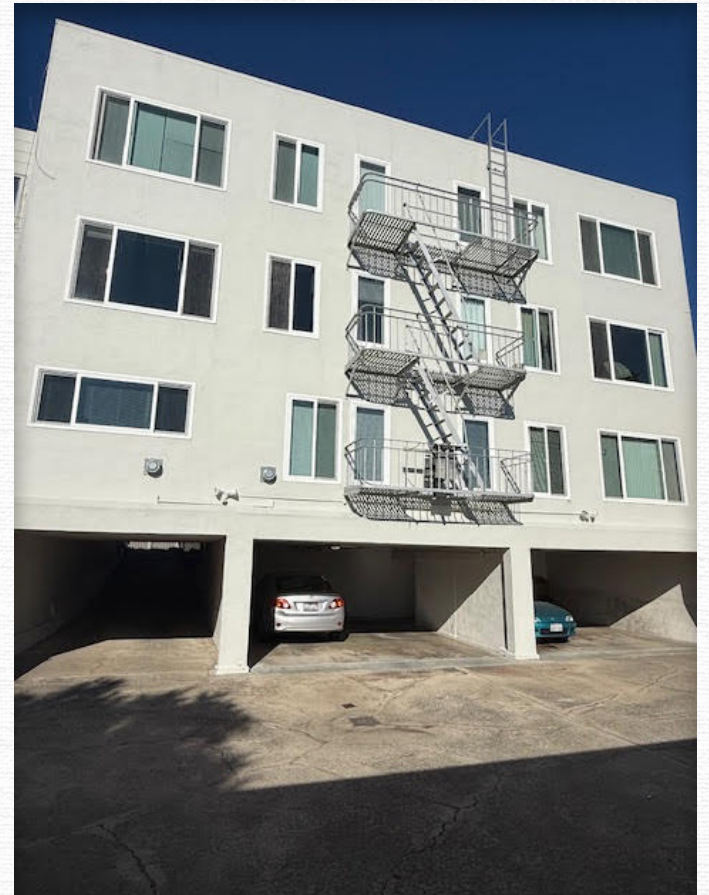


725 MONTEREY BLVD. SAN FRANCISCO, CA 94127



11 units offered at \$3,995,000



EXCLUSIVELY PRESENTED BY

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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PROPERTY OVERVIEW

725 MONTEREY BLVD, SAN FRANCISCO, CA 94127

OFFERING SUMMARY

Price	\$3,995,000
# Units	11
Price Per Unit	\$363,182
Price Per SqFt	\$484.83
SqFt	8,240
Lot SqFt	5,625
Year Built	1958
Neighborhood	San Francisco
Zoning	NC1
# of Structures on Lot	1
Unit Mix	11 residential
Structure	Wood
Foundation	Concrete
Property Sub Type	Apartment
Parking	10



725 Monterey Boulevard is a well-located 8,240sqft complex, featuring 11 multifamily investment opportunity in the desirable Sunnyside/Ingleside corridor of San Francisco. Situated along a major transit artery with convenient access to BART, MUNI, and I-280, the property offers strong appeal to both renters and long-term investors seeking stable demand in a supply-constrained submarket.

The building features a mid-century modern stucco façade with functional unit layout designed for modern tenancy. Units benefit from modern kitchens and bathrooms, generous floor plans, natural light, and a layout conducive to modernization. The property presents meaningful upside through interior renovations, rent optimization, and operational efficiencies, making it an ideal value-add or long-term hold opportunity.

Recent capital improvements include a completed soft-story seismic retrofit, full exterior painting, new hot water boiler system, fire alarm upgrade (SFFC Section 1103.7.6.1 and NFPA 72), new 200amp electrical service with ten (10) unit meters and one (1) house meters with new siemens equipment. Capital Improvement Pass Through Petitions have been submitted to the SF Rent & Stabilization Board for the recent improvements further enhancing the building's potential revenue.

Its location provides immediate access to neighborhood retail, dining, and essential services, while remaining minutes from City College of San Francisco, West Portal, Ocean Avenue, and multiple employment hubs. Proximity to public transportation enhances tenant convenience and supports consistent occupancy.

FINANCIAL OVERVIEW

725 MONTEREY BLVD, SAN FRANCISCO, CA 94127

FINANCIAL OVERVIEW		# UNITS	UNIT TYPE	SCHEDULED RENTS
Price	\$3,995,000	11	Apartment	\$26,213.51
Price Per Unit	\$363,182	ANNUALIZED OPERATING DATA		
Price Per SqFt	\$484.83			
SqFt	8,240	Gross Potential Rent		
GRM	12.48	Less Vacancy Rate		
Cap Rate	5.06%	Adjusted Gross Income		
Annual Income	\$314,676	Less Expenses		
Net Operating Income	\$201,972	Net Operating Income		
ESTIMATED EXPENSES		*income includes additional \$461.34/month (\$5,536.08/annually) in cap imp pass-through income submitted to rent board		
Water	\$7,444			
Garbage	\$8,392			
PG&E	\$5,900			
Janitorial	\$4,000			
Management	\$11,145			
Repairs & Maintenance	\$15,000			
Insurance	\$12,000			
Fire Safety Maintenance	\$1,575			
Taxes	\$47,248			
Total Expenses	\$112,704			
Expenses/Unit	\$10,246			

