

2 HOMES + 21-UNIT APARTMENT

22 BUTLER AVE, 144 & 146-150 GARDINER AVE SOUTH SAN FRANCISCO, CALIFORNIA



SEQUOIA
COMMERCIAL GROUP

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PROPERTY OVERVIEW

Sequoia Commercial Group is proud to be the exclusive advisor to these residential properties, located in the heart of the South Market area, a prestigious neighborhood close to both 101 and 280 freeways with easy access to the SF Airport, Stanford University, San Francisco International Airport, and Silicon Valley. Restaurants, coffee shops, and grocery stores are nearby for your convenience. These properties are an excellent opportunity for investment property investors or landlords looking to profit from renting out their vacant spaces.

LOCATION OVERVIEW

Located in the heart of South San Francisco, this stunning apartment boasts an unbeatable location near F Market Street and the Wharves, where you can catch the 7 Haight-Noriegabuss. You're a one-minute walk from Market and South Van Ness, where you can grab breakfast at Tartine Bakery or an after-work drink at The Grafton.

22 BUTLER AVENUE

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LOCATION INFORMATION

Street Address	22 Butler Avenue
City, State, Zip	South San Francisco, CA 94080
County	San Mateo

BUILDING INFORMATION

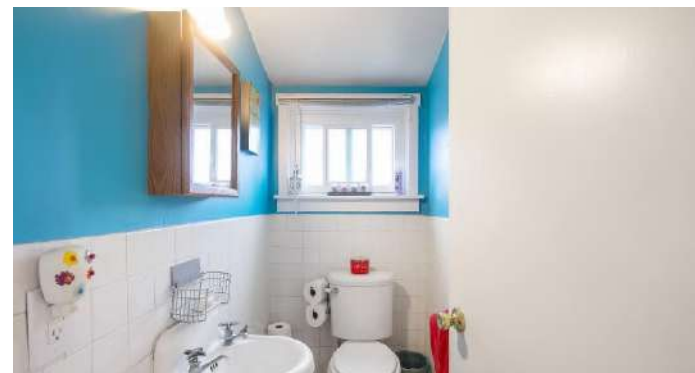
Building Size	730 SF
NOI	\$18,000.00
Number of Floors	1
Average Floor Size	730 SF
Year Built	1900

PROPERTY HIGHLIGHTS

- First time on the market in almost 30 years. The asset has been in the same family for three generations.
- Good, convenient location in SSF - easy access to San Francisco and close proximity to major biotech employers in SSF
- Property offering includes three contiguous parcels: a 21-unit apartment property plus two single-family homes
- Well-maintained property with low vacancies and solid historical tenancy. 2 owner-occupied-apartment units will be delivered vacant at COE.
- The 21-unit apartment offers a good unit mix: thirteen (13) 1 br/1 ba, three (3) 2 br/1 ba, and five (5) studio/1 ba units
- Eight (8) 1 br/1 ba and three (3) 2 br/1 ba offer in-unit bathrooms, five (5) 1 br/1 ba and one (1) studio/1 ba offer private hallway bathrooms; four (4) studio/1 ba offer shared hallway bathrooms
- Property Zoning: RM-15 (medium density residential) - 8 to 18 units

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144 GARDINER AVENUE

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LOCATION INFORMATION

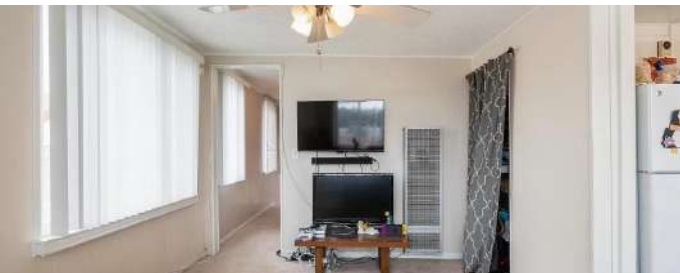
Street Address	144 Gardiner Avenue
City, State, Zip	South San Francisco, CA 94080
County	San Mateo

