



## 810-812 Taraval Street

Eight (8) Units | Inner Parkside

Price: \$3,595,000



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# PROPERTY OVERVIEW

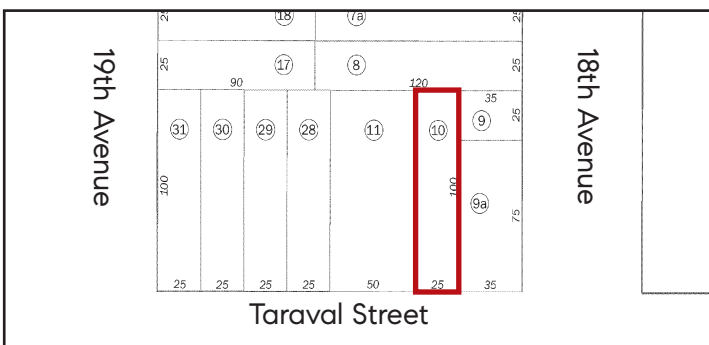
List Price: \$3,595,000

|                               |  |
|-------------------------------|--|
| <b>810-812 TARAVAL STREET</b> |  |
| Year Built                    | 1923   |
| Parcel Number                 | 2347-010   |
| # of Units                    | 8 units  |
| Unit Mix                      | 2 x Commercial<br>1 x Three room/one bath<br>5 x Two room/one bath |
| Parking                       | 2  |
| Sq.Feet <sup>1</sup>          | 6,950 sq/ft  |
| Lot Sq. Feet <sup>1</sup>     | 2,500 sq/ft  |
| Neighborhood                  | Inner Parkside   |
| Zoning                        | NC2  |

1-Per SF Tax Records

|                            |                     |
|----------------------------|---------------------|
| <b>STRUCTURE + SYSTEMS</b> |                     |
| Electrical Svc             | 400 amps            |
| Hot Water                  | 4 hot water heaters |
| Heat                       | Electric wall heat  |
| PGE                        | 4 Separate meters   |
| Roof                       | Rolled bitumen      |
| Foundation                 | Concrete            |

## PARCEL MAP



810-812 Taraval Street is a wonderful eight-unit mixed use apartment building located in between 18th and 19th Avenue in the popular Inner Parkside neighborhood. The property consists of eight fully occupied units and two-car parking, with the parking spaces to be delivered vacant.

The building features a desirable mix of one- and two-bedroom units across four stories. Apartments offer spacious living areas, functional kitchens, and efficient bathroom layouts. Many units feature beautiful hardwood floors and abundant natural light, creating warm and inviting living spaces.

Residents enjoy exceptional convenience with easy access to the vibrant shopping and dining corridor along Taraval Street, as well as the nearby Stonestown Galleria. The property is also well served by public transportation, including the L Taraval Muni line, and offers convenient commuter access via 19th Avenue.

Offered at a 6.5% cap rate, 810-812 Taraval Street presents investors with a rare opportunity to acquire a stable, easy-to-manage asset in one of San Francisco's most desirable residential neighborhoods.

**11.16**

GRM

**6.49%**

Cap Rate

**\$517**

Price/Foot

**\$449k**

Price/Unit

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**810-812 TARAVAL STREET**

# FINANCIAL OVERVIEW



## Financial Summary

|                    | Current     |
|--------------------|-------------|
| Price:             | \$3,595,000 |
| Number of Units:   | 8           |
| Square Feet:       | 6,950       |
| Cost/Sq. Foot:     | \$517       |
| Cost/Unit:         | \$449,375   |
| GRM:               | 11.16       |
| Cap Rate:          | 6.49%       |
| Proforma GRM:      | 8.31        |
| Proforma Cap Rate: | 9.47%       |

## Annualized Operating Data

|                                    | Current          |
|------------------------------------|------------------|
| Scheduled Gross Income             | \$322,095        |
| Loss to Vacancy (Est): (3%)        | (\$9,663)        |
| Gross Operating Income:            | \$312,432        |
| Less Expenses (Est): (38%)         | (\$79,111)       |
| <b>Net Operating Income (NOI):</b> | <b>\$233,321</b> |

