



maven
COMMERCIAL

**APARTMENT HOUSE
4 UNITS**

1119 WEBSTER STREET

**WESTERN ADDITION
SAN FRANCISCO | CA**

OFFERING MEMORANDUM

\$1,950,000

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CONTACT

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Listing Price	\$1,950,000
GRM	
Actual	14.43
Pro Forma	11.13
Cap Rate	
Actual	4.69%
Pro Forma	7.11%
Price / Sq Ft	\$534
Price / Unit	\$487,500

Building Size	3,650 Sq Ft
Parcel Size	2,374 Sq Ft
Parcel Number	0749-002B
Year Built	1926
Zoning	RM-3

PROPERTY DESCRIPTION

1119 Webster Street is a well-maintained 4-unit building in Western Addition, just one block off Fillmore Street. The property consists of 4 large one-bedroom units with formal living and dining rooms. The layouts are practical and comfortable, with three closets and built-in shelving. Each unit features hardwood floors, Caesarstone countertops, built-in microwaves, and 18-inch dishwashers, along with double-pane vinyl windows and forced-air heat. Bathrooms have been updated with clean, modern finishes and proper ventilation. The building also offers two parking spaces, a rear yard, and dedicated bike and laundry rooms. With solid current income and room to grow rents over time, this is a strong investment in one of San Francisco's most walkable neighborhoods. The property has also seen recent updates, including fresh exterior paint and the addition of an electronic entry system. Operating costs are kept lower with separate systems for heat and hot water.

UNITS OVERVIEW

FEATURES

- High-end renovated kitchens and baths
- Hardwood flooring throughout
- Built-in microwave
- Caesarstone countertops
- 18-inch dishwashers
- Double-pane windows with screens
- Forced air furnaces

LAYOUT & STORAGE

- Three closets per unit
- Built-in storage
- Functional, well-designed layouts

BATHROOMS

- Recently renovated
- High-quality finishes
- Ventilation fans



UNITS	4
5-ROOM APARTMENTS	4
VACANT	0
PARKING	2
FLOORS	2 (over garage)
FOUNDATION	Concrete
STRUCTURE	Wood Frame
FAÇADE	Brick Facia / Stucco
WINDOWS	Vinyl-Clad Double Pane
ROOF	Torch-Down Modified Bitumen
SPRINKLER SYSTEM	None
GAS	Separately Metered
ELECTRICAL	Separately Metered
SERVICE	200 Amps
SUB PANELS	95 Amps Updated / Garage
PLUMBING	Mainly Copper
HEAT	Forced Air Furnace
HOT WATER	Separate Gas Tanks
WASHER / DRYER	On-Site Laundry Room

FIRE SYSTEM UPGRADE	Not Required
604 INSPECTION	Completed
FLOOD	Present
LIQUEFACTION	Not Present
SOFT STORY UPGRADE	Not Required

HIGHLIGHTS

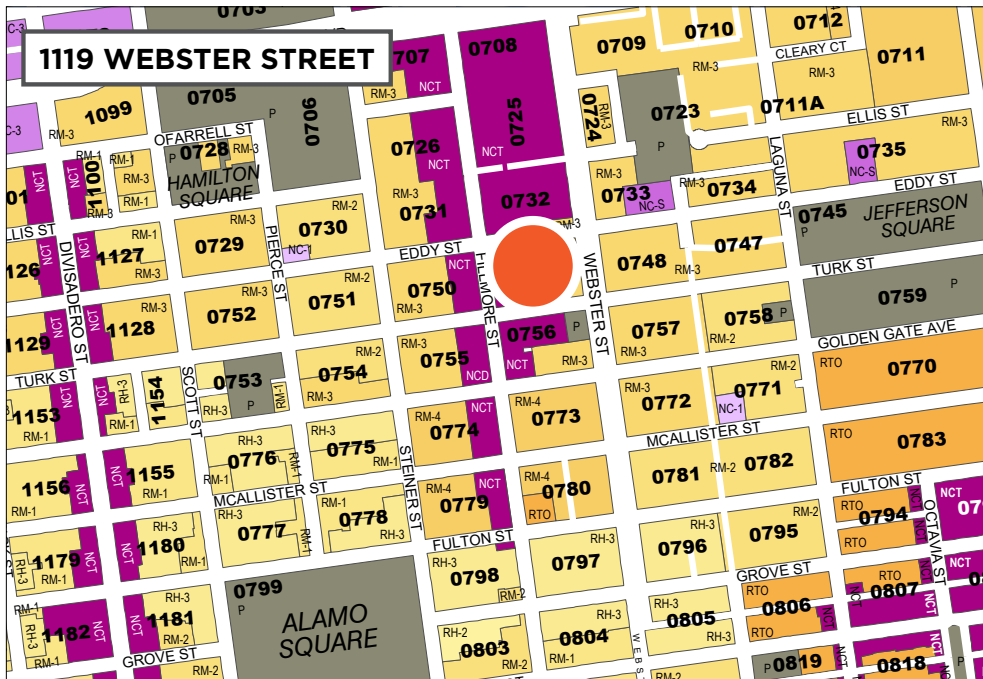
- Well Maintained 4-Unit Apartment Building
- Bathrooms and Kitchens Recently Renovated
- Formal Living & Dining Rooms
- Upside in Rents
- Solid Rental Income
- Fillmore Commercial District 1 Block Away
- 2 Parking Spaces
- Quaint Rear Yard
- Bike & Laundry Rooms
- Recent Exterior Paint Job
- Low Expenses—Residents Cover Hot Water & Heat
- Electronic Entry System
- Nearby Transit Options

