

4330 GEARY BLVD

INNER RICHMOND
SAN FRANCISCO, CA

13 UNITS MIXED-USE BUILDING

OFFERING MEMORANDUM

\$2,475,000

CONTACT

MATTHEW C. SHERIDAN

415.727.1271 | DRE #01390209

MEGAN BUCKLEY

415.404.6959 | DRE #02430101

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COMMERCIAL



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4330 Geary Boulevard

EXECUTIVE SUMMARY

4330 Geary Boulevard, San Francisco

Listing Price	\$2,475,000
GRM	7.16
Cap Rate	9.41%
Price / Sq Ft	\$458
Price / Unit	\$190,385
Building Size	5,400 Sq. Ft.
Parcel Size	2,400 Sq. Ft.
Parcel Number	1439-020
Year Built	1908
Zoning	NC-3



4330 Geary Boulevard

INVESTMENT HIGHLIGHTS

- Beautiful Edwardian 13-Unit, Mixed-Use Building
- Stable Commercial Tenant
- Exceptional Return on Investment
- Inner Richmond Locale
- 12 Single Room Units (9 with Kitchenettes)
- 7 Vacant Rooms
- Banked Rents Available
- 4 Renovated, Shared Bathrooms
- Recent Upgrades include:
New Carpet, Key Cards, Unit Doors, Mail Box
- Fire Alarm Upgrade Completed
- Electric Sub Panels on Each Residential Floor
- Prime Tech and Transit Location

BUSINESS: IYARA

TYPE: TRADITIONAL THAI MASSAGE

ADDRESS: 4328 GEARY BLVD

RENT: \$7,000

OCCUPANCY: DEC - 2011

AMENDMENT: FEB - 2022

LEASE END: JAN - 2027

TYPE: GROSS LEASE

DETAILS

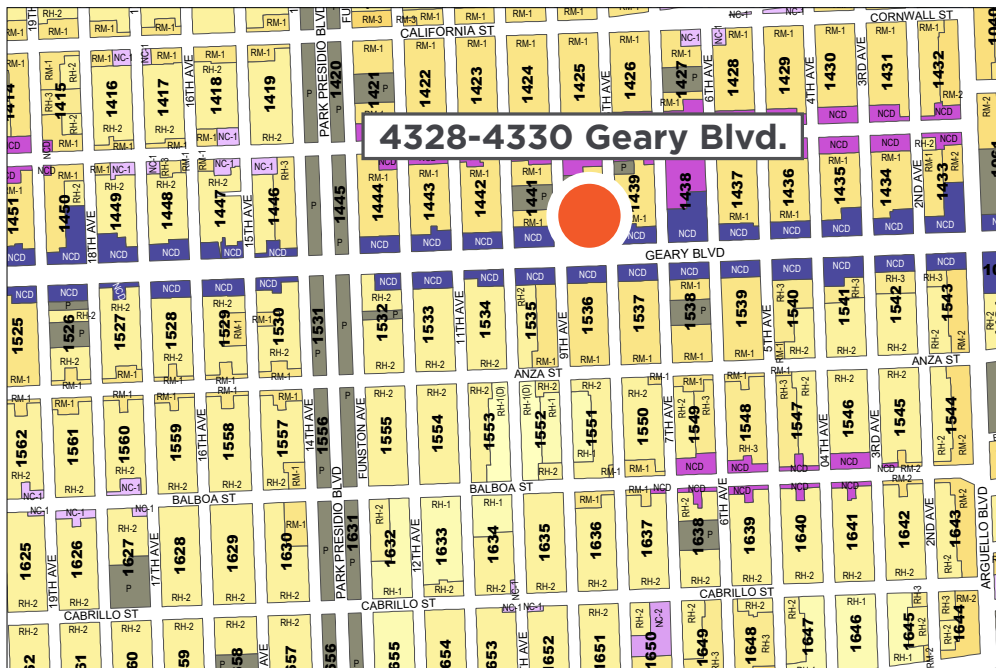
UNITS	13
RETAIL STOREFRONT	1
SINGLE ROOMS	12
VACANT ROOMS	6
KITCHENETTES	9
BUILDING SIZE	5,400 Sq. Ft.
LAND AREA	2,400 Sq. Ft.
PARKING	None
FLOORS	3
FOUNDATION	To Be Determined
STRUCTURE	Wood
ELECTRICAL	Master Metered
GAS	Master Metered
HOT WATER	On Demand
HEAT	Gas Wall Heat/Electric Baseboard
PLUMBING	TBD
WINDOWS	Wood Sash / Vinyl
SEISMIC	To Be Determined

4330 Geary Boulevard

ZONING

Residential Density	3 Units per 800 sq ft lot
Height Limit	40-X
Historic Resource	B - Unknown
Parcel Width & Depth	100 X 20
Building Size	5,400 Sq. Ft.
Building Size	2,400 Sq. Ft.

