



San Francisco - Twin Peaks - One Of A Kind Location

74 CRESTLINE DRIVE, SAN FRANCISCO, CA 94131



OFFERING MEMORANDUM

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SAN FRANCISCO, CA

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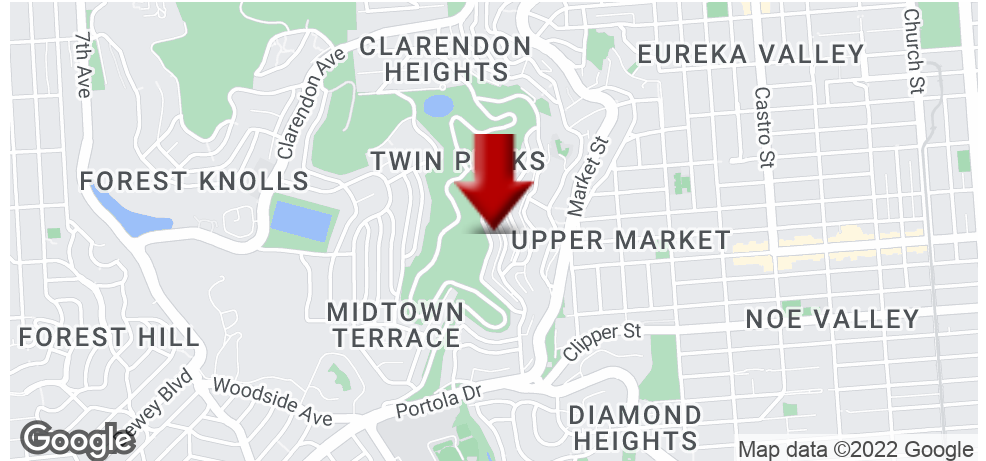
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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$6,999,995
NUMBER OF UNITS:	12
CAP RATE:	3.40%
NOI:	\$238,060
LOT SIZE:	9,583 SF
BUILDING SIZE:	9,544
RENOVATED:	2020
ZONING:	RM1
MARKET:	San Francisco
SUBMARKET:	Twin Peaks
PRICE / SF:	\$733.44

CLICK HERE TO VIEW VIDEO

PROPERTY OVERVIEW

Wonderful 12 unit apartment community located at the height of Crestline Drive, adjacent to the Sutro Tower Nature Reserve. No neighbors behind, and panoramic views of SF Bay and the City in the front, highly accent this exceptional property with a Value Add component.

RECENT TURNS have allowed the income to DRASTICALLY INCREASE for the forthcoming year. Eight units have been beautifully remodeled. Two more, partially.

Seller retiring and exchanging into more passive income stream. One owner to keep his unit at a reduced rent amount. Currently stays 1 week per month.

TWO ADDITIONAL DWELLING UNITS MAY BE ADDED TO MAKE IT 14 UNITS. Neighboring property has converted carports to new, additional dwelling units (ADU's).

PROPERTY HIGHLIGHTS

- One of a kind Location...second to none. The Views alone are worth a mint. Over looks SF Bay with Nature Reserve Behind.
- Higher rents than surrounding area due to location, views and superior condition.
- Very Well Maintained, warm comfortable atmosphere and vibe.
- 6 Garages, 6 Large Covered Carport Spaces, Lots of Street Parking, 2 extra spots downstairs.
- New Common Area Interior Paint and Artwork, and Lighting.
- Large Laundry Room can be converted to other amenities. Untapped Other Income streams.