BUILDING INFORMATION

Building Size	860 SF
NOI	\$8,400.00
Number of Floors	1
Average Floor Size	860 SF
Year Built	1926

144 GARDINER AVENUE

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146-150 GARDINER AVENUE

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LOCATION INFORMATION

Street Address	146-150 Gardiner Avenue
City, State, Zip	South San Francisco, CA 94080
County	San Mateo

BUILDING INFORMATION

Building Size	16,614 SF
NOI	\$98,435.00
Cap Rate	1.17%
Occupancy %	86.0%
Tenancy	Multiple
Number of Floors	3
Year Built	1926

146-150 GARDINER AVENUE

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INVESTMENT OVERVIEW

Price	\$6,495,000
Price per Unit	\$282,391
GRM	20.1
CAP Rate	1.52%
Cash-on-Cash Return (yr 1)	0.55 %
Total Return (yr 1)	\$53,367
Debt Coverage Ratio	1.41

OPERATING DATA

Gross Scheduled Income	\$324,000
Vacancy Cost	\$9,720
Gross Income	\$314,280
Operating Expenses	\$215,845
Net Operating Income	\$98,435
Pre-Tax Cash Flow	\$28,438

FINANCING DATA

Down Payment	\$5,196,000
Loan Amount	\$1,299,000
Debt Service	\$69,997
Debt Service Monthly	\$5,833
Principal Reduction (yr 1)	\$24,929

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INCOME SUMMARY

Rental Income	\$324,000
Vacancy Cost	(\$9,720)

GROSS INCOME	\$314,280
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EXPENSES SUMMARY

Property Tax	\$103,424
Insurance	\$12,596
Property Management	\$30,960
PG & E	\$19,048
Garbage	\$11,028
Water	\$9,989
Janitorial / Gardening	\$1,200
Repairs & Maintenance	\$16,100
Reserves & Replacements	\$11,500

OPERATING EXPENSES	\$215,845
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NET OPERATING INCOME	\$98,435
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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
22 BTL	2	1.5	730 SF	\$1,500	\$2.05	\$3,800	\$5.21
144 GDR	2	1	860 SF	\$700	\$0.81	\$3,850	\$4.48
1A	2	1	650 SF	\$1,350	\$2.08	\$2,550	\$3.92
2A	1	1	550 SF	\$1,000	\$1.82	\$2,250	\$4.09
3A	2	1	650 SF	\$1,300	\$2.00	\$2,550	\$3.92
4A	1	1	550 SF	\$1,000	\$1.82	\$2,250	\$4.09
5A	1	1	550 SF	\$900	\$1.64	\$2,250	\$4.09
6A	2	1	650 SF	\$2,600	\$4.00	\$2,550	\$3.92
7A	1	1	550 SF	\$2,300	\$4.18	\$2,250	\$4.09
8A	1	1	550 SF	\$850	\$1.55	\$2,250	\$4.09
12A	1	1	550 SF	\$1,300	\$2.36	\$2,250	\$4.09
1	1	1	520 SF	\$1,300	\$2.50	\$2,250	\$4.33
2	1	1	520 SF	\$1,300	\$2.50	\$2,250	\$4.33
3 (Hallway Bath)	1	1	520 SF	\$850	\$1.63	\$2,100	\$4.04
4 - STUDIO (Hallway Bath)	-	1	400 SF	\$800	\$2.00	\$1,600	\$4.00
5 (Hallway Bath)	1	1	520 SF	\$1,000	\$1.92	\$2,100	\$4.04
6 (Hallway Bath)	1	1	520 SF	\$1,000	\$1.92	\$2,100	\$4.04
7 - STUDIO (Hallway Bath)	-	1	400 SF	\$1,000	\$2.50	\$1,400	\$3.50
8 - STUDIO (Hallway Bath)	-	1	400 SF	\$850	\$2.13	\$1,400	\$3.50
9 (Hallway Bath)	1	1	520 SF	\$1,200	\$2.31	\$2,100	\$4.04
10 (Hallway Bath)	1	1	520 SF	\$1,300	\$2.50	\$2,100	\$4.04
11 - STUDIO (Shared Hallway Bath)	-	1	400 SF	\$800	\$2.00	\$1,400	\$3.50