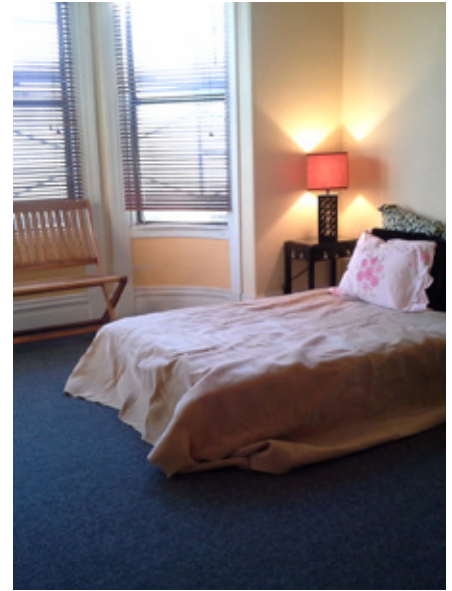
NC-3 These Districts have some smaller structures, but are predominantly devoted to apartment buildings of six, eight, 10 or more units. Most of these districts are close to downtown and have been developed in this manner for some time. The units vary in size, but tend to be smaller than in RM-1 and RM-2 Districts. Many buildings exceed 40 feet in height, and in some cases additional buildings over that height may be accommodated without disruption of the district character. Although lots and buildings wider than 25 or 35 feet are common, the scale often remains moderate through sensitive facade design and segmentation. Open spaces are smaller, but decks and balconies are used to advantage for many units. Supporting nonresidential uses are often found in these areas.



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PHOTOGRAPHY | RESIDENTIAL

6

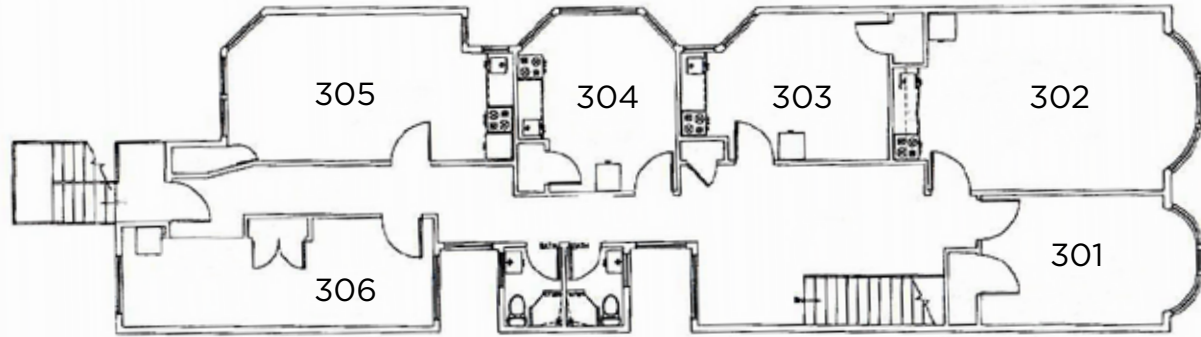


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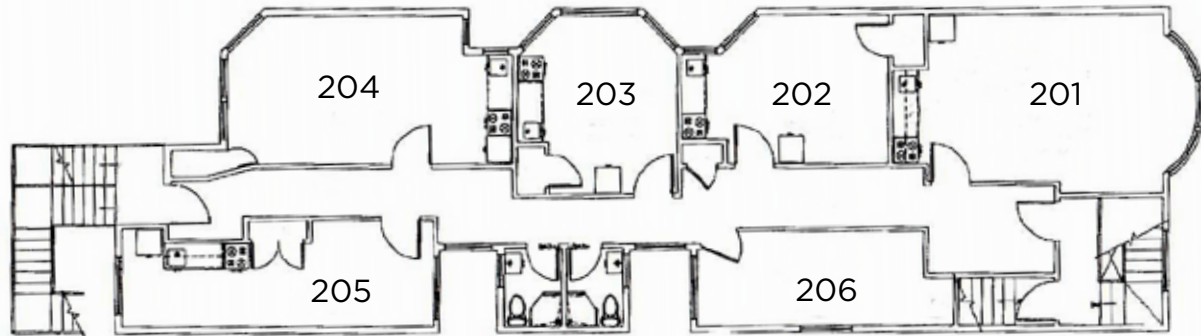
PHOTOGRAPHY | COMMERCIAL



