



COLDWELL BANKER
COMMERCIAL
REALTY

6 APARTMENT UNITS WITH PHENOMENAL
OCEAN VIEWS!

5635 ANZA STREET | OUTER RICHMOND

FOR SALE

CBCWORLDWIDE.COM



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COLDWELL BANKER COMMERCIAL REALTY
2001 Van Ness Ave, San Francisco, CA 94109
415.474.1750

SALE 6 APARTMENTS WITH PHENOMENAL OCEAN VIEWS | OUTER RICHMOND

5635 Anza St San Francisco, CA 94121



PROPERTY HIGHLIGHTS

- Phenomenal Ocean & Beach Views from Every Unit!
- Great Outer Richmond Location!
- Serene Location between 47th & 48th Avenues
- Next to Sutro Heights Park
- 6 One Bedroom Apartment Units
- 6 Car Off Street Parking
- 4 Sprinklered Storage Spaces
- Laundry Room with Owned Machines
- Significant Rental Upside
- Separate Furnaces in Each Unit
- Fireplace in Each Unit
- Separately Metered for Gas & Electricity
- Not on SF Soft Story List

OFFERING SUMMARY

OFFERED AT \$2,300,000

Number of Units:	6
Cap Rate:	5.6%
GRM:	10.9
Price/SF:	\$417
Building Size:	Approx. 5,520 SF*
Lot Size:	Approx. 3,044 SF*
Lot Dimensions:	Approx. 30' x 102'
Year Built:	1959*
Zoning:	RH-2*
APN:	1590-020*

*Per Realist Tax Records

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PROPERTY DESCRIPTION

5635 Anza Street is a well-maintained 6 unit apartment building located in the Outer Richmond district of San Francisco. Constructed in 1959, the property consists of 6 large one bedroom/one bath apartment units, off street surface parking for 6 cars, 4 sprinklered storage closets, and laundry room. Ideally situated on a quiet block directly adjacent to the Sutro Heights park. Every unit has a phenomenal view of the Pacific Ocean and Ocean Beach. Each unit has a large living room on the south side of the building with wide windows facing the Pacific Ocean. Unit 1 was recently renovated featuring an updated kitchen with dishwasher and updated bathroom. All units boast their own gas furnace, a wood burning fireplace, ample storage and natural light. Separately metered for gas and electricity. Tenants pay for their own heat. Not on SF Soft Story List.

LOCATION DESCRIPTION

5635 Anza Street located in the popular Outer Richmond District, one of the most highly sought after neighborhoods in San Francisco. With abundant green spaces and parks such as Sutro Heights, Golden Gate Park & The Presidio, as well as easy access to picturesque Ocean Beach & Baker Beach, potential tenants will enjoy a coveted blend of urban convenience and natural beauty. The property is within a block of Geary Boulevard, a dynamic area that offers a diverse selection of restaurants, retail shops, and bars. Public transportation stops via Muni are nearby, providing convenient access to the Financial District, Downtown and the rest of the City. The Golden Gate Bridge is within a short driving distance, allowing easy access to Marin County and the Wine Country while nearby scenic Highway 1, and 19th Avenue to Interstate 280 lead south to the Peninsula, Half Moon Bay and San Jose. The Outer Richmond neighborhood presents an enticing opportunity for investors seeking to establish a presence in a thriving and sought-after San Francisco location.



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INCOME & EXPENSE PRO-FORMA

Scheduled Annual Gross Apartment Income	\$206,014
Laundry	3,540
SF Rentboard Fee Reimbursements	134
Total Scheduled Gross Income	\$209,688
Less Vacancy (estimated at 3%)	(6,180)
Adjusted Annual Gross Income	\$203,508

Annual Property Expenses¹:

Property Tax (Estimated at 1.1826% of \$2.3M)	\$27,199
Insurance ²	6,499
Gas & Electricity	4,602
Water & Sewer	7,692
Trash	4,452
Telephone	1,764
Cleaning/Janitorial	4,860
Landscaping	336
Fire & Life Safety	1,656
Permit Fees	216
Rentboard Fees	528
Annual Business Registration	108
SF Gross Revenue Tax	996
Repairs & Maintenance (Estimated at \$750 per unit)	4,500
Management (Estimated at 5% of Gross Income)	10,484

Estimated Annual Operating Expenses: **(75,892)**

Estimated Net Operating Income: **\$127,616**

1. All Income & Expenses estimated based on annualizing August 2025 Income & Expense statement provided by Property Manager and Industry Standards.
2. Owner's Actual 2025 Insurance Cost. Lately, Insurance has been difficult to secure and has become more expensive. Buyers should obtain and use their own estimate for insurance.

