

414 91ST ST

414 91ST STREET DALY CITY, CALIFORNIA



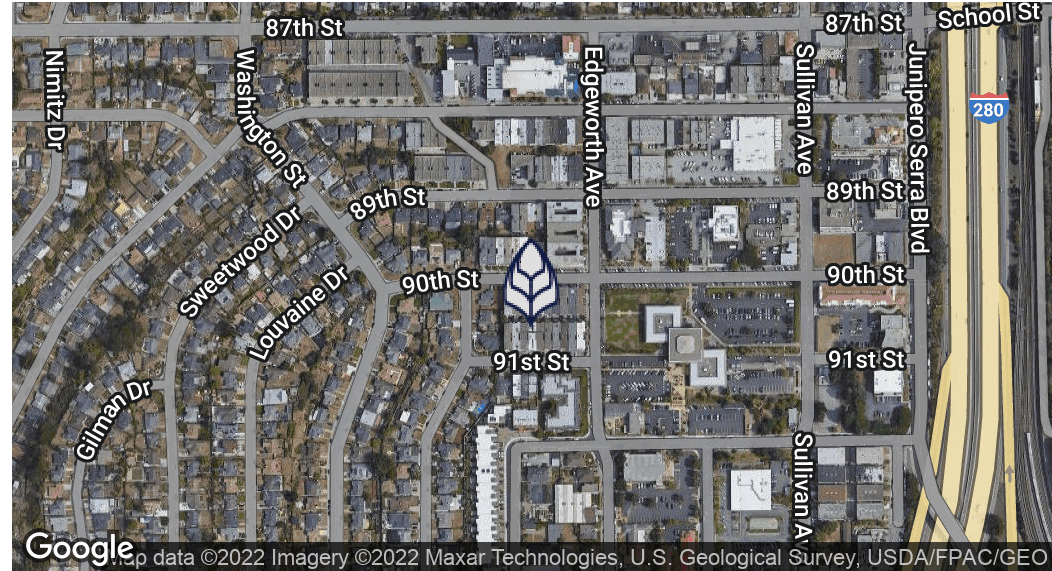
SEQUOIA
COMMERCIAL GROUP

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sq-commercial.com

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Sale Price

\$2,280,000

OFFERING SUMMARY

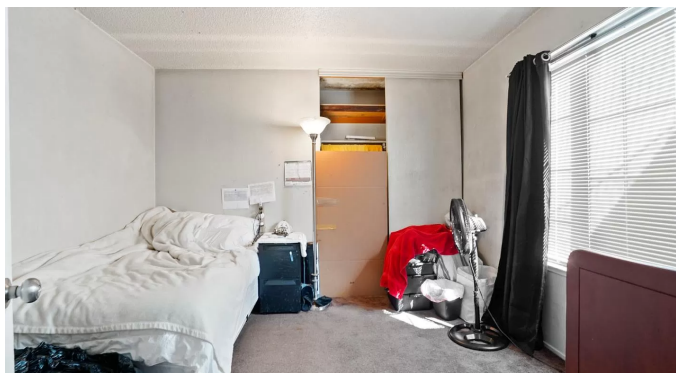
Building Size:	5,662 SF
Lot Size:	0.05 Acres
Number of Units:	4
Price / SF:	\$402.68
Cap Rate:	2.4%
NOI:	\$54,726
Year Built:	1965
Zoning:	R-LD

PROPERTY OVERVIEW

Sequoia Commercial Group is regarded to be a restrictive consultant to a delightful quadruplex in the shocking Daly City. This quadruplex was worked in 1952 and sits on 0.05 sections of land with a 5,662 sqft building size. Every one of the four units has two rooms and one full washroom with three units as of late renovated and a completely made progress level parking structure. Every condo likewise has a gallery where you can partake in your morning espresso.