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SOUTH SAN FRANCISCO, CALIFORNIA

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
12 - STUDIO (Shared Hallway Bath)	-	1	400 SF	\$800	\$2.00	\$1,400	\$3.50
TOTALS			12,480 SF	\$27,000	\$50.22	\$51,000	\$92.85
AVERAGES			543 SF	\$1,174	\$2.18	\$2,217	\$4.04

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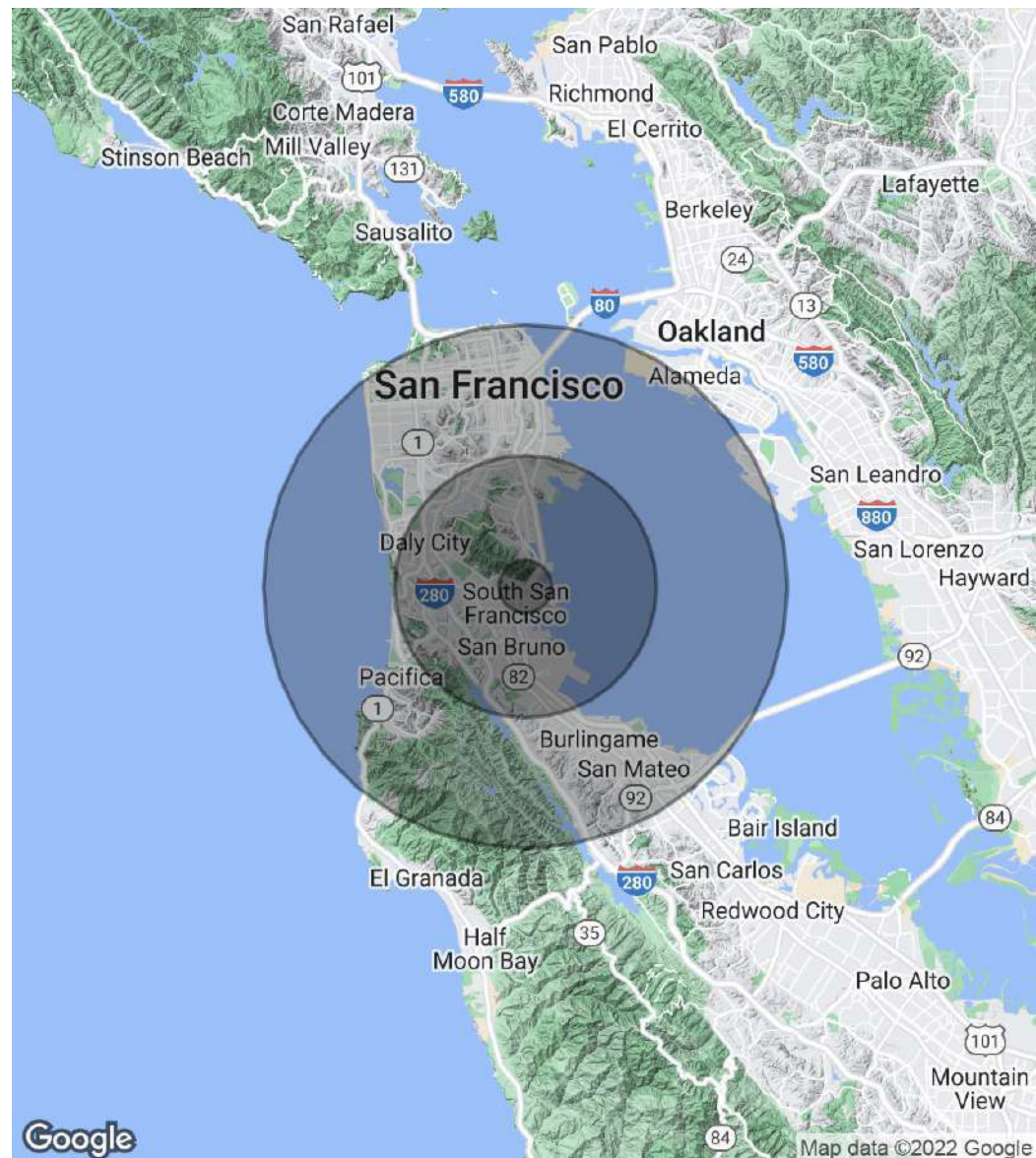
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	19,432	366,417	1,299,830
Average Age	34.5	38.8	39.1
Average Age (Male)	35.2	37.1	38.2
Average Age (Female)	33.6	40.2	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,575	118,091	516,577
# of Persons per HH	3.0	3.1	2.5
Average HH Income	\$75,174	\$89,922	\$102,282
Average House Value	\$637,007	\$626,319	\$790,193