# RENT ROLL EXPENSES

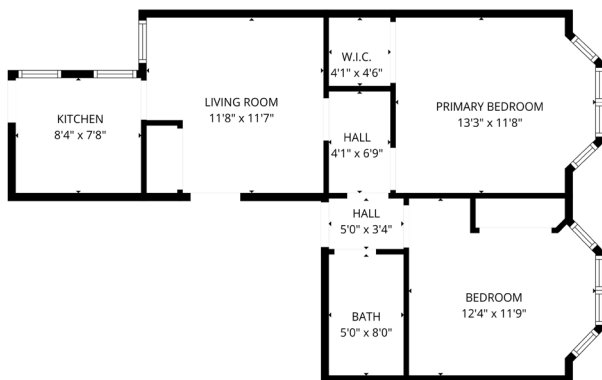
## Rent Roll

| Unit                        | Unit Type       | Move-In    | Current Rent     | Proforma Rent                      |
|-----------------------------|-----------------|------------|------------------|------------------------------------|
| 810A                        | Commercial Unit | 06/01/2026 | \$3,500          | \$3,500                            |
| 810B                        | Commercial Unit | 06/01/2026 | \$3,500          | \$3,500                            |
| 810C                        | 2 room/1 bath   | 06/01/2026 | \$4,500          | \$4,500                            |
| 810D                        | 2 room/1 bath   |            | \$1,606          | \$4,500                            |
| 812A                        | 3 room/1 bath   | 2026       | \$5,500          | \$5,500                            |
| 812B                        | 2 room/1 bath   | 01/01/2005 | \$1,237          | \$4,500                            |
| 812C                        | 2 room/1 bath   | 06/01/2026 | \$4,500          | \$4,500                            |
| 812D                        | 2 room/1 bath   | 03/29/2010 | \$1,441          | \$4,500                            |
|                             | RUBS & Parking  |            | \$1,057          | \$1,057                            |
| <b>Total Monthly Income</b> |                 |            | <b>\$26,841</b>  | <b>\$36,057</b>                    |
| <b>Total Annual Income</b>  |                 |            | <b>\$322,095</b> | <b>\$432,680</b> <b>34% upside</b> |

## Estimated Expenses

|                               | Annual          | Notes                         |
|-------------------------------|-----------------|-------------------------------|
| Property Taxes                | \$41,810        | 1.18% of suggested list price |
| Insurance                     | \$5,500         | T12                           |
| PGE                           | \$8,400         | T12                           |
| Water                         | \$3,167         | T12                           |
| Garbage                       | \$2,550         | T12                           |
| Repairs & Maintenance         | \$4,000         | Estimated                     |
| Management                    | \$12,884        | Estimated 4% gross income     |
| Reserves                      | \$800           | Estimated \$100/unit          |
| <b>Total Annual Expenses:</b> | <b>\$79,110</b> | 25% of gross income           |

# UNIT #810 C



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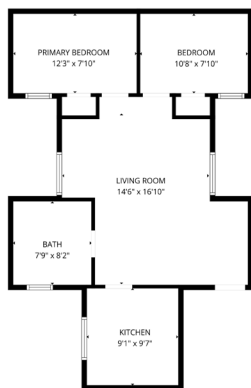
**UNIT #810 C**



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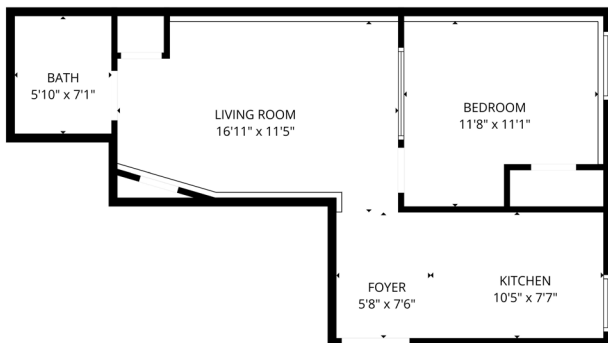
# UNIT #810 A



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# UNIT #810 B



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**810-812 TARAVAL STREET**

**EXTERIOR PHOTOS**



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**810-812 TARAVAL STREET**

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