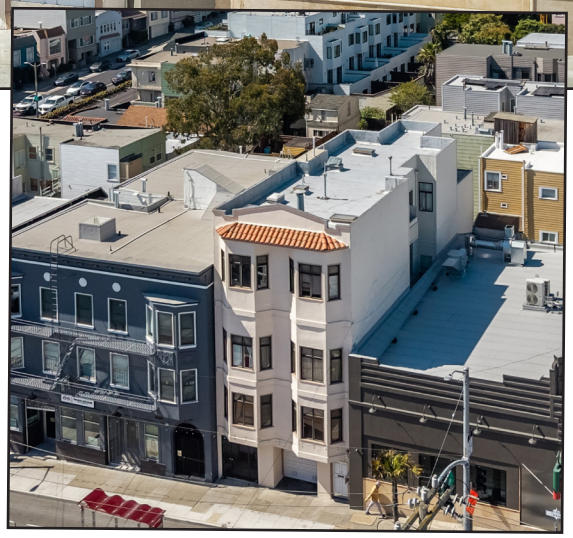


810-812 Taraval Street

Eight (8) Units | Inner Parkside

Price: $3,595,000

Matt Healy
415.497.0259
matt@healysf.com

John Antonini
415.794.9510
john@antoninisf.com

PROPERTY OVERVIEW

List Price: $3,595,000

810-812 TARAVAL STREET

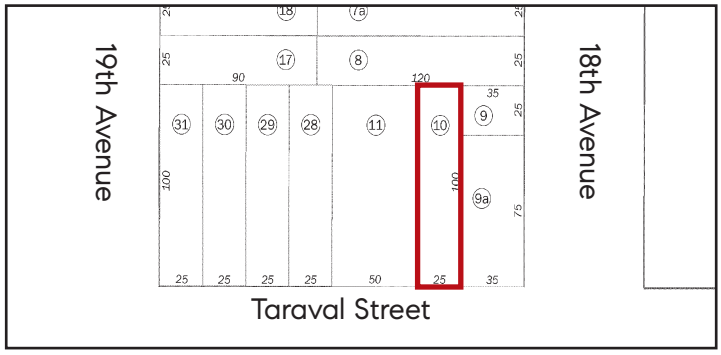
Year Built	1923
Parcel Number	2347-010
# of Units	8 units
Unit Mix	2 x Commercial 1 x Three room/one bath 5 x Two room/one bath
Parking	2
Sq.Feet[1]	6,950 sq/ft
Lot Sq. Feet[1]	2,500 sq/ft
Neighborhood	Inner Parkside
Zoning	NC2

1-Per SF Tax Records

STRUCTURE + SYSTEMS

Electrical Svc	400 amps
Hot Water	4 hot water heaters
Heat	Electric wall heat
PGE	4 Separate meters
Roof	Rolled bitumen
Foundation	Concrete

PARCEL MAP



810-812 Taraval Street is a wonderful eight-unit mixed use apartment building located in between 18th and 19th Avenue in the popular Inner Parkside neighborhood. The property consists of eight fully occupied units and two-car parking, with the parking spaces to be delivered vacant.

The building features a desirable mix of one- and two-bedroom units across four stories. Apartments offer spacious living areas, functional kitchens, and efficient bathroom layouts. Many units feature beautiful hardwood floors and abundant natural light, creating warm and inviting living spaces.

Residents enjoy exceptional convenience with easy access to the vibrant shopping and dining corridor along Taraval Street, as well as the nearby Stonestown Galleria. The property is also well served by public transportation, including the L Taraval Muni line, and offers convenient commuter access via 19th Avenue.

Offered at a 6.5% cap rate, 810–812 Taraval Street presents investors with a rare opportunity to acquire a stable, easy-to-manage asset in one of San Francisco's most desirable residential neighborhoods.