** Demographic data derived from 2010 US Census*





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CARLOS SERRANO-QUAN

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CalDRE #01707584

PROFESSIONAL BACKGROUND

Mr. Carlos Serrano-Quan is a Co-Founder and Managing Partner of Sequoia Commercial Group (SCG), a commercial real estate brokerage with four offices in the San Francisco Bay Area. Recently awarded the prestigious CoStar Power Broker Awards for the highest volume of deals in Q1 of 2020, SCG and Carlos have helped their private clients with complex commercial real estate transactions specializing in sourcing investment opportunities for local and international developers and investors and asset management. Previously, Carlos was a partner at Verakin Asset Management, a global real estate investment company with offices in China and the San Francisco Bay Area.

EDUCATION

In addition to his business accomplishments, Carlos has proudly served the City and County of San Francisco in various positions. He was appointed by the S.F. Board of Supervisors and the Mayor as a Citizen's Advisory Committee member of the San Francisco Department of Aging and Adult Services; and a member of the San Francisco Department of Youth and Families Community Advisory Committee. Among Carlos' favorite activities is helping the community by serving in various roles, i.e., as the former Executive Director of 3 community-based nonprofit organizations, HomeownershipSF, Chinatown Youth Center, Chinese Newcomers Service Center; and two international nonprofits, the American Diabetes Association, and Goodwill Industries.

MEMBERSHIPS

Carlos is active in the organized Real Estate Industry, serving as an advisor to real estate tech startup companies and real estate industry associations. He is a Past President and Chairman of the Chinese Real Estate Association of America (CREAA) – a leading ethnic real estate industry organization in the United States; an Advisory Member of Sterling Bank & Trust, and a member of the Asian Commercial Professionals (ACP).

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TONY HO

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PROFESSIONAL BACKGROUND

Tony Ho specializes in multifamily properties throughout the Bay Area. He offers a depth of understanding of local real estate market knowledge, a strong work ethic, and a dedication to customer service. As his clients can attest, Tony exudes the utmost professionalism and consistently adds value to their portfolio.

Before joining Sequoia Commercial Group, Tony had gained his experience at Marcus and Millichap. He has a hospitality background, previously owning and operating multiple restaurants in San Francisco. Tony developed an interest in real estate while in the restaurant business, and his family's rich history of owning apartment buildings played a significant role in the transition.

Tony is a native San Franciscan and earned a Bachelor of Science in Kinesiology at San Diego State. He enjoys basketball, football, baseball and has three boys following his athletic footsteps.

Whether achieving a high price for a client's property or sourcing the right assets to purchase, Tony has a unique ability to connect with his clients and works tirelessly to deliver results to meet their investment objectives.

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