Additional Photos



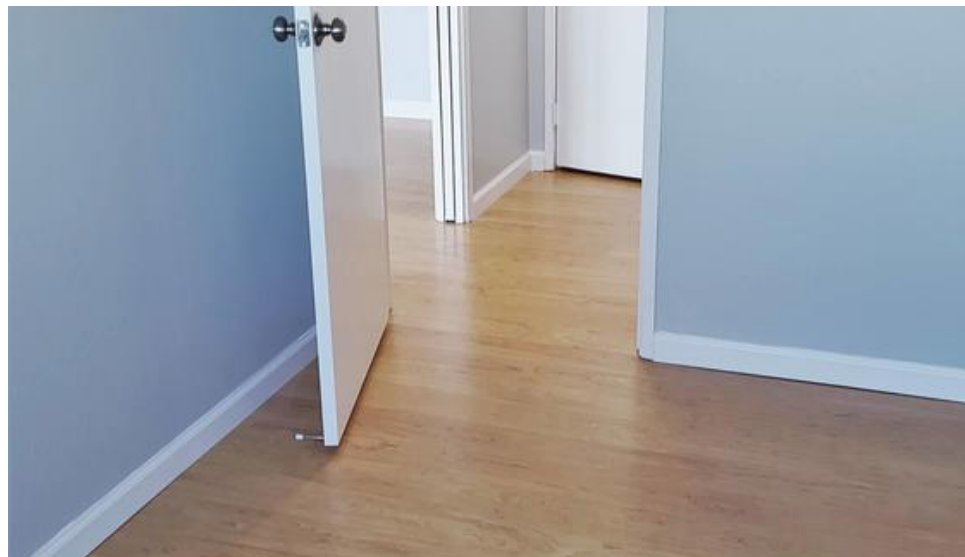
Additional Photos



Additional Photos



Additional Photos



Property Details

SALE PRICE

\$6,999,995

LOCATION INFORMATION

Building Name	74 Crestline
Street Address	74 Crestline Drive
City, State, Zip	San Francisco, CA 94131
County/Township	San Francisco
Market	San Francisco
Submarket	Twin Peaks
Cross Streets	Crestline @ Vista Lane up from Burnett

BUILDING INFORMATION

Building Size	9,544 SF
Occupancy %	100.00
Number Of Floors	3
Average Floor Size	3,181 SF
Year Built	1965
Last Renovated	2020

PROPERTY DETAILS

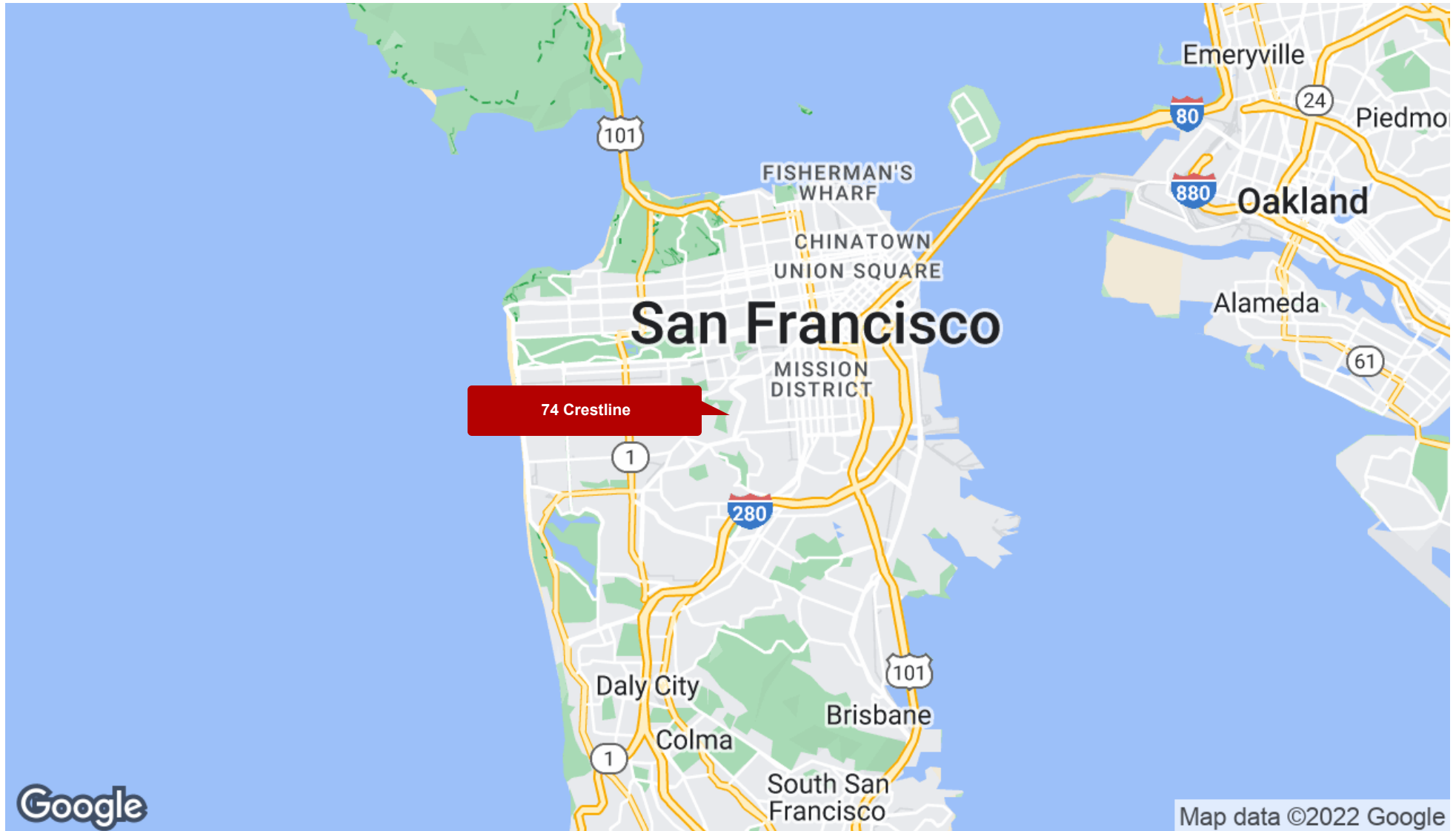
Property Type	Multifamily
Property Subtype	Mid-Rise
Zoning	RM1
Lot Size	9,583 SF
APN#	2845-004
Submarket	Twin Peaks
Corner Property	Yes
Water Views	Yes

