



COLDWELL BANKER  
COMMERCIAL  
REALTY

3 UNIT APARTMENT BUILDING

24-28 RAUSCH STREET | SOMA

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

## 3 UNIT APARTMENT BUILDING | SOUTH OF MARKET

24-28 Rausch Street San Francisco, CA 94103



### PROPERTY HIGHLIGHTS

- Fantastic SOMA Location!
- 3 Six Room Flats
- Bay Windows
- Laundry in Units
- Gas Furnaces & Ranges
- Large Lovely Shared Backyard
- Sprinklered Storage Available
- Separately Metered for Gas & Electricity
- Separate Heat & Hot Water

### OFFERING SUMMARY

|                  |   |
|------------------|---|
| Offered at:      | \$1,445,000                                 |
| Number of Units: | 3   |
| Price/SF:        | \$335                                       |
| Building Size:   | Approx. 4,315 SF*                           |
| Lot Size:        | Approx. 2,800 SF*                           |
| Lot Dimensions:  | Approx. 25' x 114'                          |
| Year Built:      | 1908*                                       |
| Zoning:          | Red South of Market,<br>Residential Enclave |
| APN:             | 3730-063*                                   |

\*Per Realist Tax Records

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### PROPERTY DESCRIPTION

24-28 Rausch Street is a triplex located on a beautiful tree lined street in San Francisco's South of Market neighborhood, one of the most active rental districts in the City. The property consists of (3) three large (6) six room flats with (1) one split full bathroom. The kitchens and bathrooms have been updated to varying extents. Each unit has its own washer and dryer hookups and access to the spacious backyard and large basement. 24-28 Rausch Street has a 99 Walk and Bike Score (Walker's/Biker's Paradise) and a perfect 100 Transit Score (Rider's Paradise). The units are separately metered for gas and electricity. Separate heat and hot water.



### LOCATION DESCRIPTION

24-28 Rausch Street is a fantastic investment opportunity in the heart of the South of Market district, the subject property's location benefits from its close proximity to the Financial District and is in the heart of the city's tech culture. The South of Market neighborhood is the home of the headquarters of several major software, internet and technology companies as well as many of San Francisco's premier museums, luxury hotels, and popular nightclubs. It is also home to the waterfront AT&T Park, where the SF Giants play baseball. Public transportation via Muni & BART is nearby, which gives good access to all parts of the City. Freeway entrances & exits are also nearby, giving easy access to the Peninsula, East Bay & North Bay.



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### RENT ROLL

| Unit #               | Unit Type   | Scheduled Rent      | Market Rent <sup>1</sup> | Move In Date |
|----------------------|-------------|---------------------|--------------------------|--------------|
| 24<br>(Top Unit)     | 6 Room Flat | \$4,784.49          | \$5,000.00               | 10/01/2019   |
| 26<br>(Middle Unit)  | 6 Room Flat | \$3,208.61          | \$5,000.00               | 11/01/2019   |
| 28<br>(Bottom Unit)  | 6 Room Flat | \$3,024.39          | \$5,000.00               | 12/01/2010   |
| <b>Total Monthly</b> |             | <b>\$11,017.49</b>  | <b>\$15,000.00</b>       |              |
| <b>Total Annual</b>  |             | <b>\$132,209.88</b> | <b>\$180,000.00</b>      |              |