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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	Bond Passthru	Total Scheduled Rent	Market Rent ¹	Move In Date	Last Increase Date
1	1 Bedroom	\$3,355.08	\$25.18	\$3,380.26	\$3,500.00	08/20/2022	09/01/2024
2	1 Bedroom	\$3,159.78		\$3,159.78	\$3,400.00	07/23/2022	08/01/2024
3	1 Bedroom	\$2,082.66	\$3.47	\$2,086.13	\$3,400.00	03/04/2010	04/01/2025
4	1 Bedroom	\$1,454.15		\$1,454.15	\$3,400.00	04/08/1997	06/01/2024
5	1 Bedroom	\$3,059.13		\$3,059.13	\$3,800.00	10/12/2021	11/01/2025
6	1 Bedroom	\$3,360.06	\$3.47	\$3,363.53	\$3,800.00	04/18/2019	06/01/2025
Surface Parking #1	Occupied - Unit #3	\$59.40		\$59.40	\$150.00	03/04/2010	04/01/2025
Surface Parking #2	Occupied - Unit #2	\$127.12		\$127.12	\$150.00	07/23/2022	08/01/2024
Surface Parking #3	Occupied - Unit #6	\$110.02		\$110.02	\$150.00	04/18/2019	06/01/2025
Surface Parking #4	Outside Renter	\$125.00		\$125.00	\$150.00		
Surface Parking #5	Occupied - Unit #4	Included		\$0.00	\$150.00	04/08/1997	-
Surface Parking #6	Occupied - Unit #3	\$64.09		\$64.09	\$150.00	03/04/2010	04/01/2025
Storage #1	Occupied - Unit #2	\$50.85		\$50.85	\$75.00	07/23/2022	08/01/2024
Storage #2	Occupied - Unit #5	\$53.41		\$53.41	\$75.00	10/12/2021	11/01/2025
Storage #3	Vacant ²	\$75.00 ²		\$75.00 ²	\$75.00		
Storage #4	Occupied - Unit #4	Included		\$0.00	\$75.00	04/08/1997	06/01/2024
Total Monthly		\$17,135.75	\$32.12	\$17,167.87	\$22,500.00		
Total Annual		\$205,629.00	\$385.44	\$206,014.44	\$270,000.00		

¹ Stated rent is estimated market rent. 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 Space. Stated rent is estimated market rent. Buyer should determine and use their own estimates for market rents.