11.16
GRM

6.49%
Cap Rate

$517
Price/Foot

$449k
Price/Unit

Matt Healy 415.497.0259
John Antonini 415.794.9510

Financial Summary

	Current
Price:	$3,595,000
Number of Units:	8
Square Feet:	6,950
Cost/Sq. Foot:	$517
Cost/Unit:	$449,375
GRM:	11.16
Cap Rate:	6.49%
Proforma GRM:	8.31
Proforma Cap Rate:	9.47%

Annualized Operating Data

	Current
Scheduled Gross Income	$322,095
Loss to Vacancy (Est): (3%)	($9,663)
Gross Operating Income:	$312,432
Less Expenses (Est): (38%)	($79,111)
Net Operating Income (NOI):	**$233,321**

Matt Healy 415.497.0259
John Antonini 415.794.9510

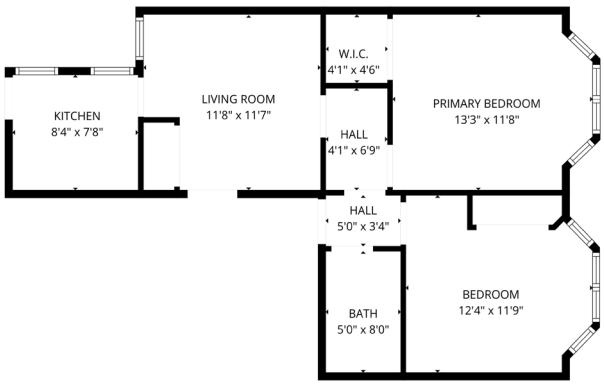
Rent Roll

Unit	Unit Type	Move-In	Current Rent	Proforma Rent	
810A	Commercial Unit	7/01/2026	$3,500	$3,500	
810B	Commercial Unit	7/01/2026	$3,500	$3,500	
810C	2 room/1 bath	6/01/2026	$4,500	$4,500	
810D	2 room/1 bath		$1,606	$4,500	
812A	3 room/1 bath	2026	$5,500	$5,500	
812B	2 room/1 bath	1/01/2005	$1,237	$4,500	
812C	2 room/1 bath	6/01/2026	$4,500	$4,500	
812D	2 room/1 bath	3/29/2010	$1,441	$4,500	
	RUBS & Parking		$1,057	$1,057	
Total Monthly Income			**$26,841**	**$36,057**	
Total Annual Income			**$322,095**	**$432,680**	**34% upside**

Estimated Expenses

	Annual	Notes
Property Taxes	$41,810	1.18% of suggested list price
Insurance	$5,500	T12
PGE	$8,400	T12
Water	$3,167	T12
Garbage	$2,550	T12
Repairs & Maintenance	$4,000	Estimated
Management	$12,884	Estimated 4% gross income
Reserves	$800	Estimated $100/unit
Total Annual Expenses:	**$79,110**	25% of gross income

UNIT #810 C



Matt Healy 415.497.0259
John Antonini 415.794.9510

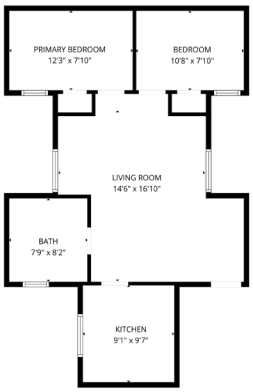
810-812 TARAVAL STREET

UNIT #810 C

Matt Healy 415.497.0259
John Antonini 415.794.9510

810-812 TARAVAL STREET

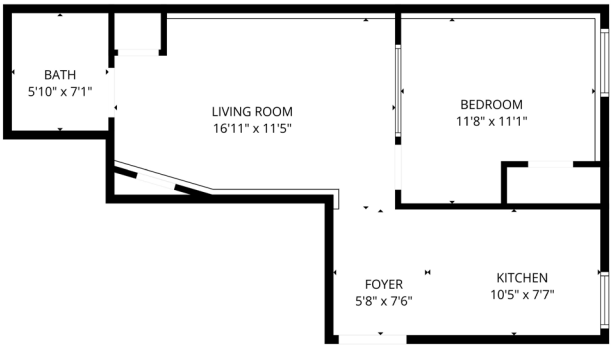
UNIT #810 A



Matt Healy 415.497.0259
John Antonini 415.794.9510

810-812 TARAVAL STREET

UNIT #810 B



Matt Healy 415.497.0259
John Antonini 415.794.9510

810-812 TARAVAL STREET

EXTERIOR PHOTOS

Matt Healy 415.497.0259
John Antonini 415.794.9510

810-812 TARAVAL STREET

810-812 Taraval Street

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site. The Offering Memorandum was prepared by Compass. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein. The owner and Compass expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass is not authorized to make any representations or agreements on behalf of the owner.

MATT HEALY

Vice President
Mobile: 415.497.0259
matt@healysf.com
Lic# 02027148

JOHN ANTONINI

Senior Vice President
Mobile: 415.794.9510
john@antoninisf.com
Lic# 01842830