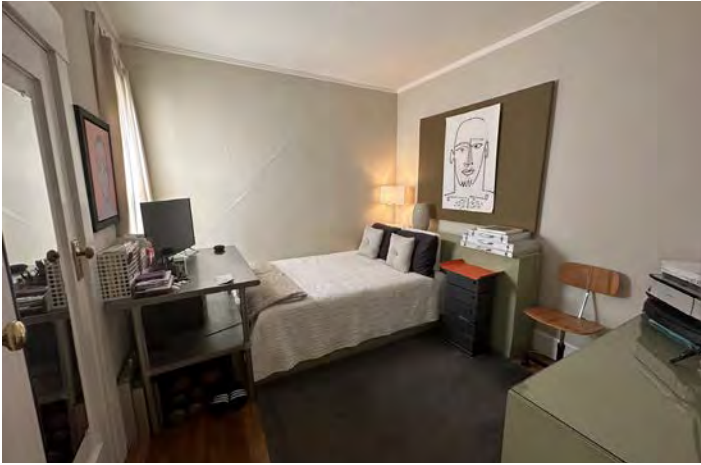


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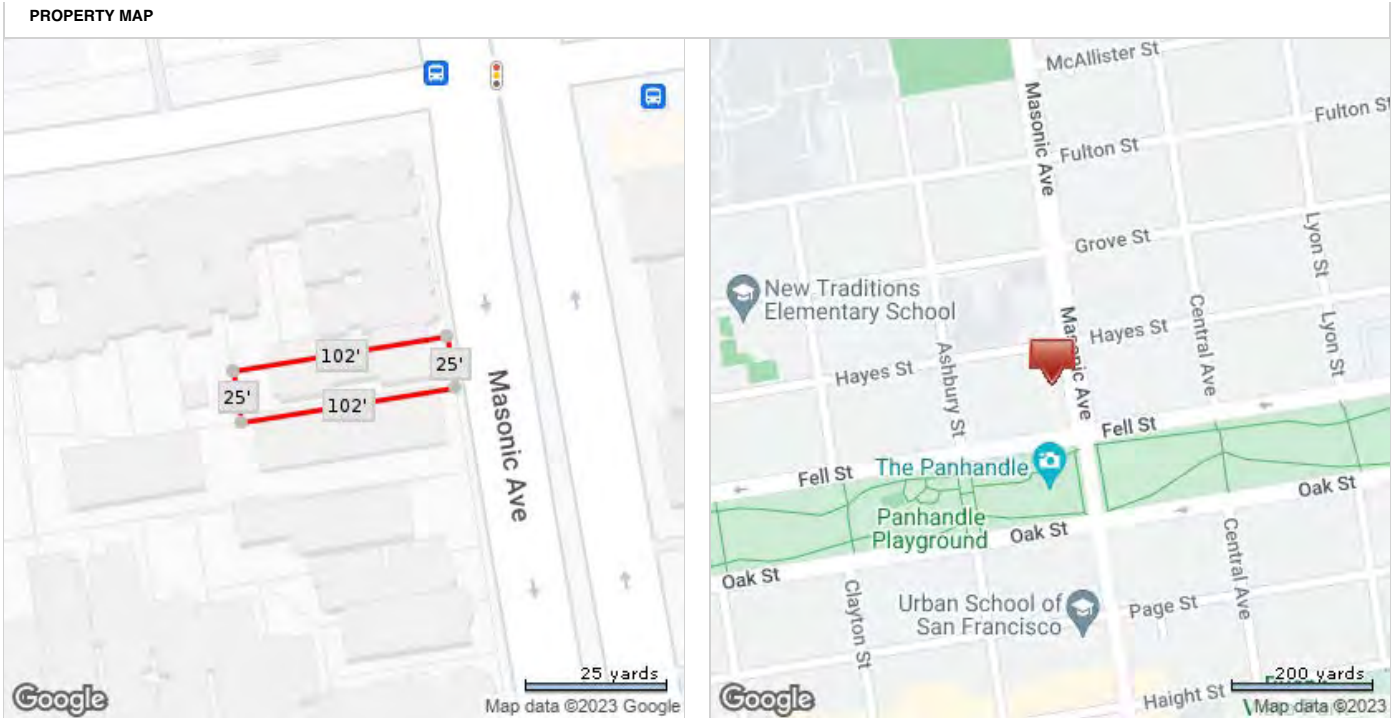