RM-3

RESIDENTIAL DENSITY	3 units per lot
HEIGHT LIMIT	50 - X
HISTORIC RESOURCE	B - Unknown
PARCEL	0749-002B
PARCEL WIDTH & DEPTH	25 x 95
BUILDING SIZE	3,650 Sq. Ft.
PARCEL SIZE	2,374 Sq. Ft.

RM-3 DISTRICTS: MEDIUM DENSITY

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 façade 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.

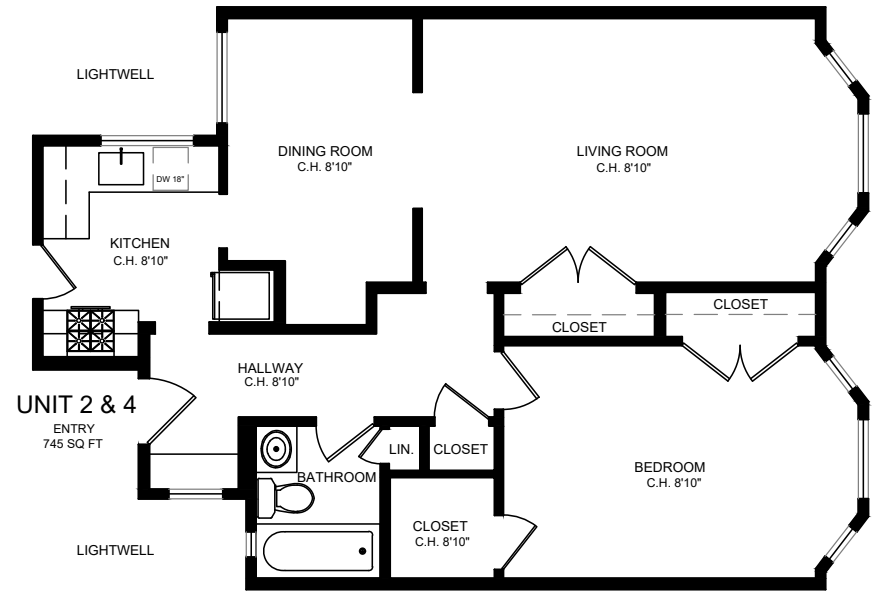
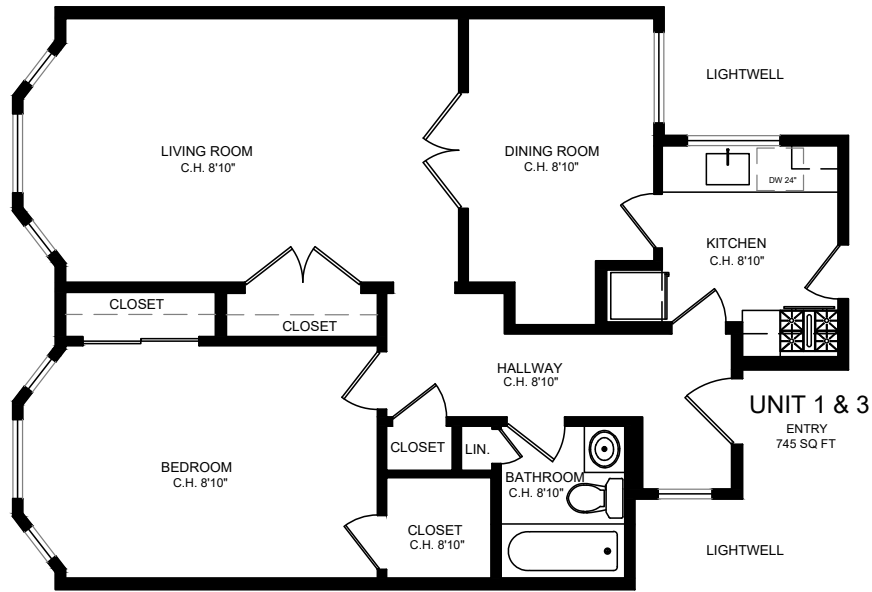