PARKING & TRANSPORTATION

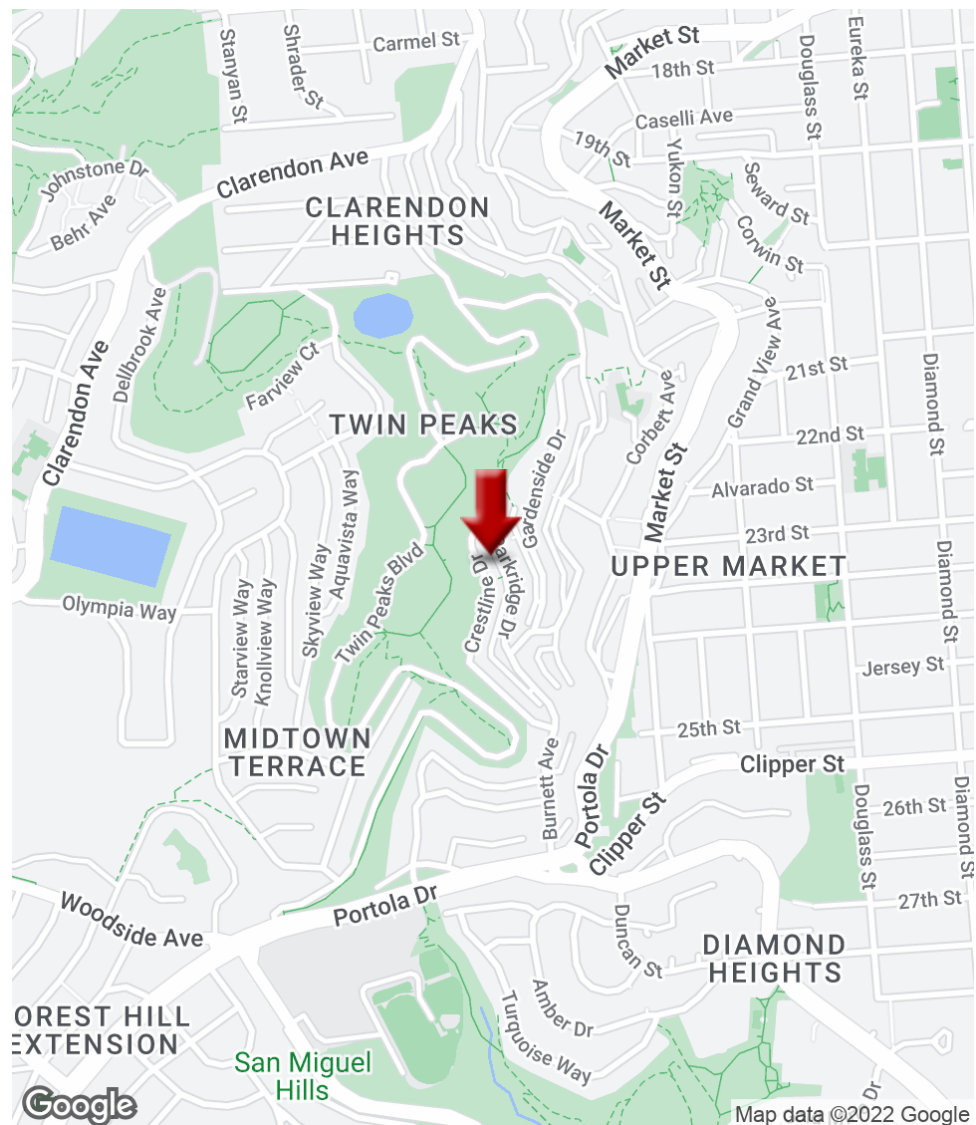
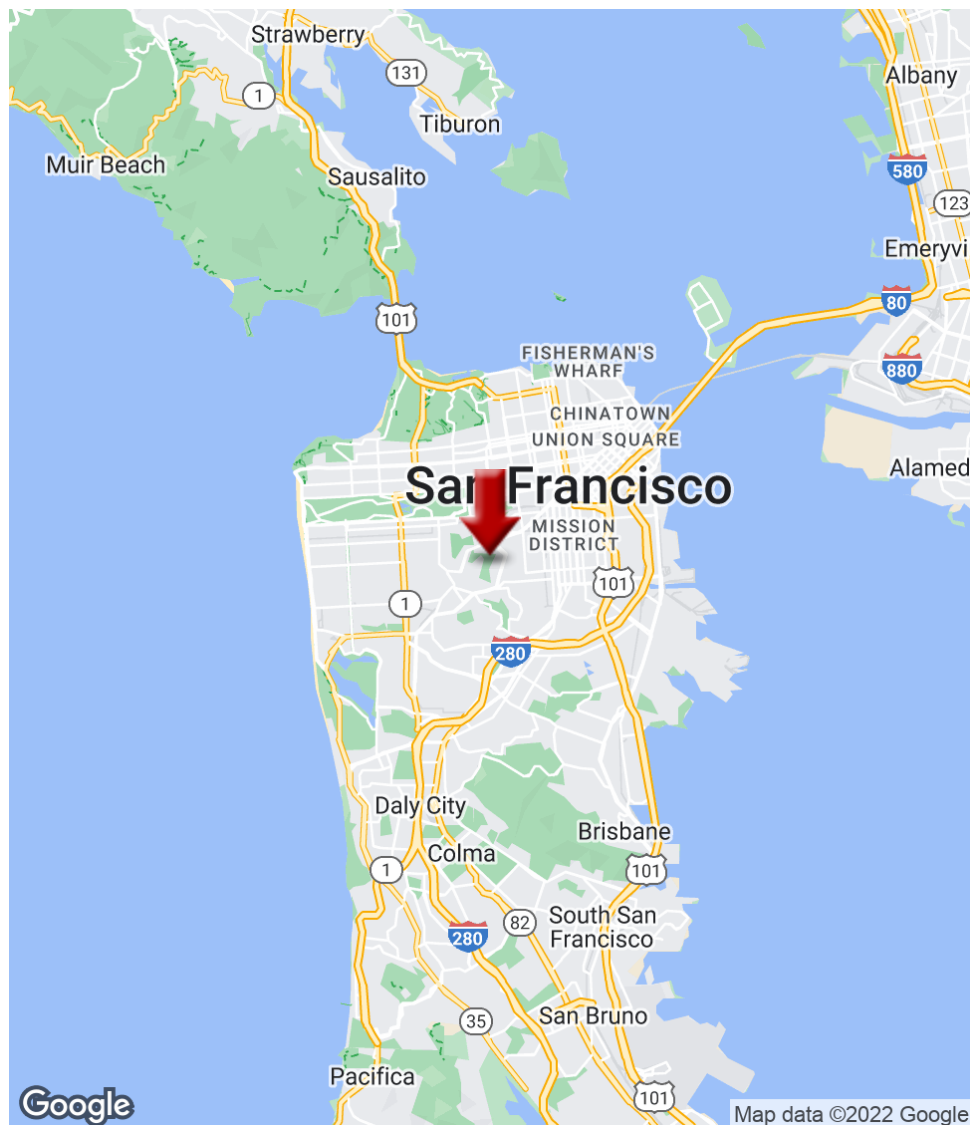
6 Garages, 6 Large Carports And Lots Of Street Parking	Yes
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VERY WELL MAINTAINED AND MANAGED - RENTS EASILY

