



Premier Multifamily Investment Opportunity

3638 18th Street
San Francisco, CA 94110

Sotheby's
INTERNATIONAL REALTY

Mission Dolores Multi-Family Property

**SOTHEBY'S INTERNATIONAL REALTY PRESENTS AN
INCREDIBLE INVESTMENT OPPORTUNITY -
A THREE-UNIT MULTIFAMILY ASSET NESTLED AT
3638 18TH ST, SAN FRANCISCO, CA**

# of Units	3
Parcel #	3578-018
Building SF	2,000±
Construction	Wood
Land SF	2,796±
Year Built	1906
Zoning	RM2
Land Use	Apartment

Asking Price | \$1,195,000





RENT ROLL

Unit	Unit Type	Rent/Mo
Unit 3638a	1 bedroom/1 bath	\$3,150
Unit 3638b	Studio/1 bath	\$1,477
Unit 3638	3 bedroom/1 bath	\$1,218
Total Monthly/Annual		\$5,845/\$70,140



SUMMARY

Price	\$1,195,000
Number of Units	3+ Garage (2-3)
Price Per Unit	\$398,333
Price Per SF	\$597
Cap Rate	4.1%

* Based on Current Rent Revenue and Expenses Provided by the Seller

ESTIMATED ANNUAL EXPENSES

		Current
New Property Tax	1.1723%	\$15,239
Water		\$3,600
Insurance		\$3,500
Garbage		\$0
PG&E		\$1,000
Management Fee	5.0%	\$3,150
Total Expenses		\$26,489

OPERATING DATA

	Current
Gross Scheduled Rent Income	\$70,140
Less Deductions	\$26,489
Net Operating Income	\$49,651





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