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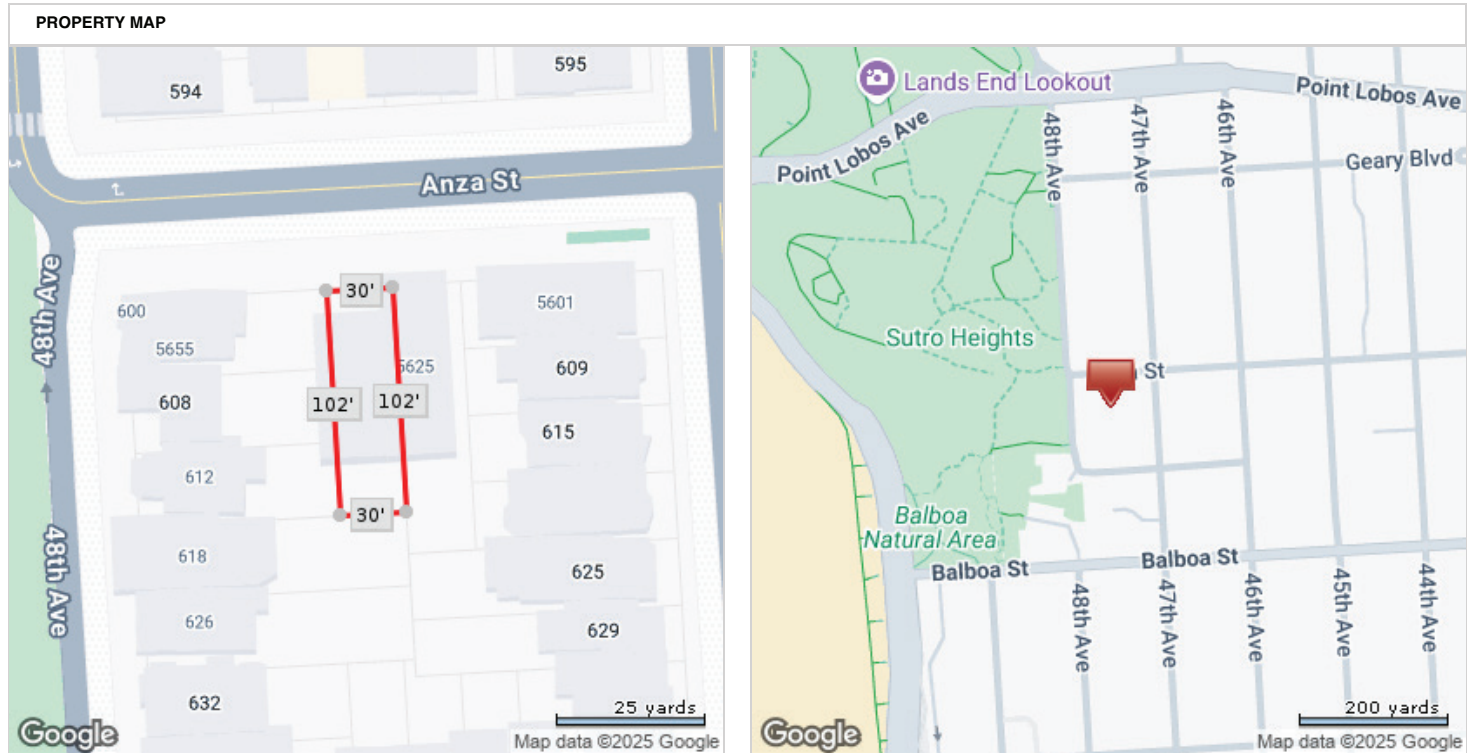


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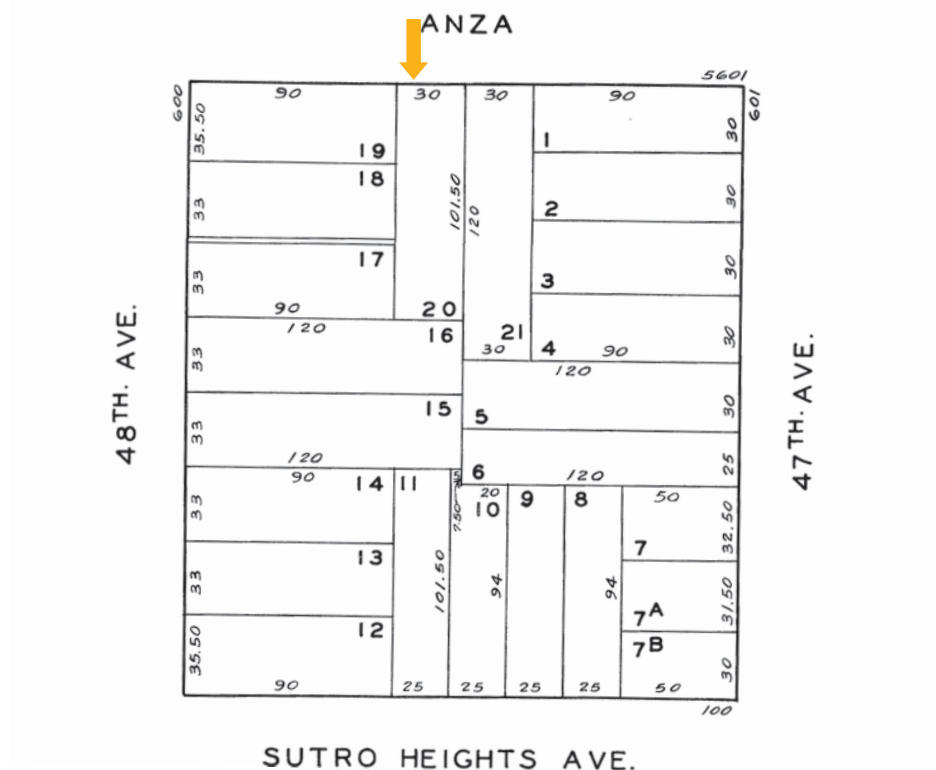
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REALIST TAX RECORD PLAT MAPS



