800 DUBOCE AVENUE
BUENA VISTA

12 Units | OFFERED AT $6,750,000

Adam Filly
415.516.9843
adam@adamfilly.com
AdamFilly.com
DRE 01354775

Ted Bartlett
415.254.0711
ted@bartlettre.com
BartlettRE.com
DRE 01153827

COMPASS

INVESTMENT SUMMARY

800 Duboce Avenue is a stately corner building in Buena Vista. This prized asset has been owned and meticulously maintained by the same family for over 50 years. The building consists of 12 apartments that are the quintessential San Francisco homes. Boasting City views, spacious floorplans, high-ceilings, and loads of charm, these are what every San Francisco tenant and owner desire. While walking through any part of the building, the attention to detail and care with which the building has been maintained is evident. The units are a mix of one-bedroom and two-bedroom units. Some of the two-bedrooms are still used as formal 1bd with separate living and dining rooms. There are seven garage doors, with several stalls providing for two-car tandem parking. This expansive garage area with high-ceilings may allow for the addition of Accessory Dwelling Units (ADU). The units are separately metered for gas and electricity. Heat and hot water are provided through separate boiler systems. Recent improvements include a soft-story seismic retrofit, a new roof, new exterior paint, and the replacement of 29 wooden street-facing windows. This world-class location provides easy access to transportation, shopping, restaurants, and nightlife. Tenants can easily access the conveniences of Divisadero Street, Upper and Lower Haight, Duboce Triangle, The Castro, and Market Street. This is a once-in-a-lifetime opportunity to purchase this amazing trophy asset!

INVESTMENT SUMMARY

Key details

- Trophy Corner Asset in Highly-Desirable Buena Vista location
- Twelve Spacious and Charming Units
- Parking for Nine Cars
- Expansive Garage Area May Offer Expansion Potential
- Units Boast Large Floor Plans and Views
- Meticulously Maintained Property
- Soft-Story Seismic Compliant
- 400 AMP Electrical
- First Time on Market in Over 50 Years
- Two Units Delievered Vacant

INVESTMENT DETAILS

Property Overview

Year Built	**1919**
Parcel Number	**1259/013**
# of Units	**12**
Unit Mix	**5 Two-Bedrooms & 7 One-Bedrooms**
Parking	**9 Car Parking**
Sq.Feet	**11,600**
Lot Sq. Feet	**4,800**
Neighborhood	**Buena Vista**
Zoning	**RH-3**
Heat	**Steam Boiler**
Water Service	**Master Metered**
Electrical Service	**Individually Metered**
Gas Service	**Individually Metered**

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
101	1bd	$3,200.00	$3,200.00	Vacant
102	1bd	$1,792.00	$3,200.00	10/15/2000
201	2bd	$4,150.00	$4,150.00	Vacant
202	1bd	$2,741.00	$3,200.00	10/28/2011
203	2bd	$3,900.00	$4,500.00	09/01/2014
204	1bd	$3,400.00	$3,600.00	05/01/2021
301	2bd	$3,633.00	$4,500.00	01/13/2012
302	1bd	$1,566.59	$3,200.00	05/01/1997
303	2bd	$3,580.00	$4,750.00	11/17/2012
304	1bd	$1,360.00	$3,200.00	03/29/1997
403	2bd	$3,950.00	$4,750.00	11/21/2020
404	1bd	$2,885.16	$3,200.00	05/01/2011
P1	1 car	$0.00	$300.00	Unit 102
P2	1 car	$200.00	$300.00	Unit 301
P3	1 car	$0.00	$300.00	Unit 303
P4	1 car	$300.00	$300.00	Vacant
P5	1 car	$0.00	$300.00	Unit 302
P6	2 car tandem	$104.41	$450.00	Unit 202
P7	2 car tandem	$0.00	$450.00	Unit 404
	Laundry	$130.00	$130.00	
	Monthly Total	**$36,892.16**	**$47,980.00**	
	Annual Total	**$442,705.92**	**$575,760.00**	
		Upside	**30%**	

INVESTMENT DETAILS

Financial Overview

Price	**$6,750,000**
Price per Unit	**$562,500**
Price per Sq Foot	**$582**
GRM	**15.2**
Cap Rate	**3.9%**
Annual Income	**$442,706**
Estimated Annual Expenses	**$162,885**

