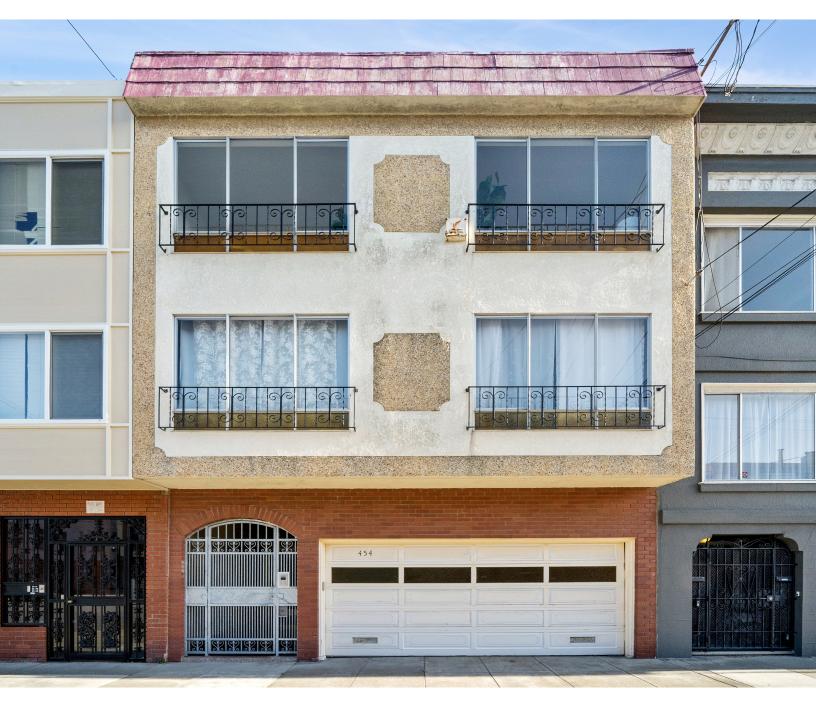
454 23rd Avenue

4 UNITS IN CENTRAL RICHMOND www.454-23rdavenue.com



Burt Louie

burt.louie@kw.com DRE# 01231888 415 794-4506 |



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> \$2,380,000 List price

\$595,000 Price Per Unit

\$626 Price Per SqFt

1972Year Built

1 Vacant Unit

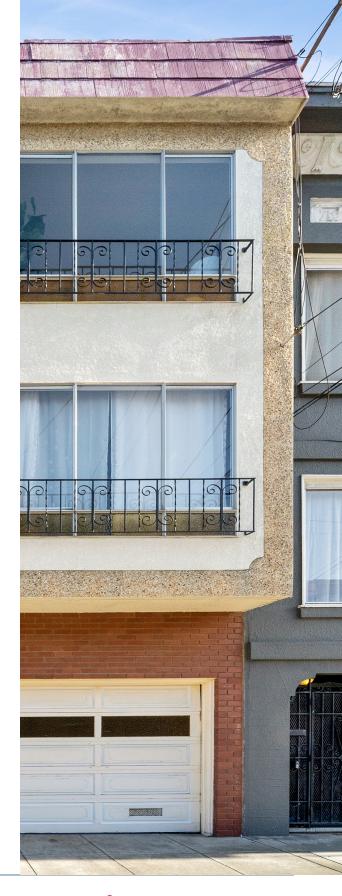
Top Floor

\$68,232

Annual Income

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Property Description

A RARE OPPORTUNITY to own this desirable spacious 4-unit building, located in the central Richmond district that includes a **vacant top floor unit** that has 3 bedrooms, 2-1/2 baths, and over 1300 ft.².

The vacant top floor unit:

• 3 bedroom/2.5 bath

The other 3 units [tenant occupied] :

- A 2 bedroom/1.5 baths
- A 2 bedroom/1 bath
- A 1 bedroom/1 bath

Rent Roll & Income

The garage has pass-through accessibility to a spacious backyard with possible upside for ADU conversion of the garage area. All units have individual gas and electric meters. Excellent location, short walk to shops and restaurants, one block away from the MUNI 38 bus line.