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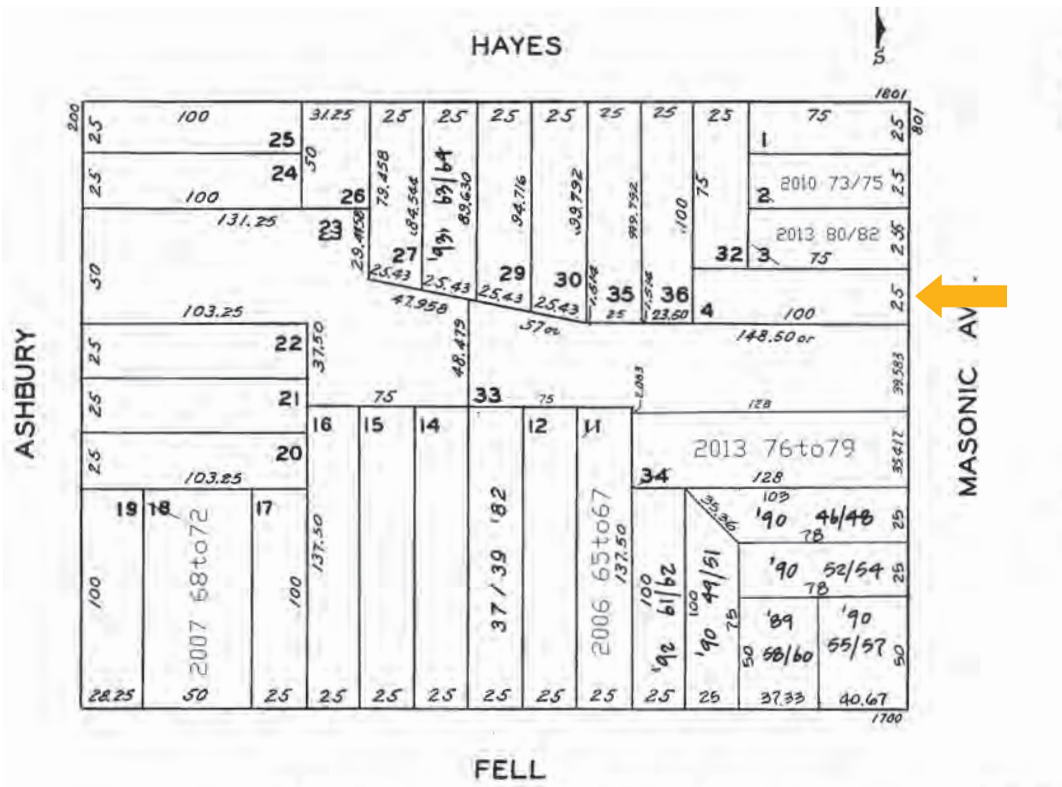
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TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



*Lot Dimensions are Estimated



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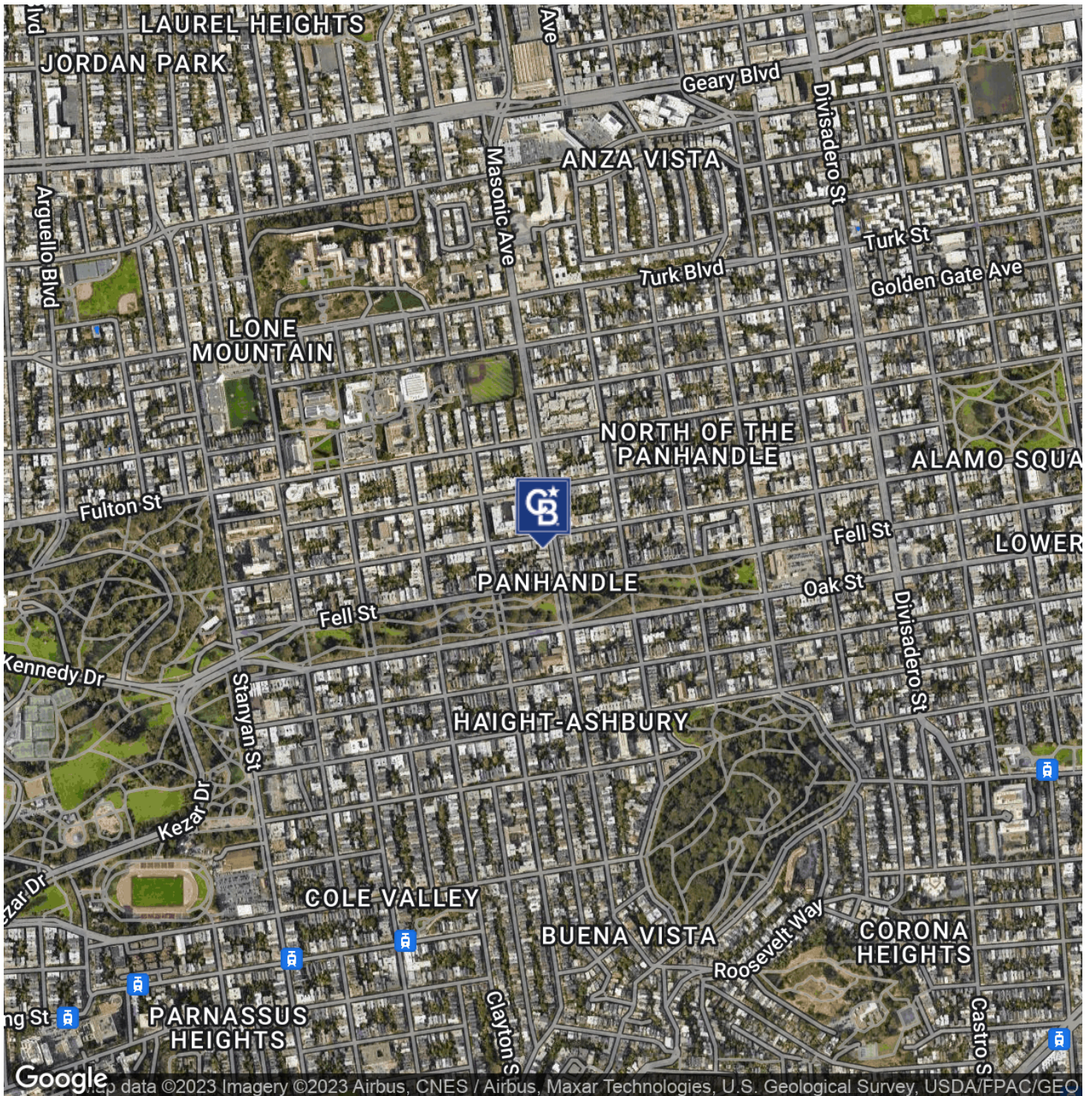