*Lot Dimensions are Estimated



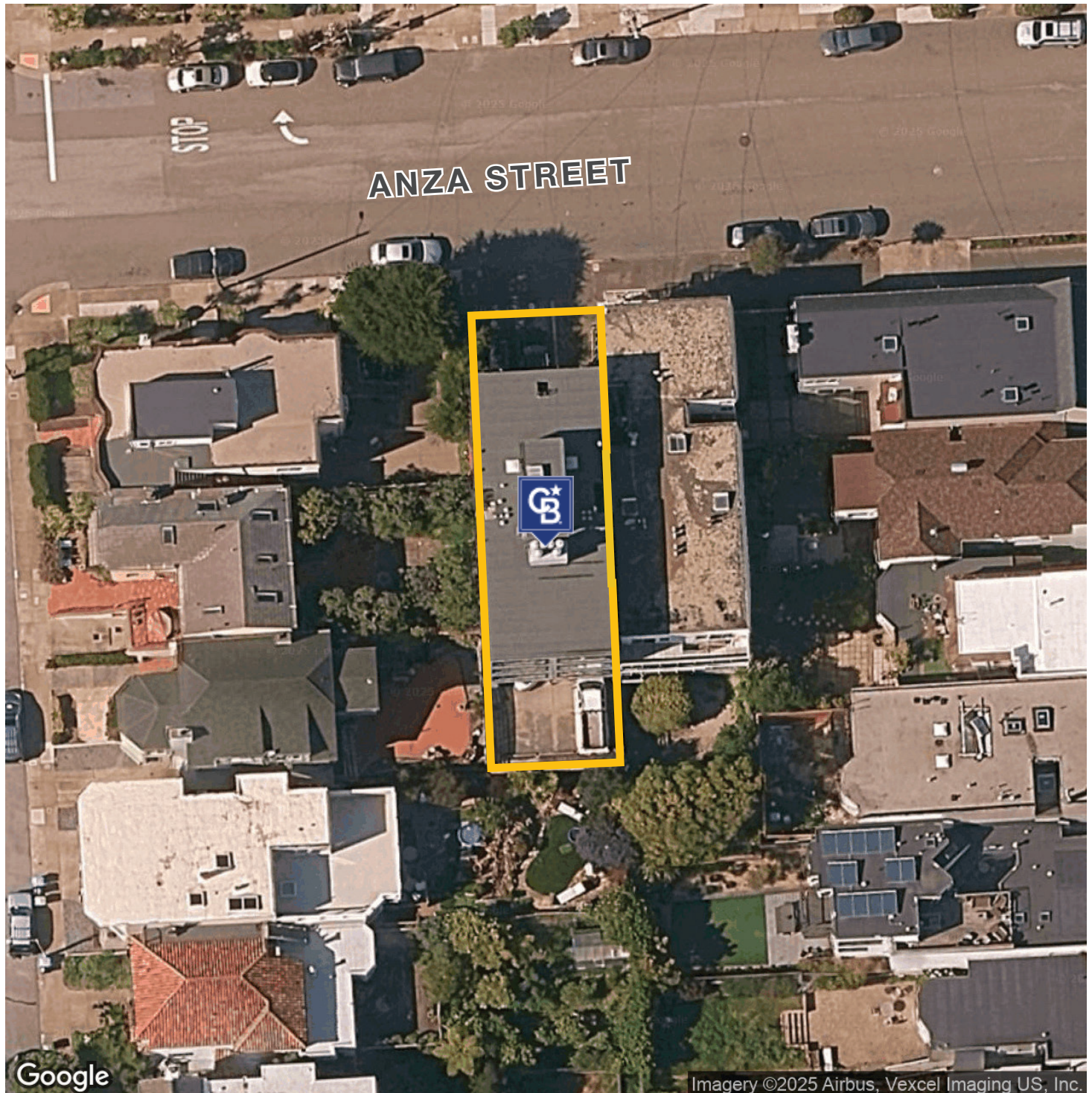