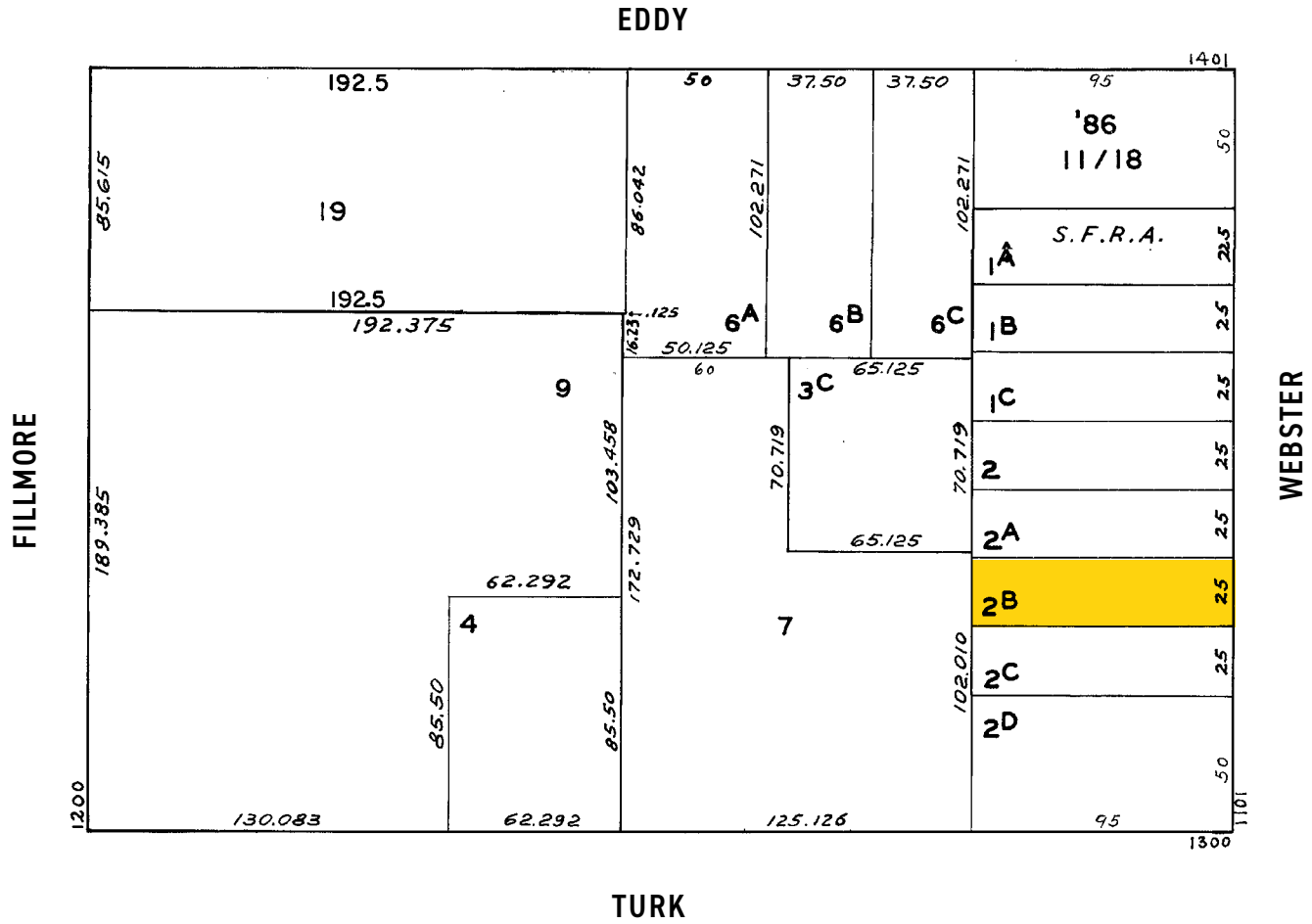




WEBSTER STREET

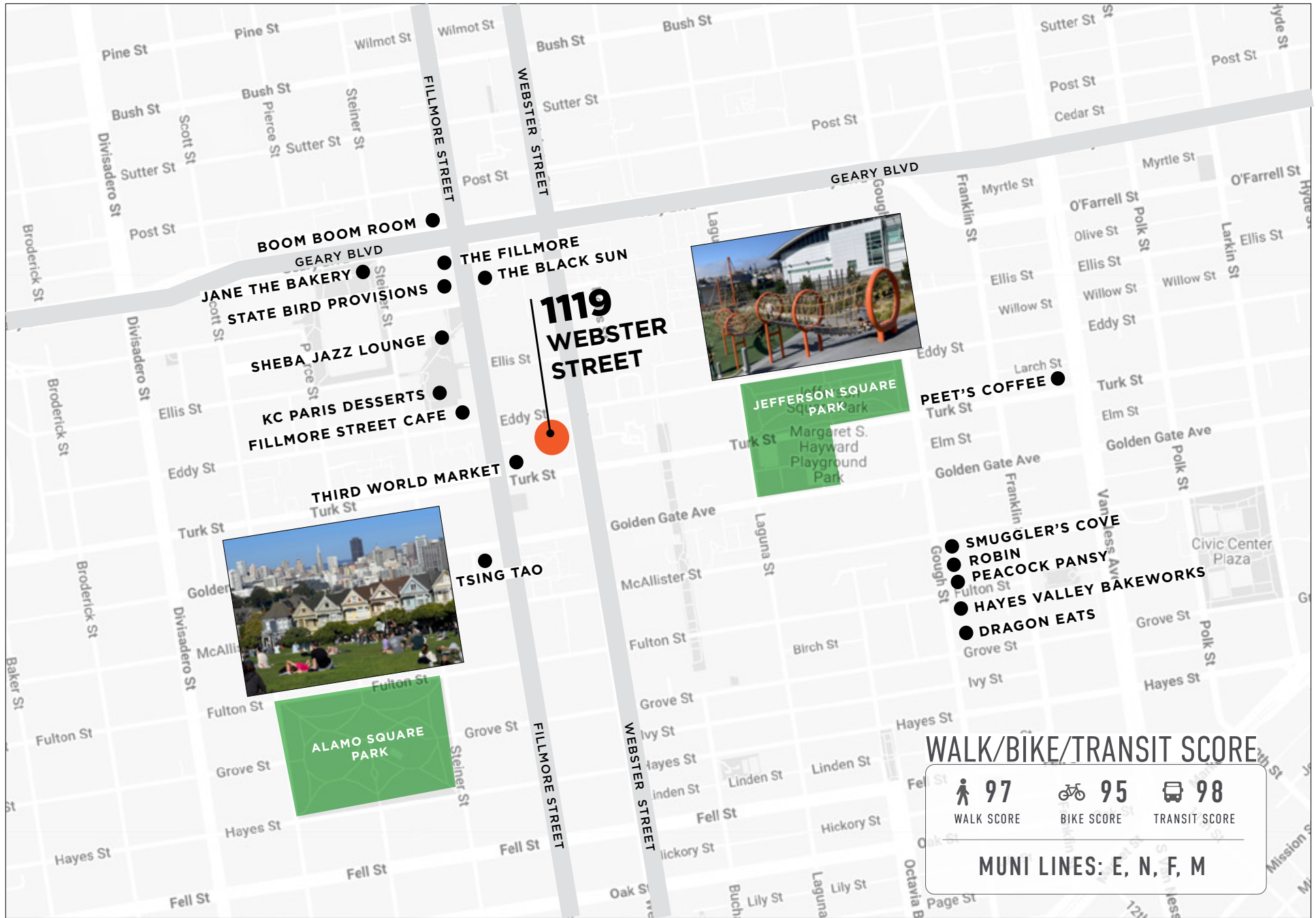
REAR YARD





UNIT	TYPE	MOVE-IN	CURRENT	MARKET	UPSIDE
1	1 Bdrm, LR, DR	Nov-21	\$2,732	\$3,650	25%
2	1 Bdrm, LR, DR	Mar-23	\$2,828	\$3,650	23%
3	1 Bdrm, LR, DR	Dec-22	\$2,850	\$3,650	22%
4	1 Bdrm, LR, DR	May-21	\$2,500	\$3,650	32%
OTHER [INCOME]					
PARKING	Garage [1]	Unit 3	\$200	\$350	43%
	Garage [2]	Unit 4	\$150	\$350	57%
INCOME [RESIDENTIAL]			\$10,910	\$14,600	
INCOME [OTHER]			\$350	\$700	
INCOME [MONTHLY]			\$11,260	\$15,300	
INCOME [ANNUAL]			\$135,120	\$183,600	