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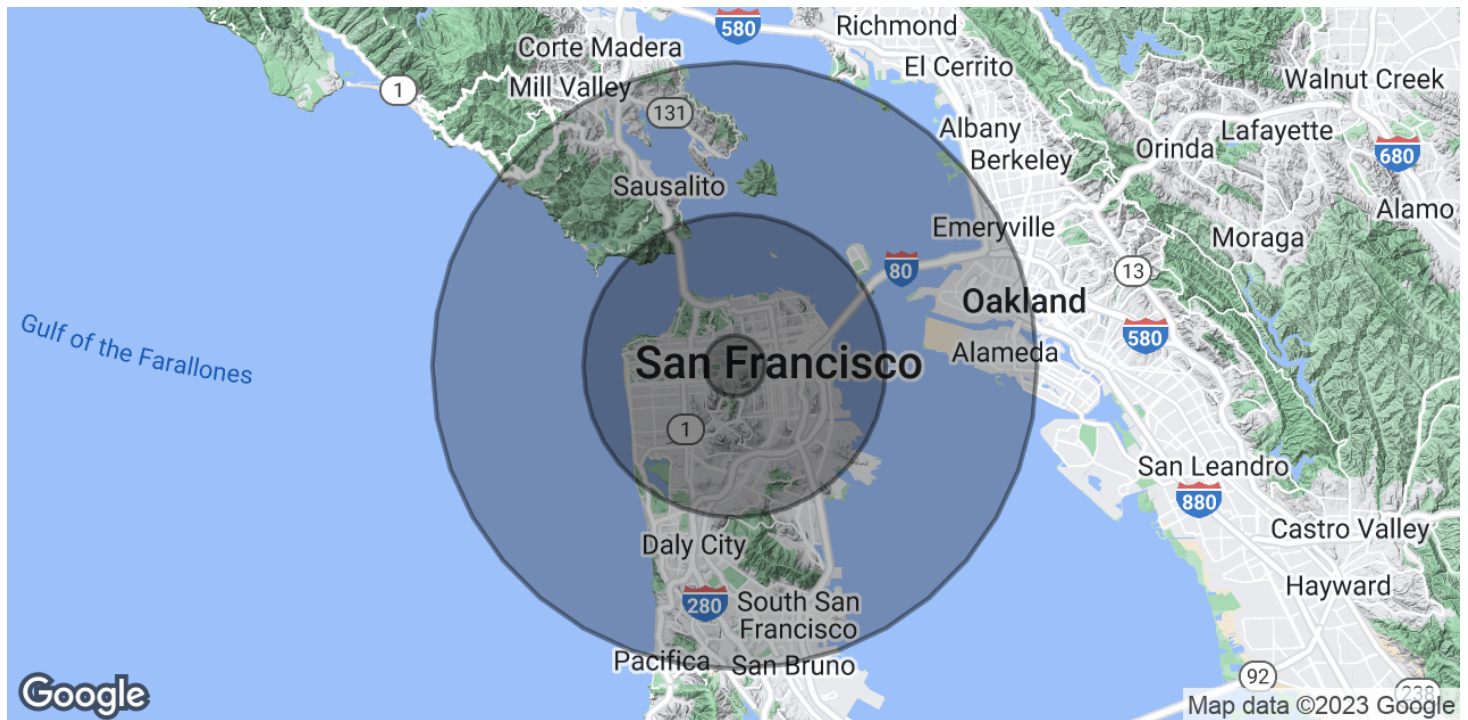


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	87,642	886,893	1,211,008
Average Age	35.8	40.2	40.4
Average Age (Male)	35.9	39.6	39.7
Average Age (Female)	36.2	40.8	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	41,824	401,772	526,113
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$169,818	\$152,133	\$148,317
Average House Value	\$1,222,888	\$1,069,271	\$1,031,253

* Demographic data derived from 2020 ACS - US Census

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