<sup>1</sup> Stated rent is estimated market rent. Market rent 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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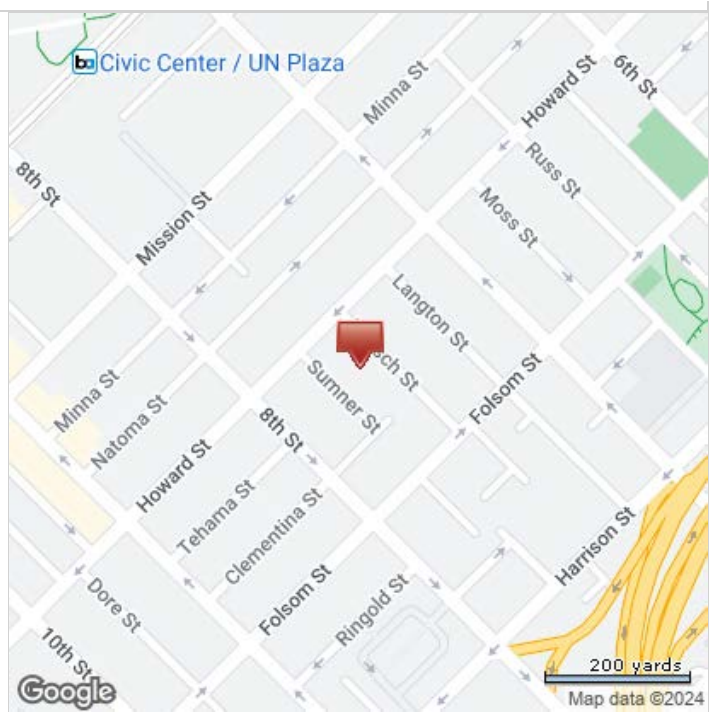
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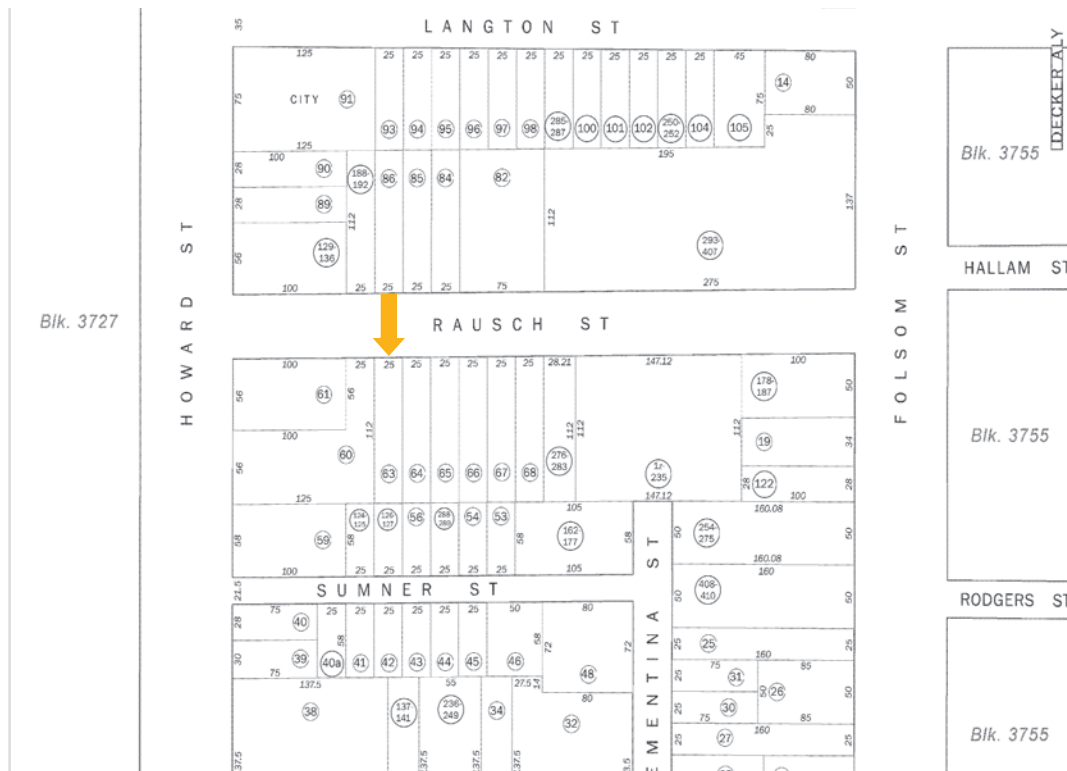
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### TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