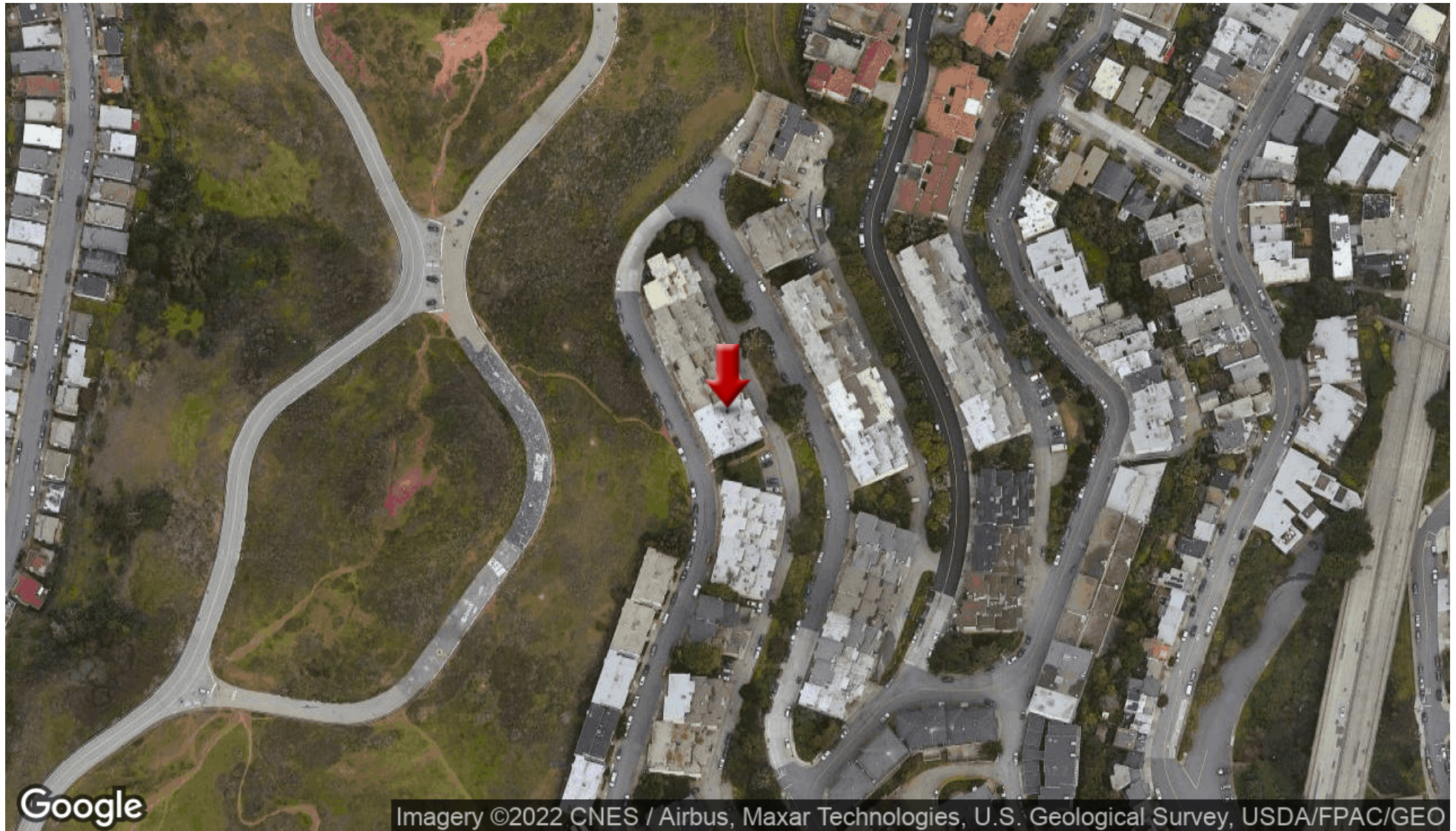
Regional Map



Location Maps



Aerial Map



Financial Summary - Year One - (Without Turnover)