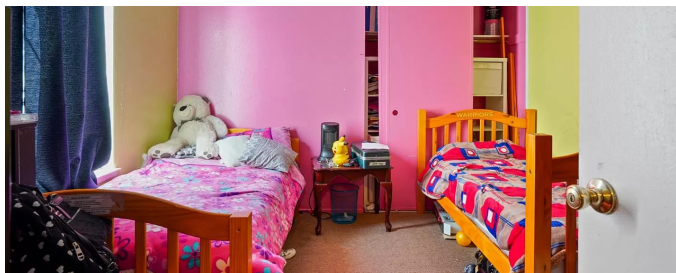
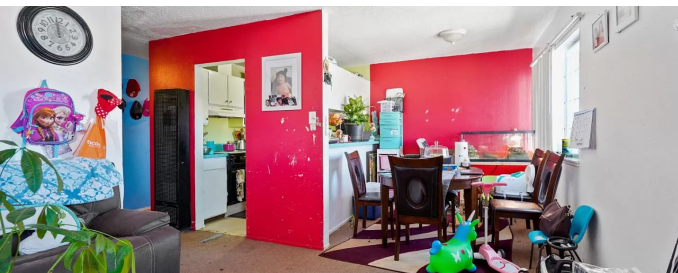
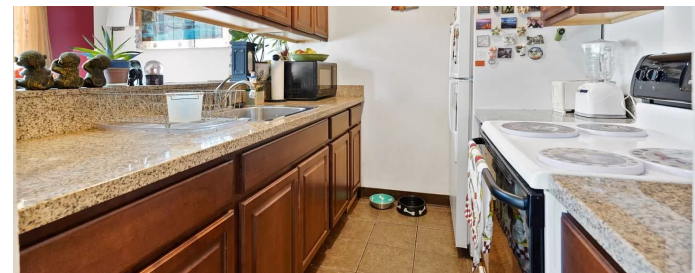
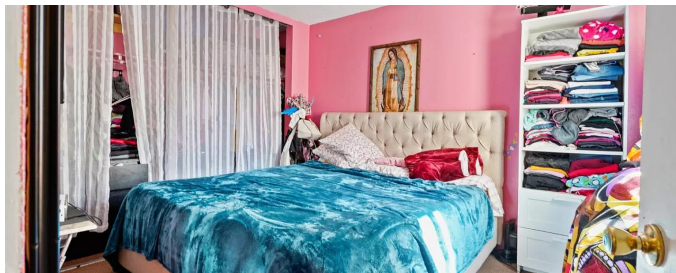
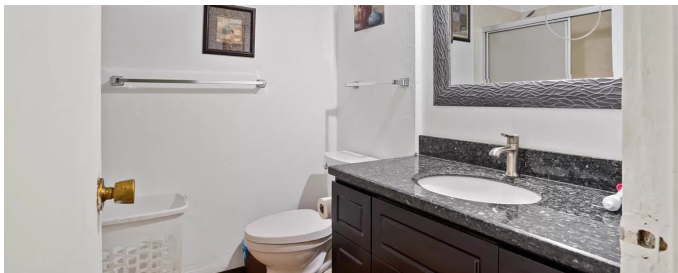
LOCATION OVERVIEW

Located St. Francis Heights neighborhood in Daly City, this stunning quadruplex is an 18-minute walk from the Pittsburg/Bay Point - SFIA/Millbrae San Francisco Int'l Airport and the Richmond - Daly City/Millbrae Millbrae at the Colma stop. It also has easy access to freeways, BART, Serramonte Shopping Center, Westlake Shopping Center, supermarkets, schools, post offices, and many more! There are about 75 restaurants, bars, and coffee shops in St. Francis Heights, and people here can walk to an average of 3 restaurants, bars, and coffee shops in 5 minutes.



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INVESTMENT OVERVIEW

Price	\$2,280,000
Price per Unit	\$570,000
GRM	22.8
CAP Rate	2.4%
Cash-on-Cash Return (yr 1)	-0.59 %
Total Return (yr 1)	\$15,175
Debt Coverage Ratio	0.89

OPERATING DATA

Total Scheduled Income	\$100,188
Vacancy Cost	\$5,009
Gross Income	\$95,178
Operating Expenses	\$40,452
Net Operating Income	\$54,726
Pre-Tax Cash Flow	-\$6,702

FINANCING DATA

Down Payment	\$1,140,000
Loan Amount	\$1,140,000
Debt Service	\$61,429
Debt Service Monthly	\$5,119
Principal Reduction (yr 1)	\$21,878

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SUITE	BEDROOMS	BATHROOMS	TENANT NAME	% OF BUILDING	RENT	PRICE / SF / YEAR	MARKET RENT	MONTHLY RENT
1	2	1	-	-	\$1,700	-	\$2,700	-
2	2	1	-	-	\$2,333	-	\$2,700	-
3	2	1	-	-	\$2,043	-	\$2,700	-
4	2	1	-	-	\$2,273	-	\$2,700	-
TOTALS				0%	\$8,349	\$0.00	\$10,800	\$0
AVERAGES				NAN%	\$2,087	\$NAN	\$2,700	\$NAN



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INCOME SUMMARY

		PER SF	PER UNIT	PER ACRE
Vacancy Cost	(\$5,009)	(\$0.88)	(\$1,252.35)	(\$100,188.00)
GROSS INCOME	\$95,179	\$16.81	\$23,794.65	\$1,903,572.00

EXPENSES SUMMARY

		PER SF	PER UNIT	PER ACRE
Real Estate Taxes	\$27,325	\$4.83	\$6,831.25	\$546,500.00
Insurance	\$2,500	\$0.44	\$625.00	\$50,000.00
PG & E	\$1,362	\$0.24	\$340.50	\$27,240.00
Utilities - Water & Sewer	\$2,931	\$0.52	\$732.75	\$58,620.00
Trash Removal	\$1,575	\$0.28	\$393.75	\$31,500.00
Management Fee	\$4,759	\$0.84	\$1,189.75	\$95,180.00
OPERATING EXPENSES	\$40,452	\$7.14	\$10,113.00	\$809,040.00
NET OPERATING INCOME	\$54,727	\$9.67	\$13,681.65	\$1,094,532.00