\*Lot Dimensions are Estimated



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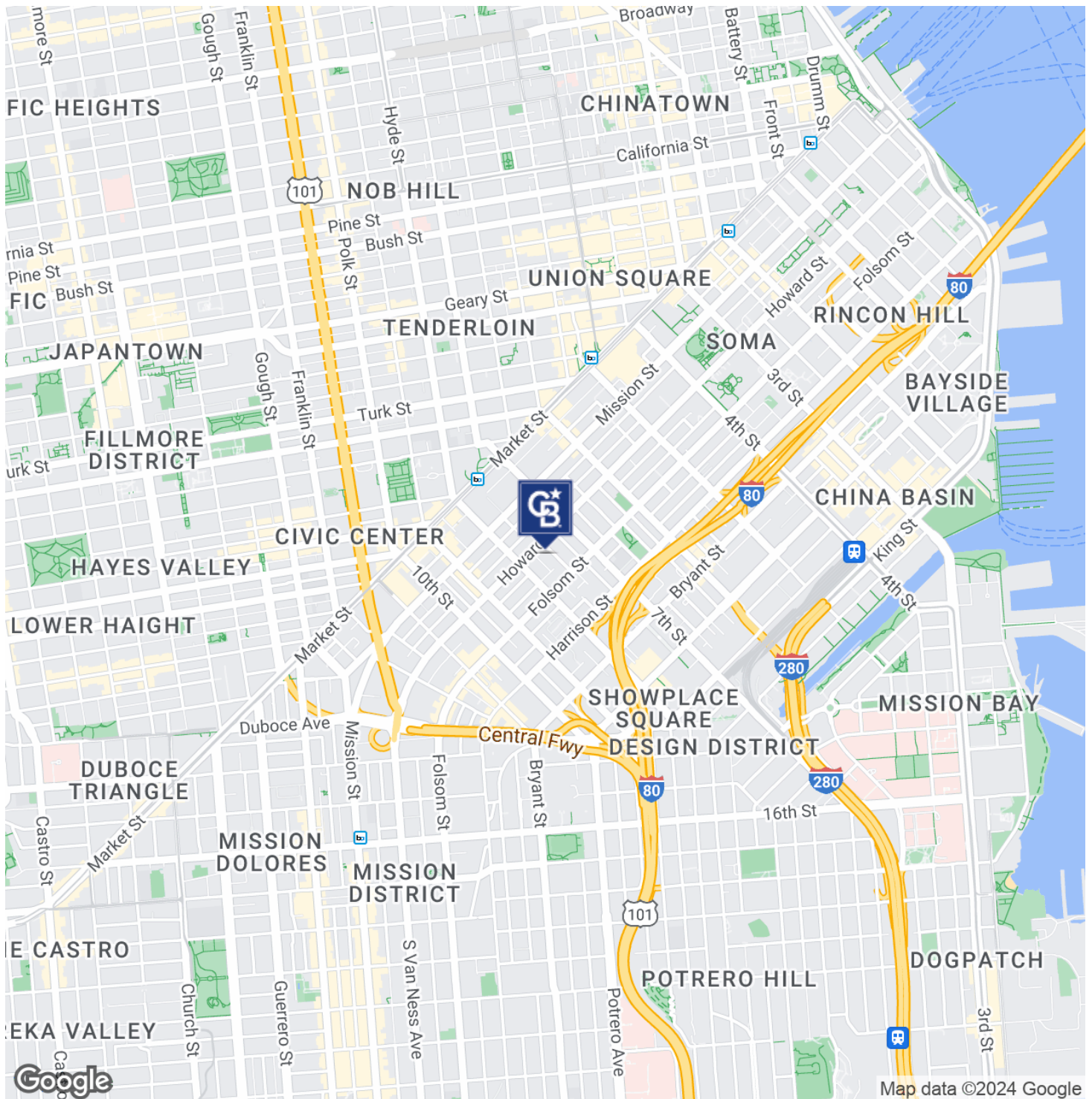
