



New Price - \$5,395,000



TRIGG SPLEND A, BROKER

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780 Guerrero Street SAN FRANCISCO CA

Prime Mission District Investment Opportunity – 780 Guerrero Street

Discover a rare gem in the heart of San Francisco's vibrant Mission District. This stunning 14-unit apartment building, built in 1916, combines timeless period details with modern upgrades, offering a lucrative investment opportunity for discerning buyers.

Unit Mix and Versatility

This property features a versatile mix of two studios, nine formal one-bedroom units, and three thoughtfully converted two-bedroom units. The converted units showcase tasteful modern renovations, maximizing space and rental potential. For investors seeking to unlock additional value, the remaining seven formal one-bedroom units can be reconfigured into two-bedroom layouts upon vacancy, yielding significantly higher rents and returns, as demonstrated by rent differentials achieved post-conversion.

Period Charm Meets Modern Living

The unconverted units exude classic San Francisco charm, featuring:

- Gleaming hardwood floors.
- Original built-in cabinets.
- Glass French doors.
- Spacious, light-filled kitchens with vintage details.
- Bathrooms with shower-over-tub designs and tiled surrounds.

The converted units seamlessly blend style and functionality, offering:

- Open floor plans with combined living and kitchen spaces.
- Kitchens equipped with granite countertops, new appliances, and dishwashers.
- Luxurious bathrooms featuring floor-to-ceiling tile walls, large plank tile floors, glass-enclosed showers, and premium fixtures.

This building is designed for operational efficiency, featuring separate gas and electric meters for all units. Two domestic water heaters and a boiler ensure service units, while a durable tar-and-gravel roof covers the structure. For savvy investors, the future implementation of a Ratio Utility Billing System (RUBS) to optimize cost recovery, continued floor plan conversions, and monetization of storage areas offers value-add potential for generating additional income enhancing the investment appeal.

Now attractively priced at **11.18 GRM** and a **5.91% cap rate**, this well-located property offers significant upside potential. Situated in one of San Francisco's most desirable neighborhoods, 780 Guerrero Street is surrounded by trendy dining, boutique shopping, and cultural landmarks, ensuring strong tenant demand and long-term value. Don't miss this extraordinary opportunity to own a premier asset in the iconic Mission District. Contact me today for additional details or to schedule a private showing.

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Property Facts

YEAR BUILT / REMODELED	1916 (Tax Records)
BUILDING SQUARE FOOTAGE	12,321 (Tax Records)
TOTAL UNITS	14
CONSTRUCTION	Wood-Frame
SITE SQUARE FOOTAGE	4,892 Square Feet (Tax Records)
PARCEL NUMBER	3598-008
ZONING	RM3
WATER METER(S)	One
GAS METER(S)	Fifteen
ELECTRICAL METER(S)	Fifteen
ELECTRICAL SERVICE (MAIN)	100 amp 110/220v
HEATING SYSTEM(S)	Steam Heat Fueled by Newer Gas Boiler
DOMESTIC HOT WATER	Two 100 Gallon Water Heaters
LAUNDRY	One Set In Common Area
ROOF	Tar & Gravel (1995)
RECENT PERMITTED IMPROVEMENTS	2017: Reconfiguration of Units 4, 7, & 8 2018: Seismic Retrofit 2019: New Exterior Siding 2023: Unit 15 Full Remodel



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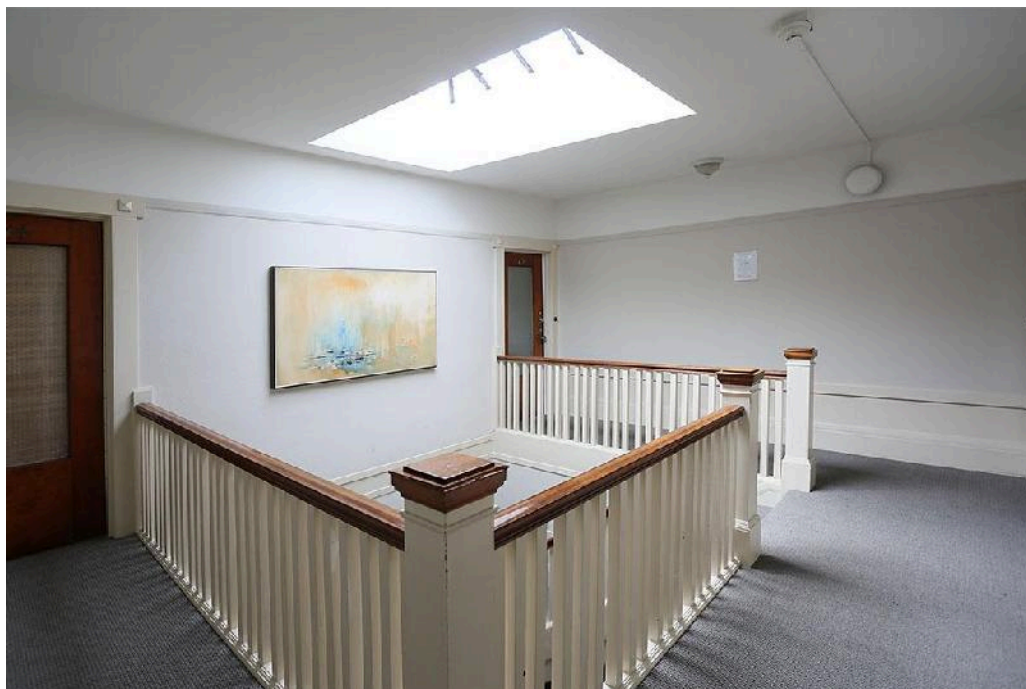
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Investment Highlights:

- Four Converted Units Demonstrating Value Add Upside
- Strong In-place Income in Desirable Mission Location
- 11.18 GRM (Current) / 8.27 GRM (Historic Peak Rents)
- 5.91% Cap Rate (Current) / 8.96% (Historic Peak Rents)
- \$385,357 per Unit
- Seismically Retrofitted
- Recent Permitted Capital Improvements
- Individually Metered for Gas & Electric Services
- Future Storage Space Development Potential



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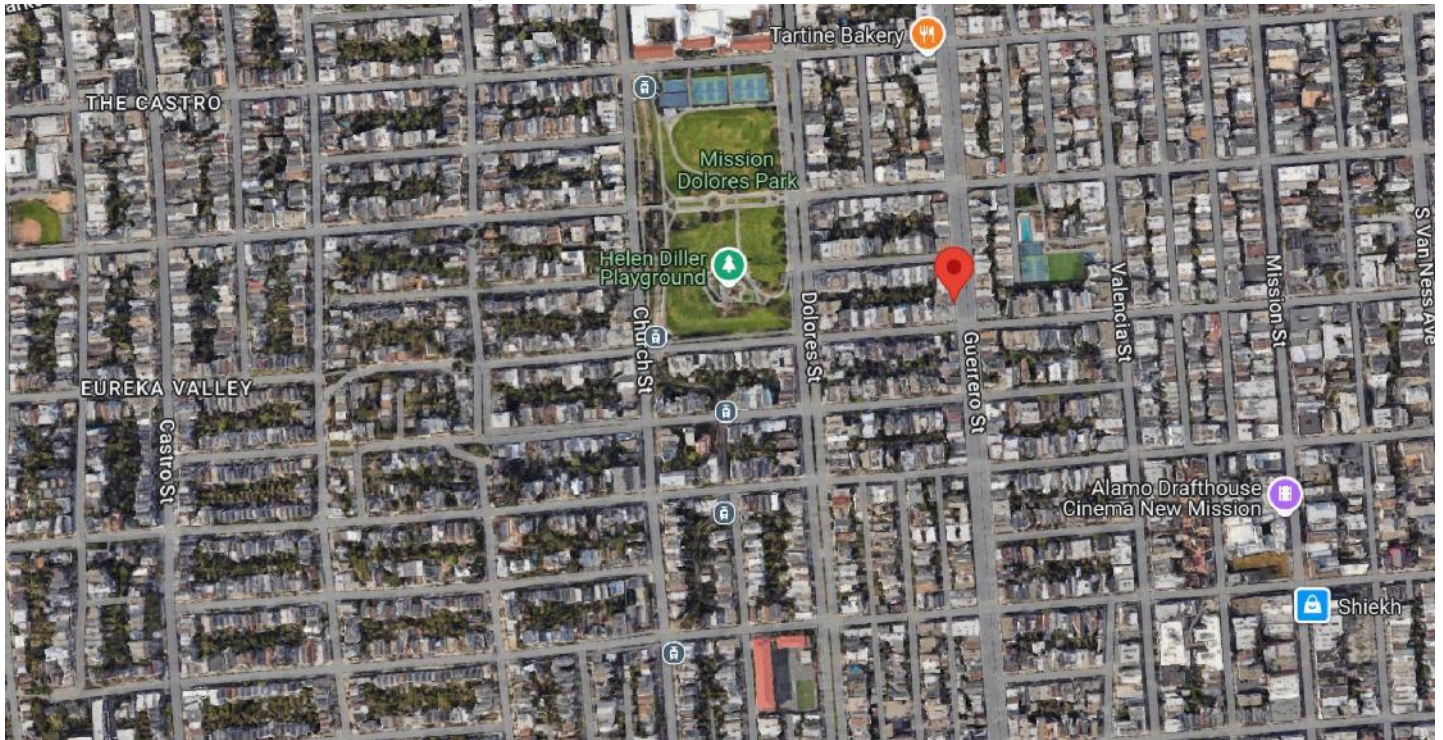
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Aerial Views of the Property



Location Highlights: 780 Guerrero enjoys an unbeatable location in the heart of San Francisco's vibrant Mission District. Just one block from the stunning, sun-drenched Mission Dolores Park, this recently renovated urban oasis offers expansive green spaces, breathtaking city views, and amenities like tennis courts, a playground, and ample picnic areas, making it a beloved spot for residents and visitors alike. Two blocks away, you'll find the renowned Tartine Bakery, a destination for food lovers seeking world-class pastries, artisanal bread, and exceptional coffee. The neighborhood buzzes with energy, boasting a rich blend of culture, culinary experiences, and boutique shopping, all within walking distance. From trendy bars and eclectic restaurants to art galleries and historic landmarks, this location perfectly balances urban convenience with local charm, making it one of San Francisco's most desirable places to live.

