

201 RICHLAND AVENUE
5 UNITS | OFFERED AT \$1,300,000



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INVESTMENT OVERVIEW



- ✓ Quaint Bernal Heights Location
- ✓ Steps from Holly Park & Cortland Ave
- ✓ One Studio & Four 1-Bedroom Units
- ✓ Two Units Delivered Vacant
- ✓ Two Car Garage
- ✓ Excellent Value-Add Potential
- ✓ Separately Metered for Gas & Electric
- ✓ \$260,000/Unit | \$354/SF

Nestled in the heart of Bernal Heights, 201-207 Richland Ave presents a rare opportunity to acquire five-unit apartment building in San Francisco's highly desirable Bernal Heights neighborhood. The multi-family property consists of four spacious one-bedroom units and one charming studio.

With two units delivered vacant, this property provides immediate rental upside. The building also features a two-car garage, an added convenience in a neighborhood where parking is a premium. The property is just steps from shops, cafés, and restaurants along Cortland Avenue. Commuters will appreciate easy access to public transportation, major freeways, and tech shuttle stops. The strong rental demand in Bernal Heights, coupled with the potential for value-add improvements, makes this an attractive investment with long-term growth potential.

Whether you are looking to expand your portfolio or secure an owner-occupant opportunity with rental income, 201-207 Richland Ave is a must-see. Don't miss out on this exceptional multi-family asset in one of San Francisco's most sought-after neighborhoods!

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1908
Parcel Number	5720-030
# of Units	5
Unit Mix	4 One-Bedrooms & 1 Studio
Parking	Two Car Parking
Sq. Feet	3,675
Lot Sq. Feet	2,151

BUILDING SYSTEMS

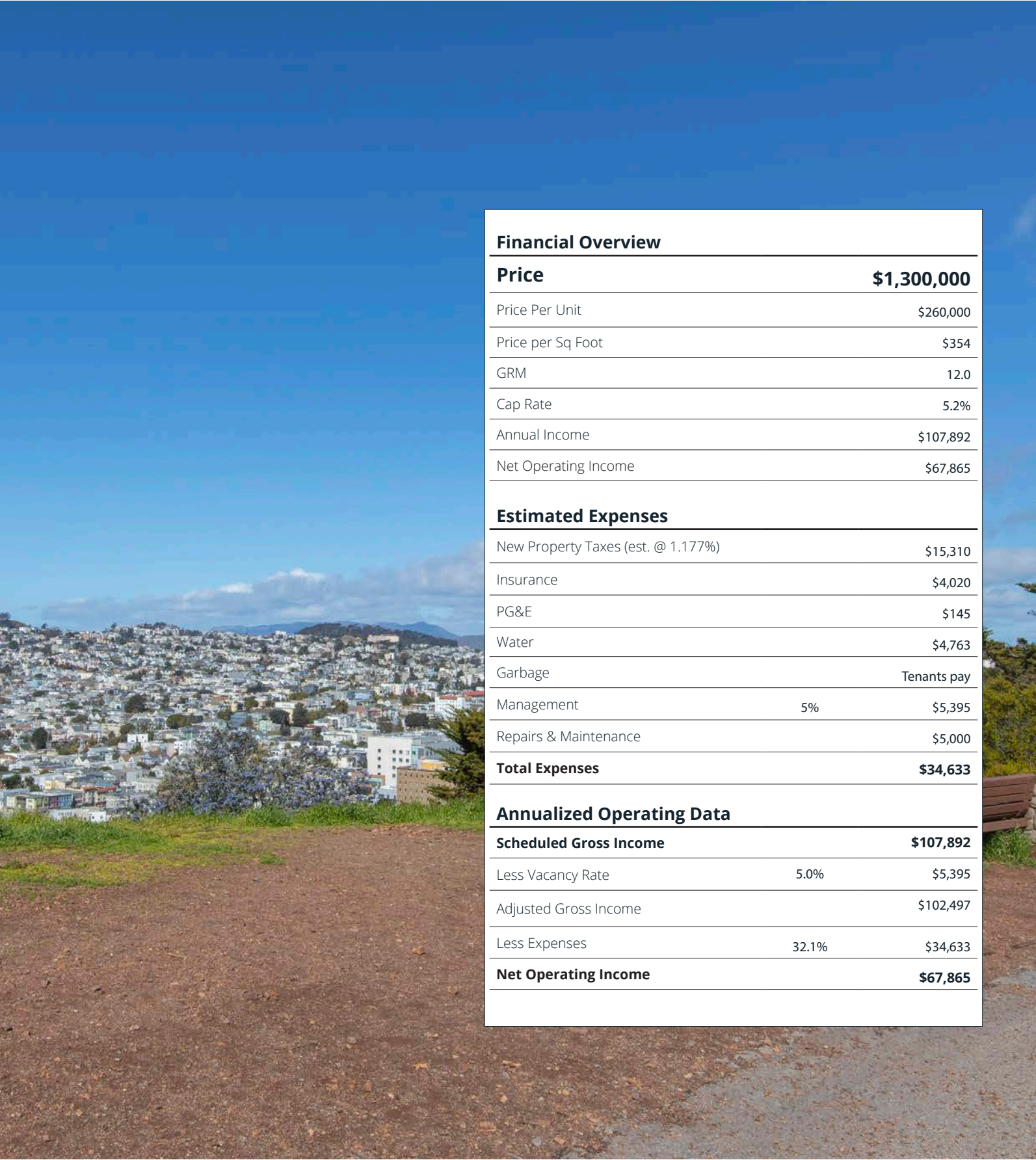
Foundation	Concrete
Structure	Wood-Frame
Zoning	RH-2
Yard	None
Water Service	Master Metered
Electrical Service	Individually Metered
Gas Service	Individually Metered

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
97	1-Bdr	\$1,151.00	\$2,550.00	11/01/1995
201	1-Bdr	\$2,550.00	\$2,550.00	Vacant
203	1-Bdr	\$1,023.00	\$2,550.00	04/01/1995
205	Studio	\$1,950.00	\$1,950.00	Vacant
207	1-Bdr	\$2,067.00	\$2,550.00	07/01/2009
G1	Garage Parking	\$250.00	\$250.00	Vacant
G2	Garage Parking	\$0.00	\$250.00	Unit 97 included

Monthly Income	\$8,991.00	\$12,650.00
Annual Income	\$107,892.00	\$151,800.00
Upside	41%	





Financial Overview		
Price		\$1,300,000
Price Per Unit		\$260,000
Price per Sq Foot		\$354
GRM		12.0
Cap Rate		5.2%
Annual Income		\$107,892
Net Operating Income		\$67,865
Estimated Expenses		
New Property Taxes (est. @ 1.177%)		\$15,310
Insurance		\$4,020
PG&E		\$145
Water		\$4,763
Garbage		Tenants pay
Management	5%	\$5,395
Repairs & Maintenance		\$5,000
Total Expenses		\$34,633
Annualized Operating Data		
Scheduled Gross Income		\$107,892
Less Vacancy Rate	5.0%	\$5,395
Adjusted Gross Income		\$102,497
Less Expenses	32.1%	\$34,633
Net Operating Income		\$67,865



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