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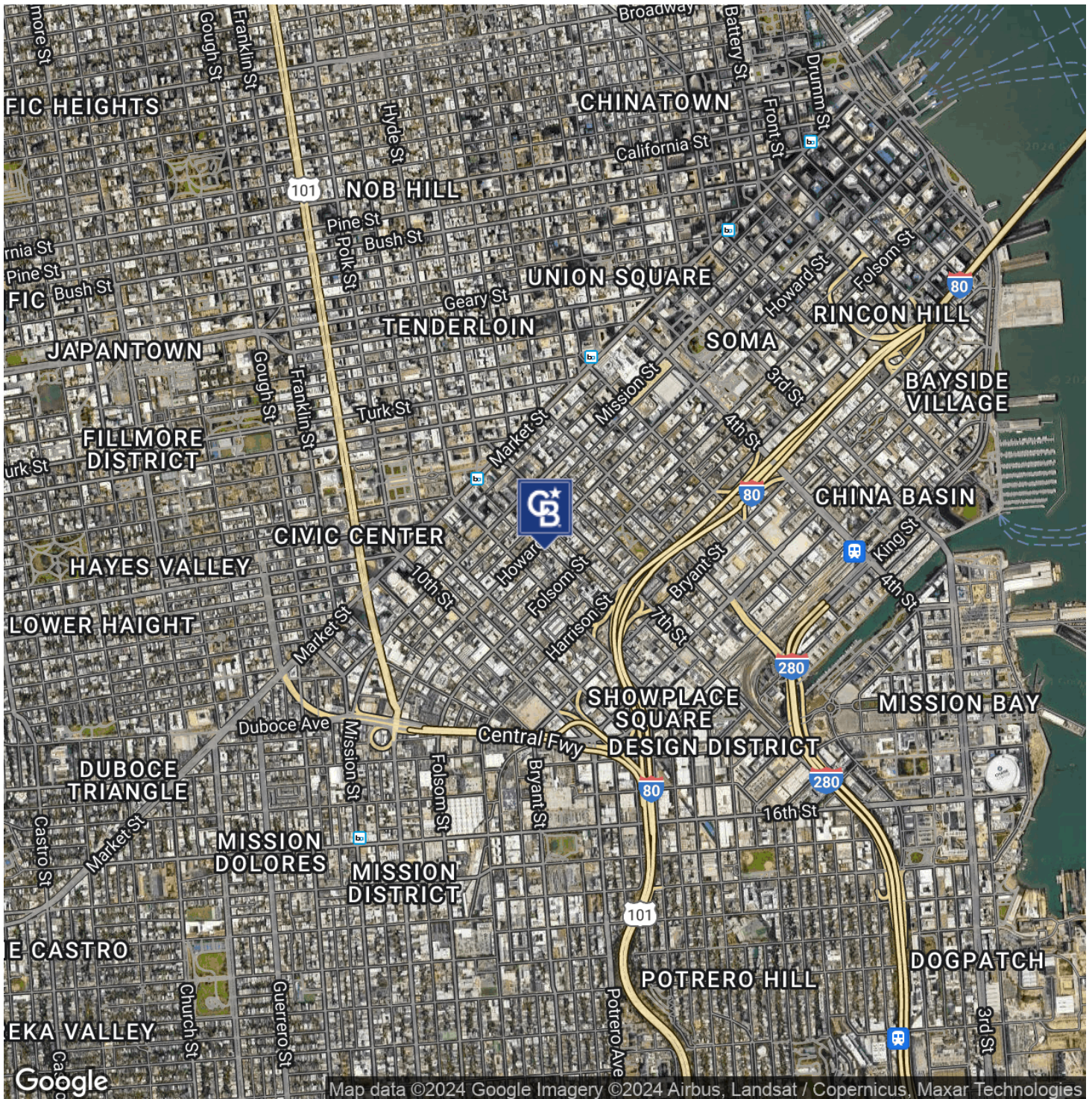