RENT ROLL

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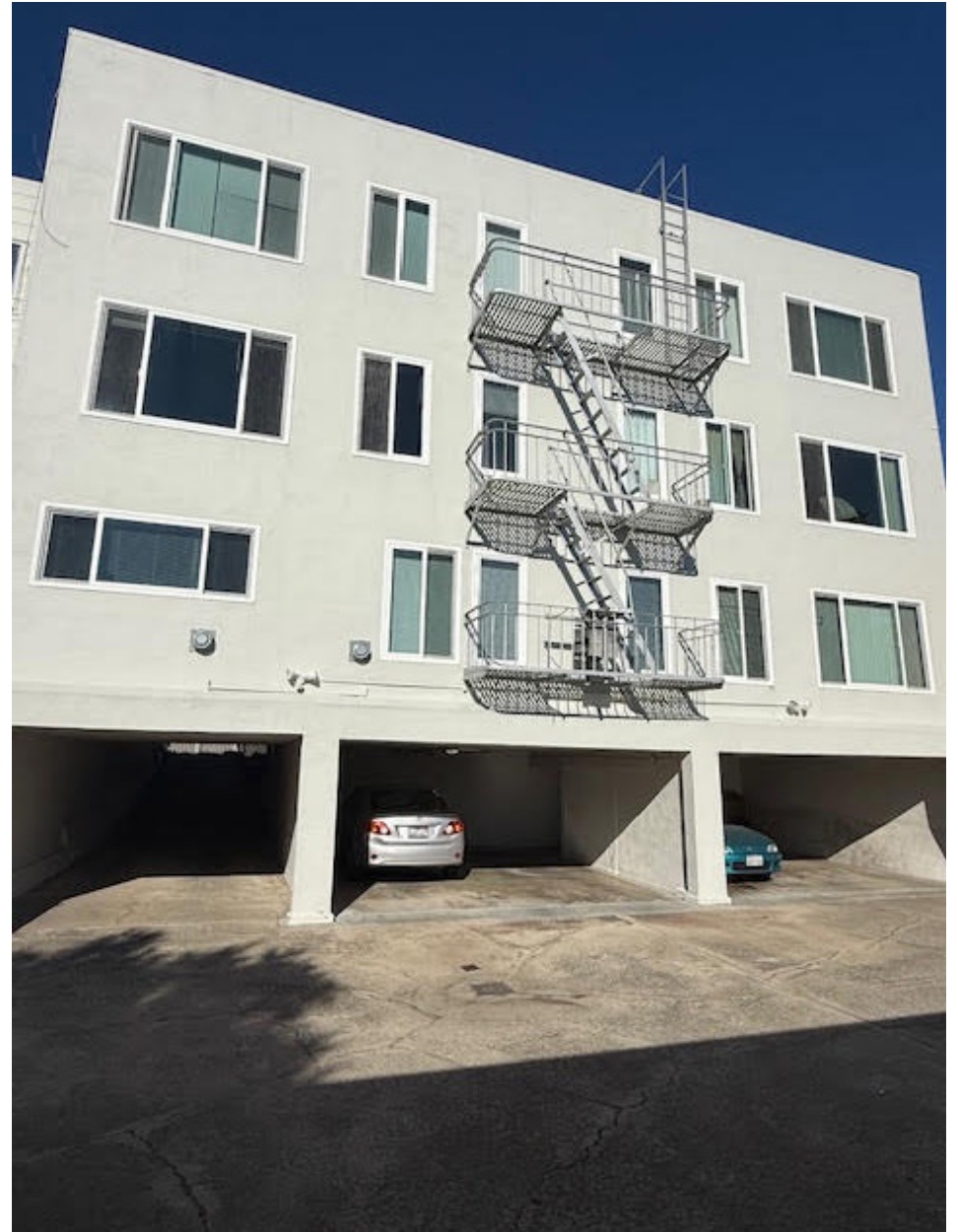
COUNT	UNIT #	RENT/MO*	MARKET RENT	MOVE-IN DATES
1	1	\$3,152.00	\$3,395.00	01/15/2023
2	2	\$1,968.49	\$3,395.00	02/01/2011
3	3	\$1,841.78	\$3,395.00	11/01/2005
4	4	\$800.94	\$3,395.00	09/01/2001
5	5	\$2,795.00	\$3,395.00	01/17/26
6	6	\$2,945.00	\$3,395.00	05/01/2026
7	7	\$3,195.00	\$3,395.00	04/06/26
8	8	\$2,895.00	\$3,395.00	07/15/2025
9	9	\$3,060.60	\$3,395.00	12/01/2022
10	10	\$1,778.55	\$3,395.00	04/06/2006
11	11	\$1,781.15	\$2,695.00	06/01/2023
Monthly Income		\$26,213.51	\$36,645.00	
Annual Income		\$314,562.12	\$439,740.00	38% upside
Other Income		\$1,000		
Proposed Capital Improvement Passthrough		(\$5,536.08)		
Total Income		\$321,098.20	\$446,276.08	

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