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Rent Roll

Unit	Unit Type	Current Rent	Date of Last Rent Increase	Estimated Banked Rents (**)	Total Current Rent	Move-In-Date	Historic Peak Rents Acheived(*)	Occupancy
1	Studio	\$ 2,600.00	None		\$2,600.00	6/22/23	\$2,800.00	Occupied
2	Studio	\$ 2,587.00	None		\$2,587.00	2/8/24	\$2,800.00	Occupied
3	1 Bedroom	\$ 1,094.35	9/1/23	\$33.92	\$1,128.27	9/1/95	\$3,500.00	Occupied
4	2 Bedroom (Converted)	\$ 3,809.00	None		\$3,809.00	4/8/23	\$4,300.00	Occupied
5	1 Bedroom	\$ 2,977.00	None		\$2,977.00	8/2/21	\$3,500.00	Occupied
6	1 Bedroom	\$ 1,216.50	6/1/23	\$37.71	\$1,254.21	3/20/93	\$3,500.00	Occupied
7	2 Bedroom (Converted)	\$ 3,500.00			\$3,500.00	7/1/24	\$4,300.00	Occupied
8	2 Bedroom (Converted)	\$ 3,838.00	None		\$3,838.00	1/11/23	\$4,300.00	Occupied
9	1 Bedroom	\$ 3,100.00	None		\$3,100.00	8/17/24	\$4,300.00	Occupied
10	1 Bedroom	\$ 3,100.00	None		\$3,100.00	10/1/24	\$4,300.00	Occupied
11	1 Bedroom	\$ 3,198.00	None		\$3,198.00	11/20/23	\$4,300.00	Occupied
12	1 Bedroom	\$ 3,200.00	None		\$3,200.00	10/1/24	\$4,300.00	Occupied
14	1 Bedroom	\$ 1,999.28	7/1/23	\$61.98	\$2,061.26	6/26/98	\$3,500.00	Occupied
15	1 Bedroom	\$ 3,506.00	None		\$3,506.00	8/1/24	\$4,300.00	Occupied
MONTHLY RENTAL INCOME		\$ 39,725.13		\$133.61	\$39,858.74		\$54,000.00	
OTHER INCOME								
Laundry (Est.)*					\$350		\$350	Projected
TOTAL MONTHLY INCOME				\$134	\$40,209		\$54,350	
TOTAL ANNUAL INCOME					\$482,505		\$652,200	

(*) Estimated/Projected Rent/Income. Historic Peak Rents Acheived based on past rents. Market conditions change with time. Nothing guarenteed.

(**) Estimated based on next applicable rental anniversary



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Financial Overview

Price		\$5,395,000
Down Payment	37%	\$2,000,000
Number of Units		14
Price/Unit		\$385,357
Rentable Square Feet		12,321
Price/Sq. Ft.		\$438
CAP Rate		5.91%
GRM		11.18
CAP Rate (Historic Peak)		8.96%
GRM (Historic Peak)		8.27
Year Built		1916
Type of Ownership		Fee Simple

ANNUALIZED OPERATING DATA					
INCOME			CURRENT	HISTORIC PEAK	
Gross Potential Income			\$482,505		\$652,200
Less: Vacancy / Deductions (GPI)	3.0%		\$14,475		\$19,566
Effective Gross Income			\$468,030		\$632,634
Less: Expenses			\$149,265		\$149,265
Net Operating Income			\$318,765		\$483,369
Debt Service Cost			\$250,843		\$250,843
Debt Coverage Ratio			1.27		1.93
Net Cash Flow after Debt Service	3.40%		\$67,922	11.63%	\$232,526
Principal Reduction			\$39,782		\$39,782
Total Return	5.39%		\$107,704	9.64%	\$192,743

FINANCING	
Loan Amount	\$3,395,000
Interest Rate	6.25% / 5yr. Fixed
Amortization	30 Years
Loan information is time sensitive and subject to change.	

EXPENSES		
Real Estate Taxes (New)	\$66,881	\$66,881
Insurance (Est.)*	\$13,760	\$13,760
PGE	\$10,100	\$10,100
Water	\$13,017	\$13,017
Garbage	\$13,767	\$13,767
Cleaning	\$4,013	\$4,013
Management (Est.)*	\$4,800	\$4,800
Miscellaneous (Est.)*	\$4,027	\$4,027
Repairs & Maintenance (Est. \$1,000/unit)*	\$14,000	\$14,000
Reserves (Est. \$350/unit)*	\$4,900	\$4,900
TOTAL EXPENSES	\$149,265	\$149,265
EXPENSES/UNIT	\$10,662	\$10,662
EXPENSES/SF	\$12.11	\$12.11
% OF EGI	31.89%	23.59%
*Estimates		

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Apartment #9 (Virtually Staged)



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Apartment #7 (Virtually Staged)



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Apartment #15 (Virtually Staged)



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Confidentiality and Disclaimer

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