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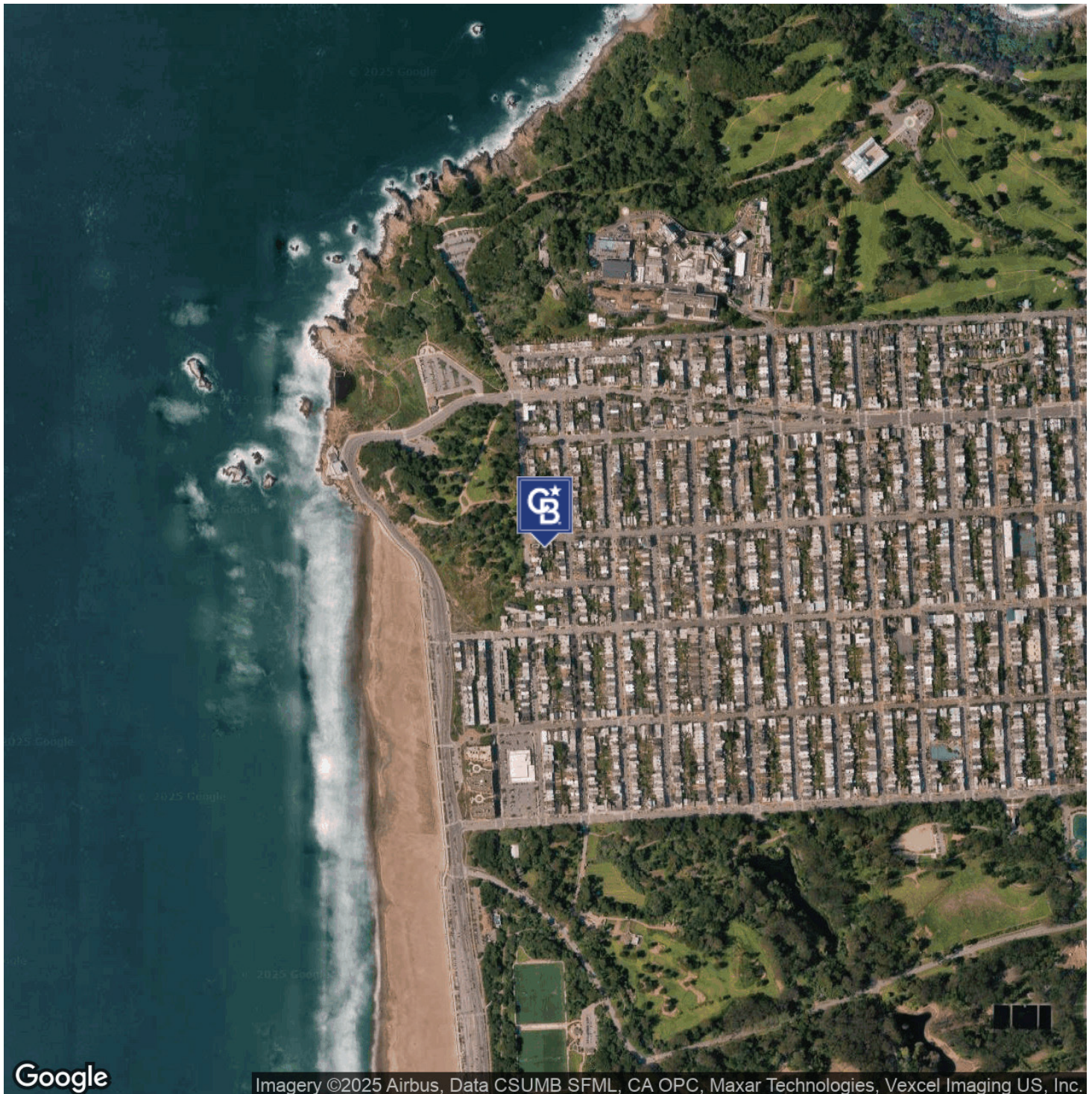


