

MULTIFAMILY BUILDING FOR SALE

19 SALMON STREET

SAN FRANCISCO, CA 94133

Russian Hill is an elegant, upscale neighborhood celebrated for its winding Lombard Street, a renowned tourist hotspot. The area's hills are navigated by San Francisco's iconic cable cars, offering sweeping views of landmarks such as the Golden Gate and Bay Bridges. Along Polk and Hyde Streets, you'll find vibrant commercial areas with a mix of stylish new eateries, classic bars, and charming shops.

PROPERTY SUMMARY

Asking Price:	\$980,000
Building Size:	±3,000 Sq Ft (Per Realquest)
Price Per Square Foot:	\$326.67
Lot Size:	±1,200 Sq Ft (Per Realquest)
Property Type:	Apartment
Cross Street:	Pacific Avenue
Year Built:	1907
APN:	0158-036



INCORPORATED | EST. 1922

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100 Years

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PROPERTY FINANCIAL OVERVIEW

Rent Roll:	Monthly Rent:	Projected Rent:
#19 Apartment (1bd/1ba)	\$890.00	\$1,620.00
#21 Apartment (1bd/1ba)	\$1,620.00	\$1,620.00
#23 Apartment (1bd/1ba)	\$780.00	\$1,620.00
#18 Apartment (1bd/1ba)	\$1,620.00*	\$1,620.00
#20 Apartment (3bd/2ba)	\$3400.00*	\$3,400.00
Total:	\$8,310.00	\$9,880.00

*Market Rent Used in Place of Vacancy

Gross Projected Annual Income:	\$99,720.00	\$118,560.00
Estimated Annual Taxes: (Based on \$980,000 Purchase Price)	\$11,589.50	
Projected Annual Net Income:	\$61,892.00	\$79,941.00
Market Capitalization Rate:	6.32%	8.16%



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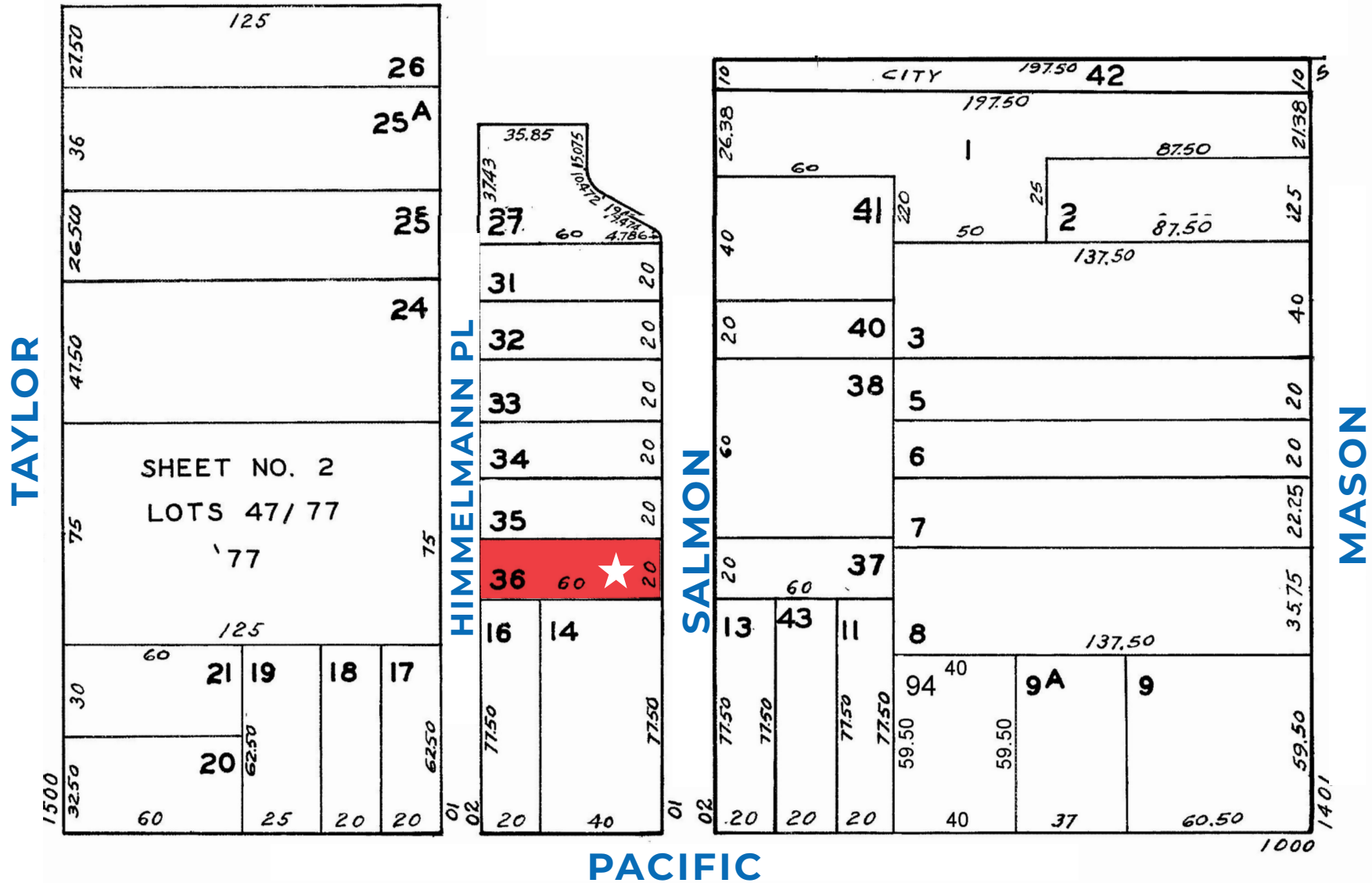
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PARCEL MAP