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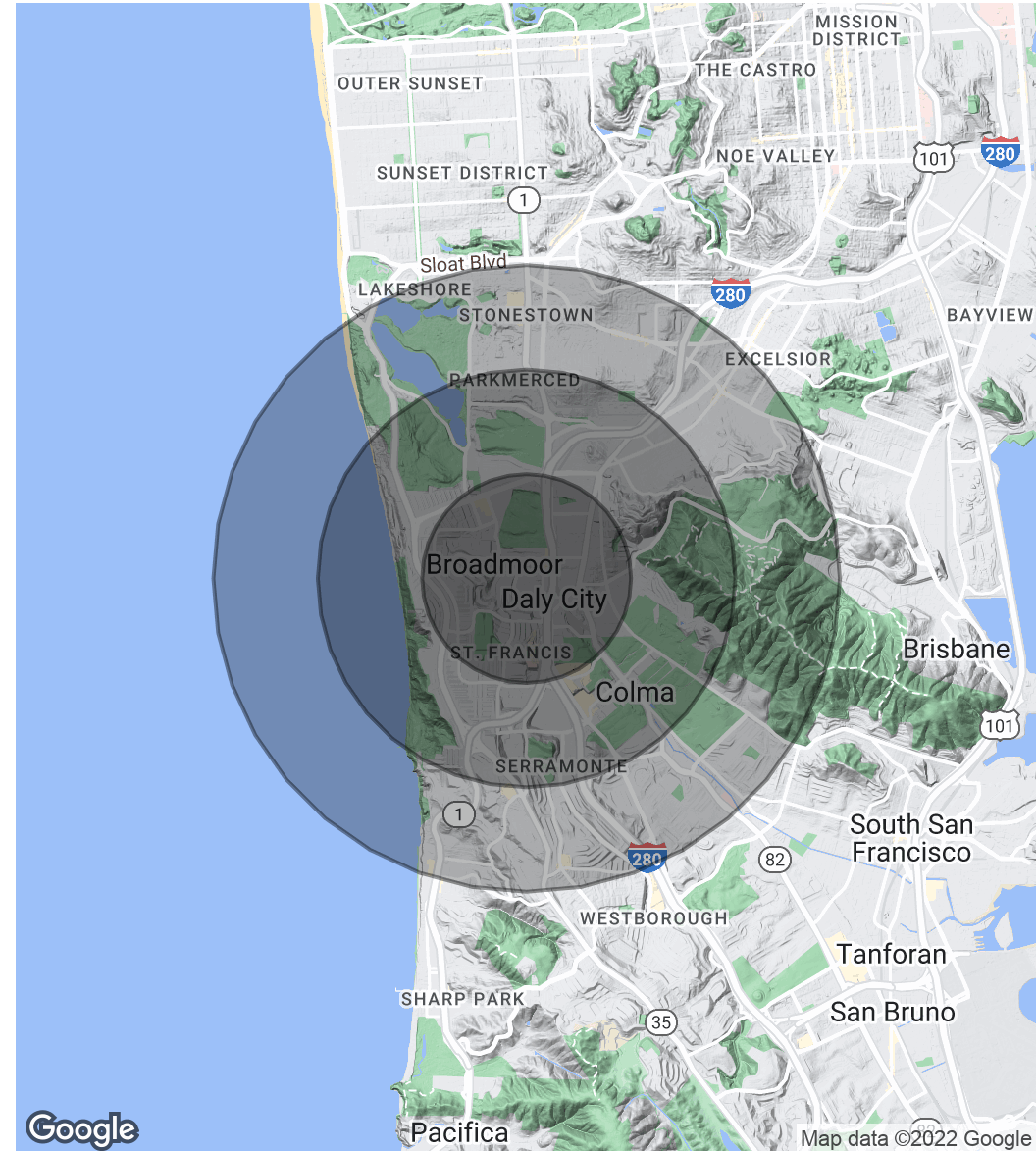
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	40,908	120,951	225,203
Average Age	37.1	37.4	38.1
Average Age (Male)	35.3	35.9	36.5
Average Age (Female)	38.6	38.9	39.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	13,528	38,311	71,191
# of Persons per HH	3.0	3.2	3.2
Average HH Income	\$71,646	\$80,545	\$88,882
Average House Value	\$593,943	\$583,012	\$664,134

** Demographic data derived from 2020 ACS - US Census*



Google

Map data ©2022 Google



CARLOS SERRANO-QUAN

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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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