INVESTMENT OVERVIEW

THE CRESTLINE @ SUTRO TOWER - TWIN PEAKS

Price	\$6,999,995
Price per Unit	\$583,332
CAP Rate	3.40%

OPERATING DATA

THE CRESTLINE @ SUTRO TOWER - TWIN PEAKS

Gross Scheduled Rental Income	\$364,315
Other Income	\$3,580
Total Scheduled Income	\$367,895
Vacancy Cost	\$5,464
Operating Expenses	\$124,370
Net Operating Income	\$238,061

6 units were remodeled or rehabbed in 20/21 and a total of 8 are beautifully done. This is a first year schedule for new ownership; hence increased taxes. If units 2-4 move out, income will increase drastically again. Consider Buy Outs for faster income growth. Roof work completed after video tour. Interior Paint colors are grays and blues and not green. Income has drastically increased since listing began.



Income & Expenses

INCOME SUMMARY

THE CRESTLINE @ SUTRO TOWER - TWIN PEAKS

Gross Income	\$362,430
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Vacancy Cost	\$5,464
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EXPENSE SUMMARY

THE CRESTLINE @ SUTRO TOWER - TWIN PEAKS

Property taxes	\$82,599
Property Insurance	\$7,164
Management	\$10,320
Intercom	\$636
Water/Sewer	\$9,704
Trash	\$5,171
Gas & Electric - common areas	\$1,025
Repairs & Maintenance	\$3,000
Supplies - general	\$750
Janitorial Company	\$4,000
Gross Expenses	\$124,370

Net Operating Income	\$238,060
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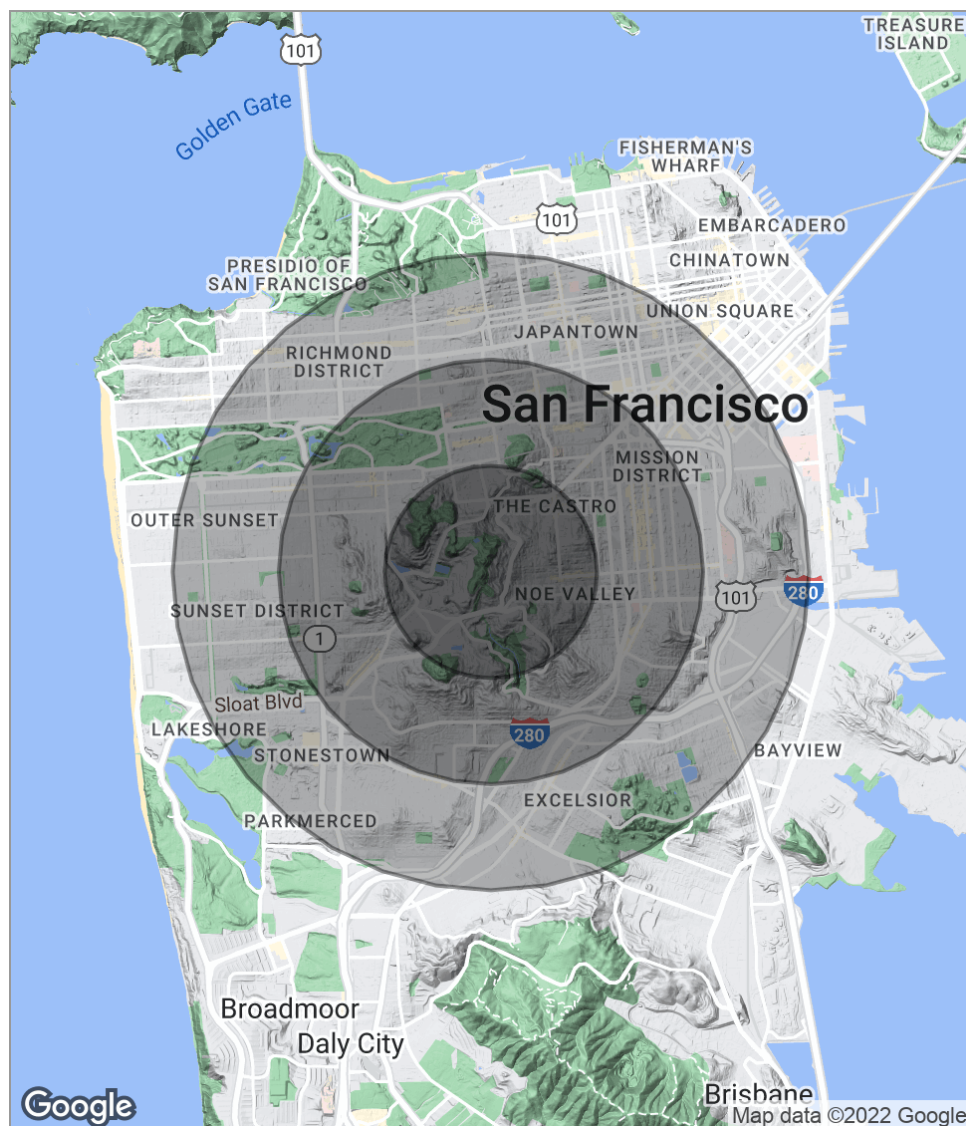
Projected NOI is \$238,060 and the Gross Income is \$367,895 and includes current Other Income of \$3580. There is a month to month laundry contract and the ability to add washer dryers to most of the units. Three apts. used to have them and now only one has a washer dryer. There is a laundry room and two storage areas, along with 6 large carports and 6 garages.

Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
1	1	1	700	02/06/2022	02/30/2023	\$2,670	\$3.81	\$2,800	\$4.00	\$3,000
2	1	1	751	05/08/1995	MTM	\$1,574	\$2.10	\$2,800	\$3.73	\$1,700
3	1	1	700	07/12/1985	MTM	\$1,460	\$2.09	\$3,000	\$4.29	\$75
4	1	1	751	12/19/1986	MTM	\$1,456	\$1.94	\$3,000	\$3.99	\$325
5	1	1	700	01/11/2022	01/31/2023	\$3,059	\$4.37	\$3,200	\$4.57	\$3,745
6	1	1	751	08/22/2022	08/31/2023	\$3,120	\$4.15	\$3,200	\$4.26	\$4,159
7	1	1	700	07/20/2022	07/31/2023	\$2,980	\$4.26	\$3,200	\$4.57	\$3,973
8	1	1	751	09/24/21	09/30/22	\$3,110	\$4.14	\$3,200	\$4.26	\$2,650
9	2	1	900	08/01/2001	MTM	\$2,979	\$3.31	\$3,600	\$4.00	\$3,000
10	2	1	970	12/08/20	MTM (Mgr.)	\$3,100	\$3.20	\$3,600	\$3.71	\$4,950
11	2	1	900	03/16/2021	MTM	\$3,350	\$3.72	\$3,600	\$4.00	\$4,000
12	2	1	970	Current Owner		\$1,500	\$1.55	\$3,600	\$3.71	\$0
Totals/Averages			9,544			\$30,359	\$3.18	\$38,800	\$4.09	\$31,578

This is a one of a kind location. Easy to Rent. Killer Views in 10 of 12 units. 2 units with nice views. San Francisco Bay on the East and a Nature Reserve on the West without neighbors directly behind, makes this an easy to rent location. 3 minutes from the hub of Market Street.

Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	50,548	276,444	608,510
Median Age	42.7	39.3	40.2
Median Age (Male)	42.8	39.3	39.6
Median Age (Female)	41.9	39.3	40.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	24,567	122,344	267,153
# Of Persons Per HH	2.1	2.3	2.3
Average HH Income	\$202,864	\$177,852	\$154,331
Average House Value	\$1,534,234	\$1,289,412	\$1,108,375

ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	9.4%	16.3%	16.3%

RACE (%)	1 MILE	2 MILES	3 MILES
White	68.0%	56.5%	45.8%
Black	2.5%	3.7%	4.5%
Asian	17.7%	22.9%	33.0%
Hawaiian	0.2%	0.2%	0.2%
American Indian	0.1%	0.5%	0.5%
Other	3.3%	8.2%	8.4%

* Demographic data derived from 2020 ACS - US Census