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Unit	Move-In-Date	Unit Type	Current rent	Market Rent
Apt 1	Sept. 2003	2BR 1.5Ba	\$2,099	\$3,250
Apt 2	May 2011	2BR 1BA	\$2,109	\$3,250
Apt 3	VACANT	VACANT	\$4,250	\$4,250
Apt 4	May 1997	1BR 1BA	\$1,478	\$2,000
Laundry			\$100	\$200
		Monthly	\$10,036	\$12,950
		Annual	\$120,432	\$155,400

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Keller Williams Advisor has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.



Estimated Annual Expenses

	Current	Proforma
New property Taxes (1.1801%)	\$4,001	\$28,086
Insurance	\$2,707	\$2,707
PG&E	\$1,464.03	\$1,464.03
Garbage	\$1,407.84	\$1,407.84
Water	\$5,709.16	\$5,709.16
Repairs & Maintenance	\$500	\$500

Financial Summary

Current	Proforma
2,380,000	\$2,380,000
3.38%	5.02%
19.76	15.32
\$626	\$626
\$595,000	\$595,000
4	4
1	1
3,800/2996	3,800/2996
	3.38% 19.76 \$626 \$595,000 4 1

Annual Operating Income

	Current	Proforma
Scheduled Gross Rental Income:	\$119,232	\$153,000
Less Expenses:	(\$15,790)	(\$39,874)
Net Operating Income:	\$103,442	\$113,126

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Top Floor Vacant Unit - 3 bedrooms & 2 baths



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Disclaimer

The Confidential Material and Information in this Offering Memorandum (collectively "Information") have been obtained from sources deemed reliable. This information is for your use only in determining your interest in pursuing negotiations to potentially acquire 454 23rd Avenue, San Francisco, California 94121 ("Property") and owned by Seller ("Seller"). It contains selected summary information pertaining to the Property, and has been prepared by the Seller and Seller's authorized consultant. Keller Williams Advisor ("Exclusive Listing Broker") has not made any investigation and does not warrant or represent the accuracy of such information. Buyer shall only rely on its own independent estimates of construction costs and proforma income and expenses before any decision is made to invest in the Property.

This Confidential Material is for informational use only and under no circumstances whatsoever is deemed to be a contract, memorandum, or any other form of binding commitment.

The Seller is selling the Property in "AS IS" and "WHERE IS" condition with "All FAULTS" in the broadest sense of that term, without any representations or warranties. Buyer, or Buyer's agent, shall be given a reasonable opportunity to inspect and investigate the Property and its improvements. Receipt of this Information by Buyer does not entitle Buyer to rely on the Seller or its employees, contractors or agents, for any purpose, including, without limitations (1) The adequacy and physical condition of the Property; (2) the suitability of the Property for any particular purpose; (3) the condition of soils, geology and hydrology; (4) the existence or adequacy of utilities serving the Property; (5) the zoning or legal status of the Property; (6) the compliance of the Property with any environmental protection, pollution or land-use laws, rules, regulations, orders or requirements; and (7) the condition of title and the nature and status of any condition, covenant, encumbrance, license, lease, lien, restriction, reservation, right of redemption, right-of-way and any other matter affecting title.

The Seller reserves the right to withdraw the offering of the Property without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Neither the prospective Buyer nor Seller shall be bound until full execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties. Prospective Buyers shall be responsible for their costs and expenses of investigating the Property without reimbursement.

Buyer shall submit any expressions of interest and/or offers to purchase the Property to the Seller, only through Seller's exclusive listing broker, Keller Williams Advisor .

By acknowledgement of your receipt of this Information, you agree that the information and its contents are confidential; that you will hold and treat it in the strictest of confidence; that you will not directly disclose or permit anyone to disclose this presentation or its contents to any other person, firm or entity without prior written authorization of the Seller; and that you will not use or permit to be used this Information or its contents in any manner detrimental to the interest of Seller. Photocopying or duplication is strictly prohibited. If you do not wish to pursue negotiations leading to this acquisition, kindly return this Information to Seller's exclusive listing broker, Keller Williams Advisor .