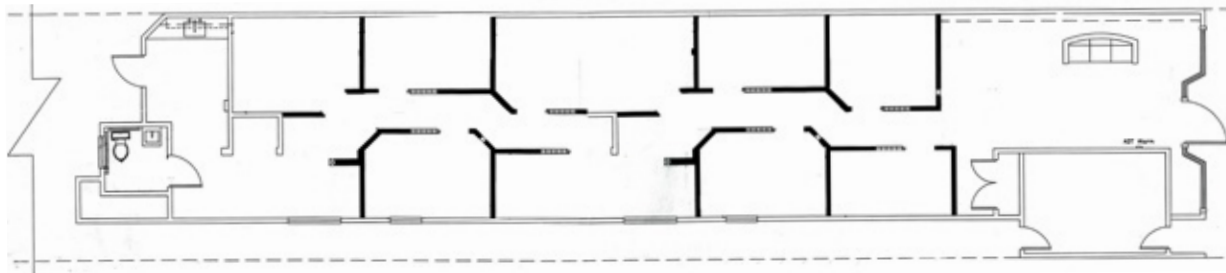
FLOOR PLANS



THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



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RENT ROLL

UNIT	TYPE	MOVE-IN	FLOOR	KITCHENETTE	CURRENT	BANKED	MARKET	UPSIDE
201	Single Room	Vacant	Second	Yes	\$2,100	-	\$2,100	0%
202	Single Room	Vacant	Second	Yes	\$2,100	-	\$2,100	0%
203	Single Room	Jun-24	Second	Yes	\$2,100	\$36	\$2,100	0%
204	Single Room	Apr-26	Second	Yes	\$2,800	-	\$2,100	-33%
205	Single Room	Apr-22	Second	Yes	\$800	\$66	\$2,100	62%
206*	Single Room	Vacant	Second	No	\$2,100	-	\$2,100	0%
301	Single Room	Vacant	Third	No	\$2,100	-	\$2,200	5%
302	Single Room	Jan-19	Third	Yes	\$1,095	\$126	\$2,200	50%
303	Single Room	Jul-23	Third	Yes	\$1,200	\$37	\$2,200	45%
304	Single Room	Vacant	Third	Yes	\$2,200	-	\$2,200	0%
305	Single Room	Oct-09	Third	Yes	\$1,000	\$51	\$2,200	55%
306	Single Room	Vacant	Third	No	\$2,200		\$2,200	0%
INCOME - RES					\$21,795	\$316	\$25,800	16%
INCOME - COMMERCIAL		IYARA, TRADITIONAL MASSAGE			\$7,000		\$7,000	0%
INCOME - MONTHLY					\$28,795		\$32,800	12%
INCOME - ANNUALLY					\$345,540		\$393,600	12%

* Pending Vacancy

UNDERWRITING

INCOME - GROSS	RENT [CURRENT]	RENT [MARKET]	NOTES
RESIDENTIAL	\$261,540	\$309,600	
VACANCY LOSS	(-\$7,846)	(-\$9,288)	3%
COMMERCIAL	\$84,000	\$84,000	
VACANCY LOSS	(\$4,200)	(\$4,200)	5%
TOTAL INCOME	\$333,494	\$380,112	
PROJECTED EXPENSES			
INSURANCE	\$16,139	\$16,139	2025
PROPERTY MANAGEMENT	\$20,010	\$22,807	6%
TAXES [PROPERTY]	\$30,644	\$30,644	New Value
UTILITIES			
GAS & ELECTRIC	\$11,587	\$11,587	2025
TRASH & RECYCLING	\$3,494	\$3,494	2025
WATER & SEWER	\$8,641	\$8,641	2025
MISCELLANEOUS			
JANITORIAL	\$2,800	\$2,800	2025
REPAIRS & MAINTENANCE	\$6,500	\$6,500	\$500 / Unit
BUSINESS LICENSE & PERMITS	\$520	\$520	2025
RENT BOARD FEE	\$354	\$354	2025
TOTAL EXPENSES	\$100,688	\$103,485	
EXPENSE/ INCOME RATIO	30%	27%	
NET OPERATING INCOME	\$232,805	\$276,627	

INNER RICHMOND

The Inner Richmond is a vibrant and diverse neighborhood located in the northwest part of San Francisco. The neighborhood is home to a mix of residential and commercial spaces, as well as a variety of cultural and entertainment venues. Geary Boulevard is its retail treasure, offering some of the best and unique food establishments, retail shops, and services in the City. The Inner Richmond is also known for its green spaces, including Golden Gate Park and the Presidio, which offer ample opportunities for outdoor recreation and relaxation. In terms of transportation, the Inner Richmond is well-served by several Muni bus lines, including the 38-Geary and the 1-California. There are also several bike lanes and dedicated bike routes in the area, making it easy for cyclists to get around.



PASTA SUPPLY CO.



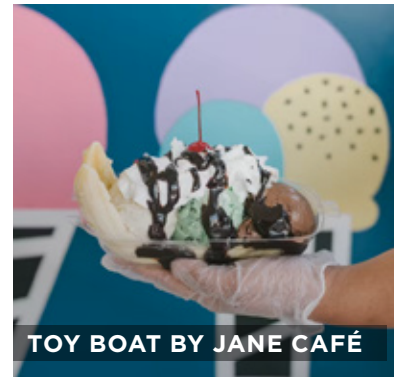
PARK LIFE



BURMA SUPERSTAR



ARISCAULT BAKERY



TOY BOAT BY JANE CAFÉ



BRECK'S



MAMA HUU



FOGGY NOTION



RICHMOND REPUBLIC DRAUGHT HOUSE

NEIGHBORHOOD



CONTACTS

MATTHEW C. SHERIDAN
matt@mavenproperties.com
415.727.1271
DRE #01390209

MEGAN BUCKLEY
megan@mavenproperties.com
415.404.6959
DRE #02430101

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DRE#01878802

466 GREEN STREET, SUITE 203
SAN FRANCISCO, CA 94133 | 415.781.7700

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