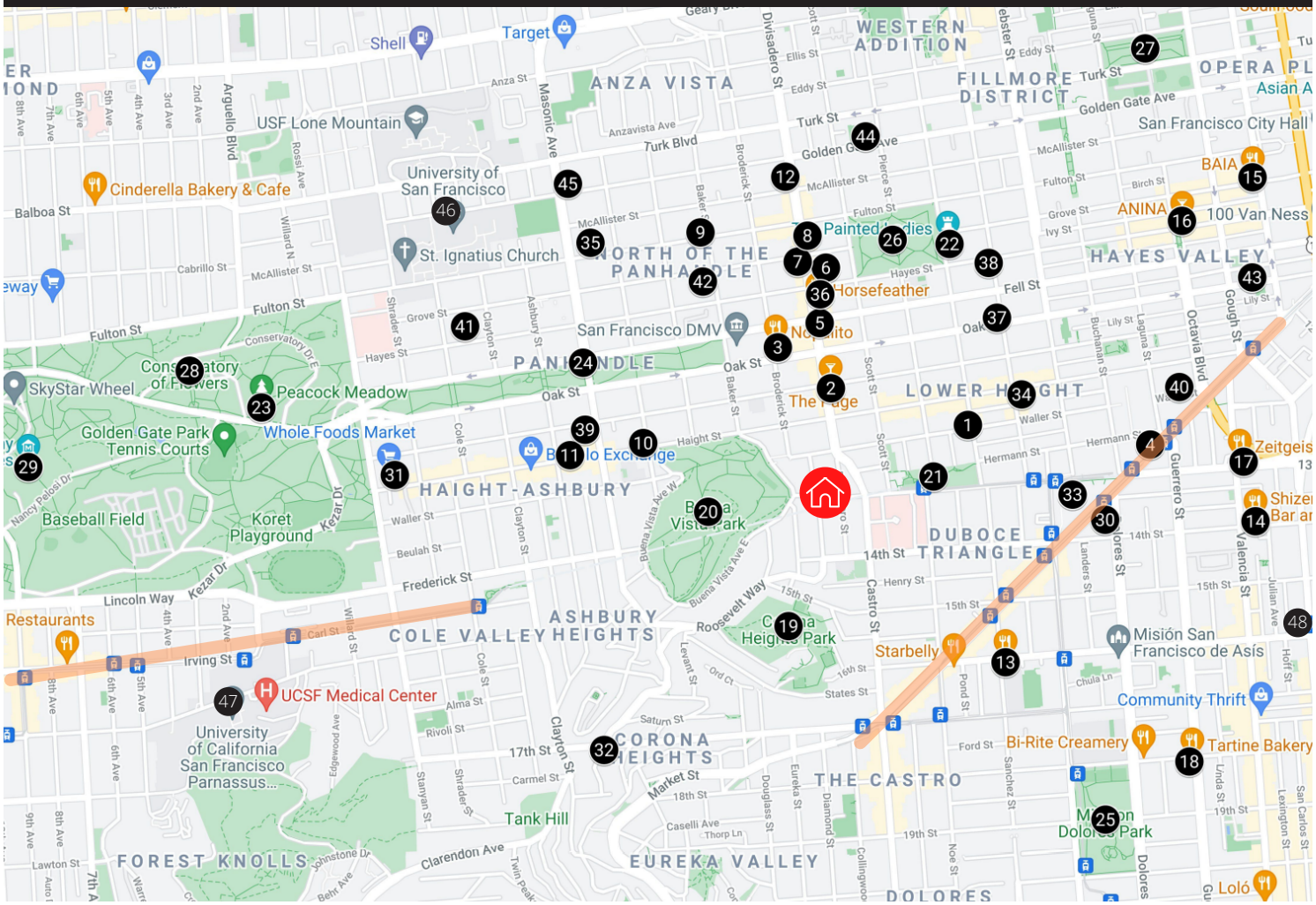
Estimated Expenses

New Property Taxes (est. @ 1.198%)		$80,865
Insurance		$6,068
Utilities		$38,625
Security		$2,021
Garden		$1,710
Licenses & Permits		$438
Building Security		$2,022
Management	5%	$22,135
Repairs & Maintenance (est. @ $750/Units)		$9,000
Total Expenses:		**$162,885**

Annualized Operating Data

Scheduled Gross Income:		$442,706
Less Vacancy Rate:	3.0%	$13,281
Gross Operating Income:		$429,425
Less Expenses:	36.8%	$162,885
Net Operating Income:		**$266,540**

800 DUBOCE AVENUE | AMENITIES MAP



RESTAURANTS

1. Cafe Réveille
2. The Page
3. Nopalito
4. Kantine
5. Horsefeather
6. Emporium
7. Beretta Pop-Up
8. The Mill
9. Bob's on Baker Street
10. Ritual Coffee Roasters
11. VeganBurg
12. Brenda's Meat & Three
13. Kitchen Story
14. Shizen Vegan Sushi Bar
15. BAIA
16. ANINA
17. Zeitgeist
18. Tartine Bakery

PARKS

19. Corona Heights Park
20. Buena Vista Park
21. Duboce Park
22. The Painted Ladies
23. Peacock Meadow
24. Panhandle
25. Mission Dolores Park
26. Alamo Square Park
27. Jefferson Square Park
28. Conservatory of Flowers
29. California Academy of Sciences

ESSENTIALS

30. Whole Foods Market
31. Whole Foods Market
32. Upper Terrace Market
33. Safeway
34. CVS
35. Lucky
36. Bi-Rite Market
37. Key Food Market
38. Tim's Market

SCHOOLS

39. Urban School
40. Chinese American International School
41. New Traditions Elementary School
42. Pacific Primary School
43. Chinese American International School
44. Gateway Middle School
45. San Francisco Day School
46. University of San Francisco
47. University of California San Francisco Parnassus Campus

TRANSPORTATION

48. 16th St Mission Bart
Muni | Market Street
Muni | Judah Street

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