BROADWAY



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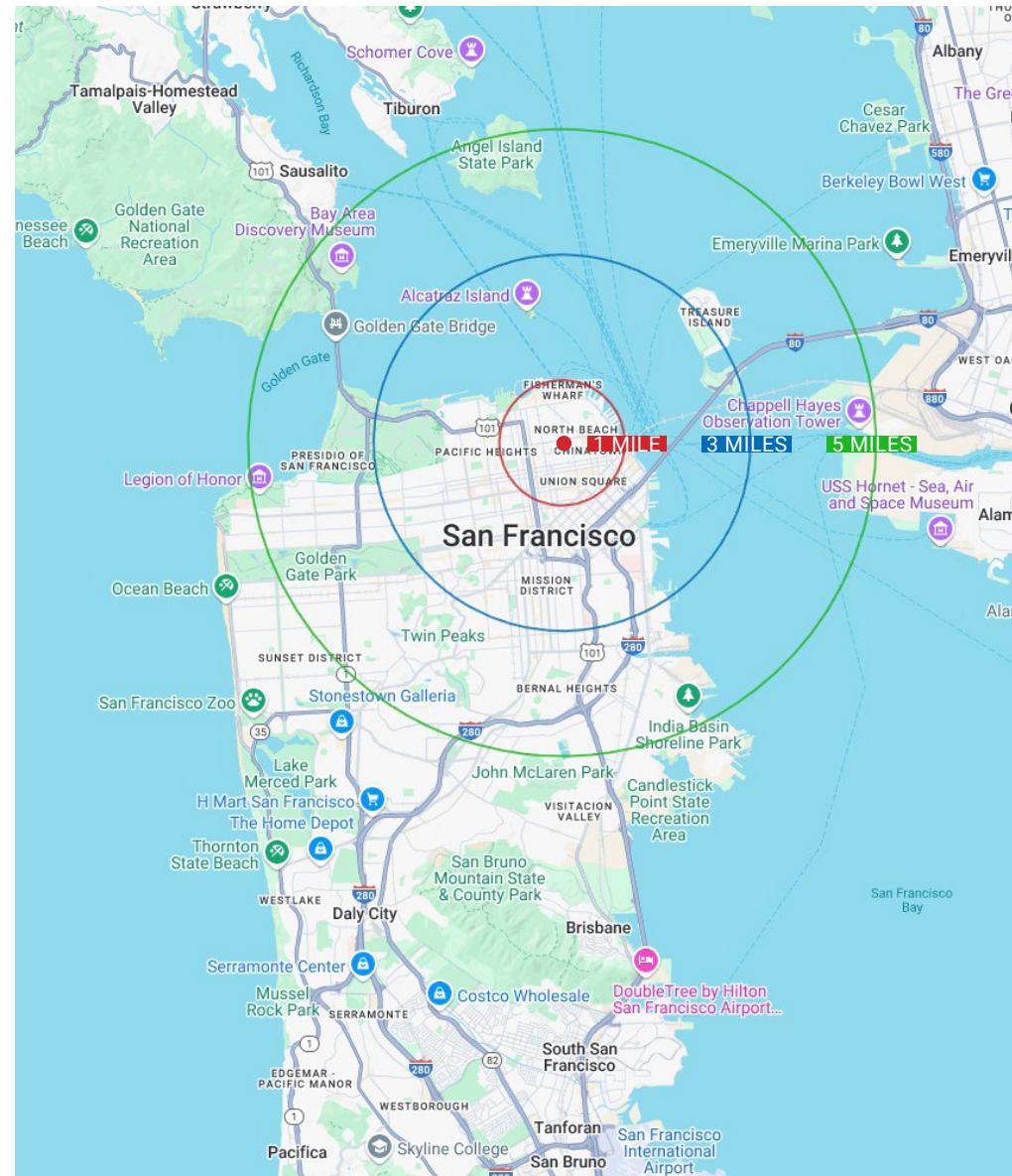
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	124,878	394,461	628,937
2029 Population	115,996	368,016	583,694
Pop Growth 2024-2029	-7.11%	6.70%	7.19%
Average Age	44	42	42
2024 Total Households	66,923	194,123	283,668
HH Growth 2024-2024	7.68%	7.24%	7.62%
Median Household Inc	\$82,957	\$127,882	\$131,070
Avg Household Size	1.70	1.90	2.10
2024Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,083,943	\$1,098,847	\$1,105,506
Median Year Built	1948	1950	1949

Source: Loopnet



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