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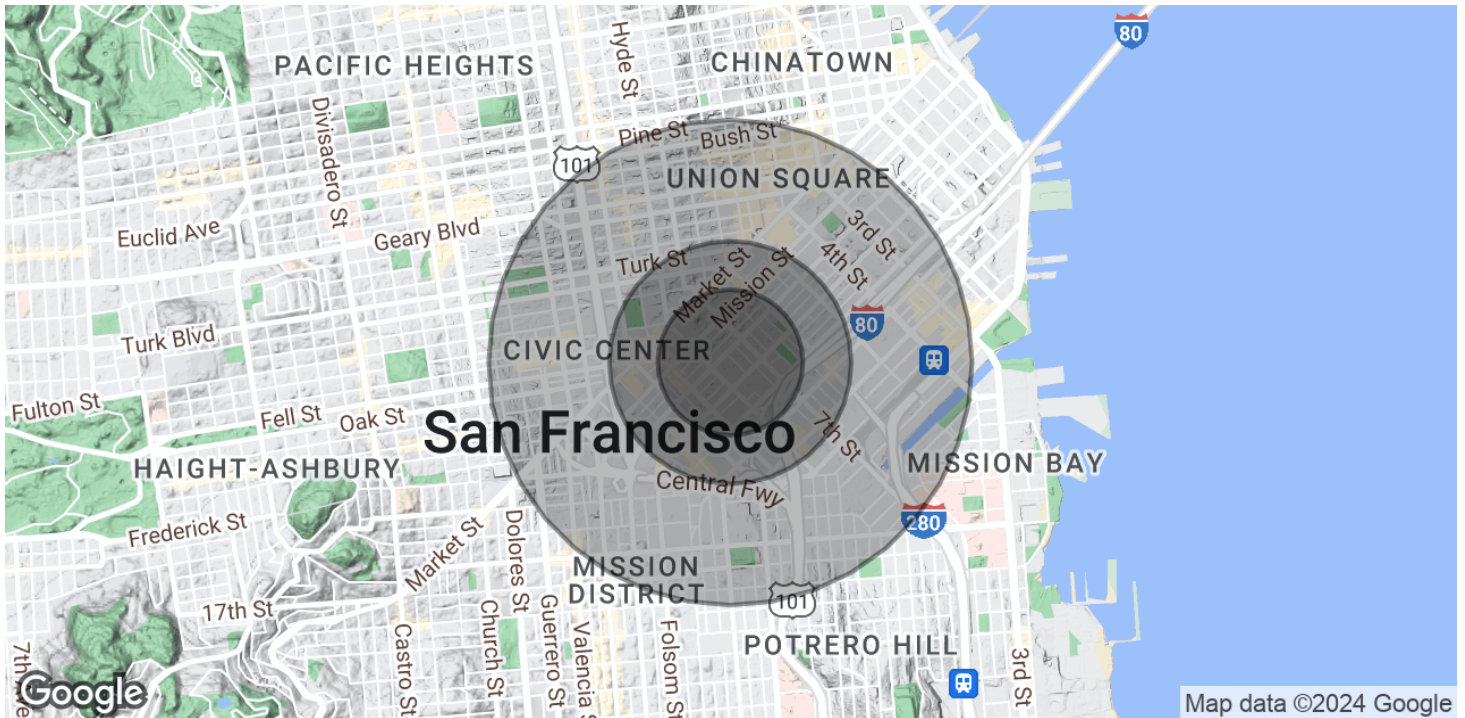
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| <b>POPULATION</b>              | <b>0.3 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|--------------------------------|------------------|------------------|---------------|
| Total Population               | 9,846            | 41,421           | 111,815       |
| Average Age                    | 40               | 43               | 42            |
| Average Age (Male)             | 40               | 43               | 42            |
| Average Age (Female)           | 40               | 42               | 42            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.3 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
| Total Households               | 4,761            | 19,644           | 57,044        |
| # of Persons per HH            | 2.1              | 2.1              | 2             |
| Average HH Income              | \$158,443        | \$127,538        | \$149,707     |
| Average House Value            | \$1,221,518      | \$891,910        | \$1,122,435   |

Demographics data derived from AlphaMap

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