

324-334 Waller St

San Francisco, CA 94117





EXCLUSIVELY LISTED BY

Clinton Textor

Senior Vice President Investments
Office: San Francisco
Direct: 415.625.2157
CTextor@marcusmillichap.com
License: CA #01318639

Marcus & Millichap



DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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INVESTMENT OVERVIEW

Located in the heart of the highly desirable Lower Haight portion of Hayes Valley, this very unique property sits on an enormous 6,873 foot lot with a large, fenced-in front yard with parking for up to 6 cars. The extra large lot provides a FAR of 1.8 times the lot area, which would allow for significant expansion of square footage or future development with a conditional use permit. Each unit features 12 foot high ceilings and large windows that allow for ample natural light. The units have hardwood floors, individual furnaces and are separately metered for gas and electric service. The property has 2 garages and parking for an additional 4 cars in the large front lot. There is ample space for storage as well.

324-334 Waller Street is a very rare piece of Hayes Valley that features a huge sun-drenched lot that has tremendous upside potential for a new owner.

INVESTMENT HIGHLIGHTS

- Unique and Beautiful Building
- Huge Lot with parking and a garden space
- 100% Upside in rents

324-334 Waller St // FINANCIAL DETAILS

PRICING DETAILS

SUMMARY		
Price	\$2,200,000	
Down Payment	\$2,200,000	100%
Number of Units	4	
Price Per Unit	\$550,000	
Price Per SqFt	\$604.40	
Rentable SqFt	3,640	
Lot Size	0.16 Acres	
Approx. Year Built	Unknown	

RENT ROLL			
Unit	Type	Rent	Pro-Forma
324 Waller	2 Bedroom	\$2,541.33	\$4,000
326 Waller	2 Bedroom	\$1,606.53	\$4,000
332 Waller	2 Bedroom	\$961.27	\$4,000
334 Waller	2 Bedroom	\$2,163.83	\$4,000
Garage 1		\$250.00	\$250
Garage 2	unit 326	\$500	\$500
Surface Parking		\$500	\$500
	Total	\$8,022.96	\$17,250

OPERATING DATA				
INCOME		Current	Pro-Forma	
Gross Scheduled Rent		\$87,276		\$192,000
Less: Vacancy/Deductions	0.0%	\$0	0.0%	\$0
Total Effective Rental Income		\$87,276		\$192,000
Other Income		\$9,000		\$12,000
Effective Gross Income		\$96,276		\$204,000
Less: Expenses	48.1%	\$46,338	22.7%	\$46,338
Net Operating Income		\$49,938		\$157,662
Cash Flow		\$49,938		\$157,662
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	2.27%	\$49,938	7.17%	\$157,662
Principal Reduction		\$0		\$0
TOTAL RETURN		2.27%	\$49,938	7.17%

EXPENSES		Current	Pro-Forma	
Real Estate Taxes		\$25,953		\$25,953
Insurance		\$4,350		\$4,350
Utilities - Electric & Gas		\$1,425		\$1,425
Utilities - Water & Sewer		\$5,568		\$5,568
Trash Removal		\$5,042		\$5,042
Repairs & Maintenance		\$3,000		\$3,000
General & Administrative		\$1,000		\$1,000
TOTAL EXPENSES		\$46,338		\$46,338
Expenses/Unit		\$11,585		\$11,585
Expenses/SF		\$12.73		\$12.73



OFFERING SUMMARY



Listing Price
\$2,200,000



Upside
+90%



of Units
4

FINANCIAL

Listing Price	\$2,200,000
Down Payment	100% / \$2,200,000
Price/SF	\$604.40
Price/Unit	\$550,000

OPERATIONAL

Gross SF	3,640 SF
# of Units	4
Lot Size	0.16 Acres (6,969 SF)
Year Built	1899



LOCAL MAP // 324-334 Waller St





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