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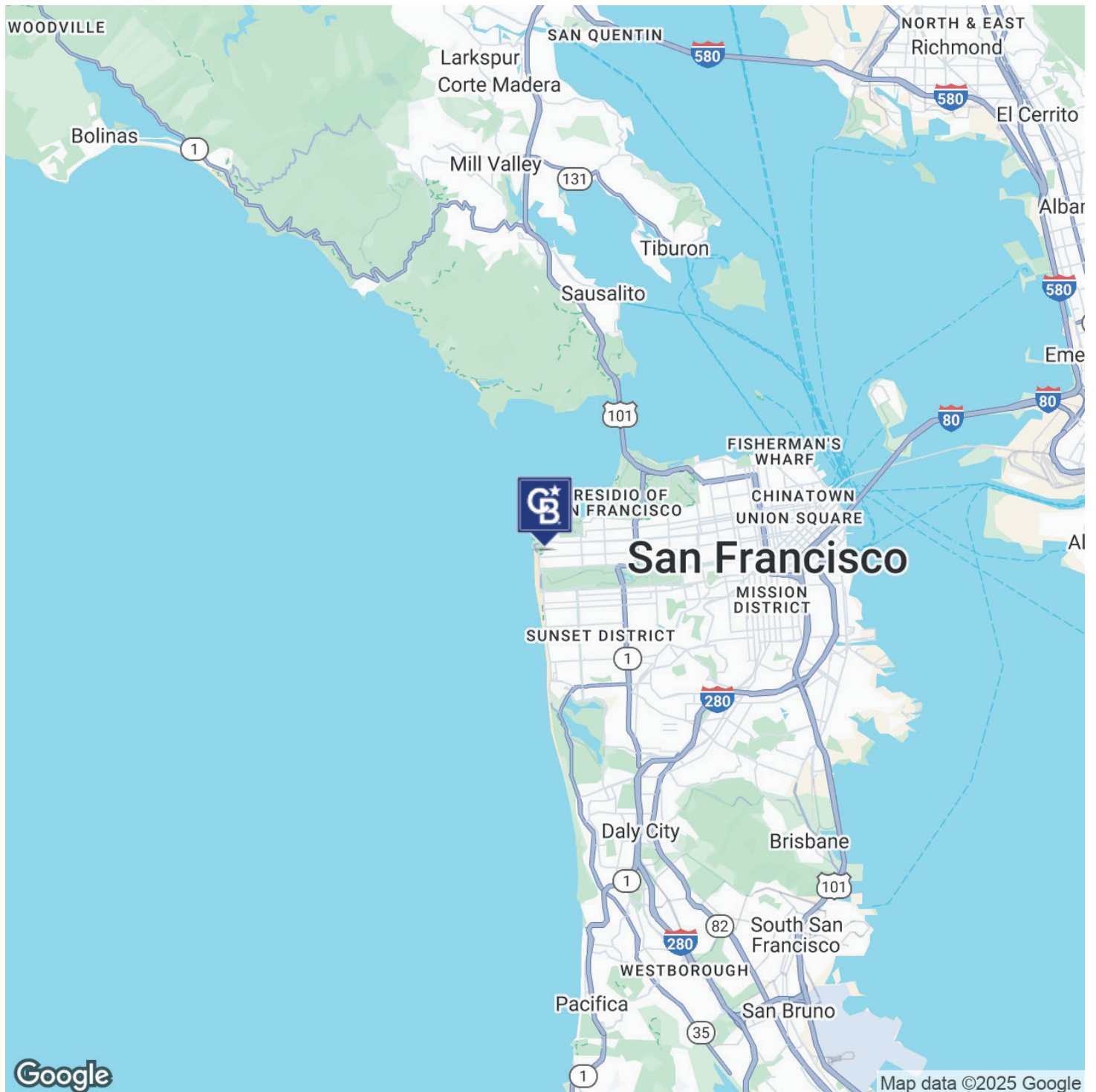
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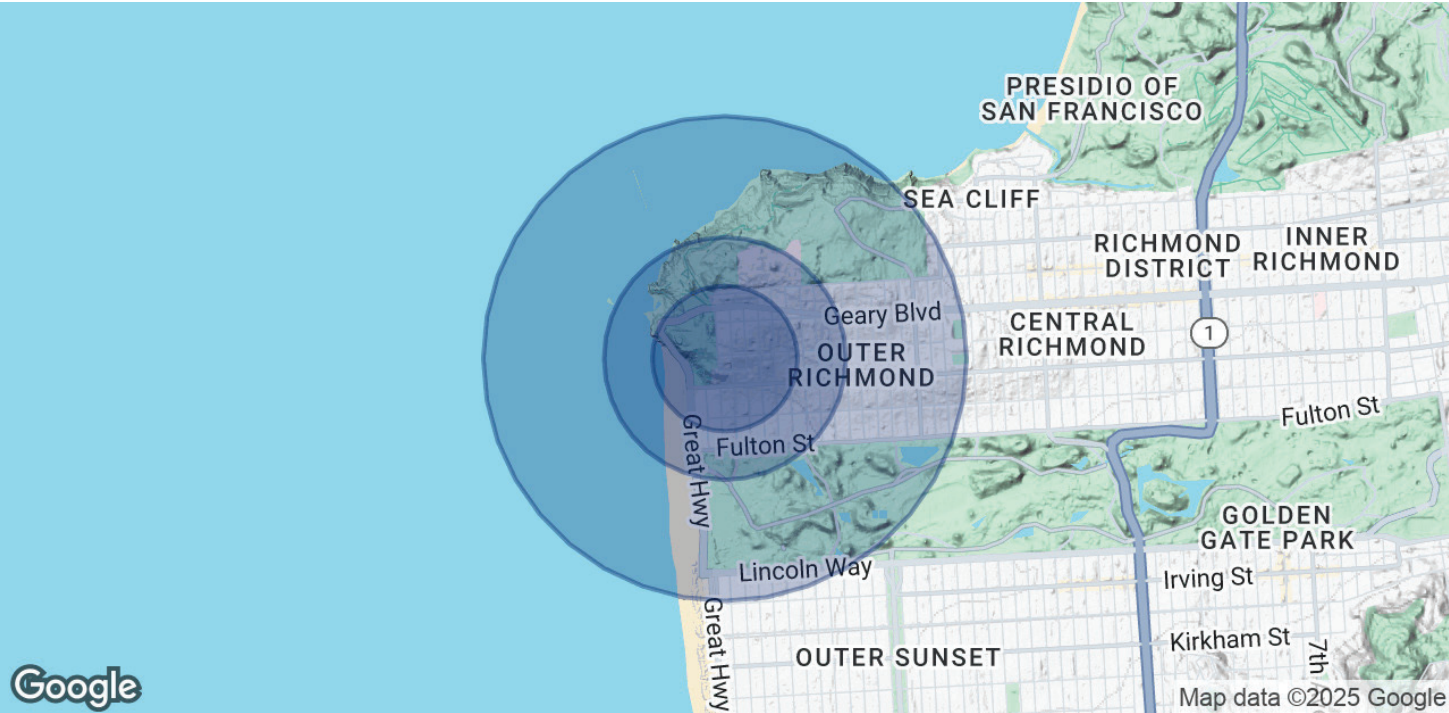


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,702	7,753	18,845
Average Age	46	46	45
Average Age (Male)	45	45	44
Average Age (Female)	46	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,598	3,241	7,689
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$179,400	\$186,974	\$176,931
Average House Value	\$1,679,446	\$1,620,973	\$1,603,352

Demographics data derived from AlphaMap

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