INCOME - GROSS	RENT [CURRENT]		RENT [MARKET]	NOTES
RESIDENTIAL	\$130,920		\$175,200	
VACANCY LOSS	(\$3,928)	3.0%	(\$5,256)	3.0%
INCOME [OTHER]	\$4,200		\$8,400	
TOTAL INCOME	\$131,192		\$178,344	
PROJECTED EXPENSES				
INSURANCE	\$5,481		\$5,481	2025
TAXES [PROPERTY]	\$23,062		\$23,062	New Value
UTILITIES				
ELECTRICITY	\$356		\$356	2025
GARBAGE & RECYCLING	\$2,915		\$2,915	2025
WATER & SEWER	\$2,580		\$2,580	2025
MISCELLANEOUS				
PEST CONTROL	\$1,620		\$1,620	2025
SECURITY SERVICE	\$200		\$200	2025
REPAIRS & MAINTENANCE	\$3,000		\$3,000	[\$750 Unit]
FEES / TAXES				
BUSINESS LICENSE	\$99		\$99	Est
RENT BOARD FEE	\$236		\$236	[\$59 Unit]
VECTOR CONTROL	\$127		\$127	2026
TOTAL EXPENSES	\$39,676	30%	\$39,676	22%
NET OPERATING INCOME	\$91,516		\$138,668	

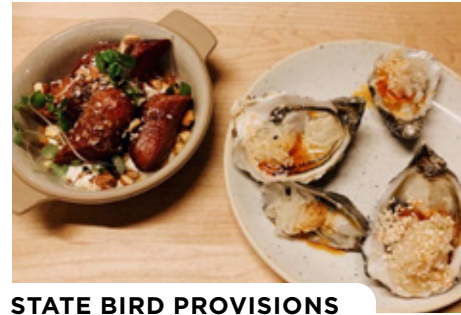




KC PARIS DESSERTS



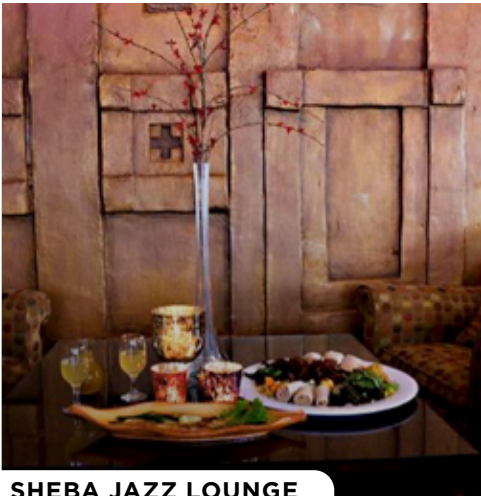
THE ANCHOVY BAR



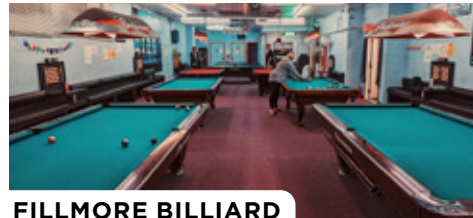
STATE BIRD PROVISIONS



POPEYES LOUISIANA KITCHEN



SHEBA JAZZ LOUNGE



FILLMORE BILLIARD



WISE SONS



THE FILLMORE



PAINTED LADIES

WESTERN ADDITION

1119 Webster is located in the Western Addition neighborhood.

Dining, entertainment, and shopping options in Western Addition mirror its diverse surroundings. Japantown is a major draw to the neighborhood, with Fillmore and Divisadero streets serve up numerous shopping, eating, and drinking opportunities. It is filled with delicious restaurants from high-end to casual, as well as lively karaoke bars and the Kabuki Theater. Musical and cultural history flow through next door neighborhood Fillmore Street.



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