

4632 18th Street

4 Units in Eureka Valley

OFFERED AT: \$1,800,000



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**COLDWELL BANKER
COMMERCIAL
REALTY**



PROPERTY OVERVIEW:

4632 18th Street is a classic 4 unit apartment building located in the Eureka Valley neighborhood of San Francisco. Two of the four 1-bedroom, 1-bath units feature original hardwood floors while the other 2 units are carpeted throughout. The two rear units have sunrooms overlooking the shared backyard while the two front units have extra space in each which are sometimes used as home offices. All units have tall ceilings, and large windows that allow for an abundance of natural light. Spacious bedrooms include walk-in closets and elegant trim work, while the living areas maintain a flexible layout ideal for modern living. The bathrooms are equipped with vintage clawfoot tubs in 3 of the units while unit 3 has been upgraded to a modern one.

Operating as a 4 unit apartment building since 1915, the property stands as a quintessential Edwardian fourplex with clean exterior lines, wood siding, and a welcoming façade. The building spans approximately 3,100 square feet and is situated on a 2,848-square-foot lot. The units are separately metered for gas and electricity and have gas wall heaters except unit 1 has a forced air heating system. The property has been well cared for, has a secure entry to the lobby, and a shared rear and mid building stairwell providing access to the yard and lower-level storage.

Nestled on a quiet block in Eureka Valley, just above the Castro, 4632 18th Street offers a prime location for tenants seeking the best of neighborhood living with city conveniences. A 93 Walk Score means daily errands, public transit, local dining, and parks are all within easy reach. With a strong rental history, stable tenancy, and enduring architectural appeal, this classic 4-unit apartment building presents an exceptional opportunity for investors and owner-occupiers alike for generations to come.

\$1,800,000

- Great Eureka Valley Location
- 4 Classic San Francisco Apartments
- Building Size: 3,100 Square Feet
- \$581 per foot/ \$450,000 per unit
- 4.8% Cap Rate/ 13.9 GRM
- Operating as a 4 Unit Building Since 1915
- First Time on the Market in 40 Years

*** Coldwell Banker Commercial has not and will not verify the development potential of the Property. The potential for development is subject to a variety of factors, including but not limited to local zoning laws, state and federal regulations, environmental considerations, and market conditions. Any proposed development may require approvals from municipal, county, state, and federal authorities, and may be impacted by laws such as the California Environmental Quality Act (CEQA), the California Coastal Act, and other land-use policies. Buyer is advised to investigate.





4632 18TH STREET, SAN FRANCISCO, CA 94114

OFFERED AT: **\$1,800,000**

TOTAL NUMBER OF UNITS	4 Units
PRICE PER UNIT:	\$450,000
SQUARE FEET:	3,100 (Per Tax Records)
\$/SQ. FT.:	\$581
CAP RATE:	4.8%
GRM:	13.9
YEAR BUILT:	1915 (Per Tax Records)

ANNUALIZED OPERATING DATA*

ANNUAL OPERATING DATA	CURRENT
SCHEDULED GROSS INCOME:	\$129,120.00
LESS 5% VACANCY RATE:	\$6,456.00
GROSS OPERATING INCOME:	\$122,664.00
LESS EXPENSES:	\$34,095.28
NET OPERATING INCOME:	\$88,568.72

EXPENSES*

ESTIMATED EXPENSES	CURRENT
New Property Taxes	\$21,235
Insurance	\$5,334
Water	\$2,667
Garbage	\$1,739
PGE	\$120
Maintenance	\$3,000
Total Expenses:	\$34,095
% of EGI	27.80%

* Per Seller. The rent roll information herein is not a guarantee of future income. The income figures herein are estimates and projections only. These figures may vary based on a variety of factors, including but not limited to market conditions and economic influences. Prospective Buyers are encouraged to conduct their own due diligence before making any decisions with respect to the Property. Coldwell Banker Commercial has not and will not verify this information and does not assume any liability for any inaccuracies, errors, or omissions.





RENT ROLL*

Unit Number	Unit Type	Current Rent	Pro Forma	Move in Date
1	1br	\$ 2,470.00	\$ 2,700.00	9/1/2023
2	1br	\$ 2,885.00	\$ 3,000.00	3/1/2019
3	1br	\$ 2,405.00	\$ 3,000.00	4/1/2021
4	1br	\$ 3,000.00	\$ 3,000.00	Vacant
	MONTHLY	\$ 10,760.00	\$ 11,700.00	
	ANNUAL	\$ 129,120.00	\$ 140,400.00	

* Per Seller. Coldwell Banker Commercial has not and will not verify same. Nor is the information provided a guarantee of future income or expenses. Buyer is advised to investigate.

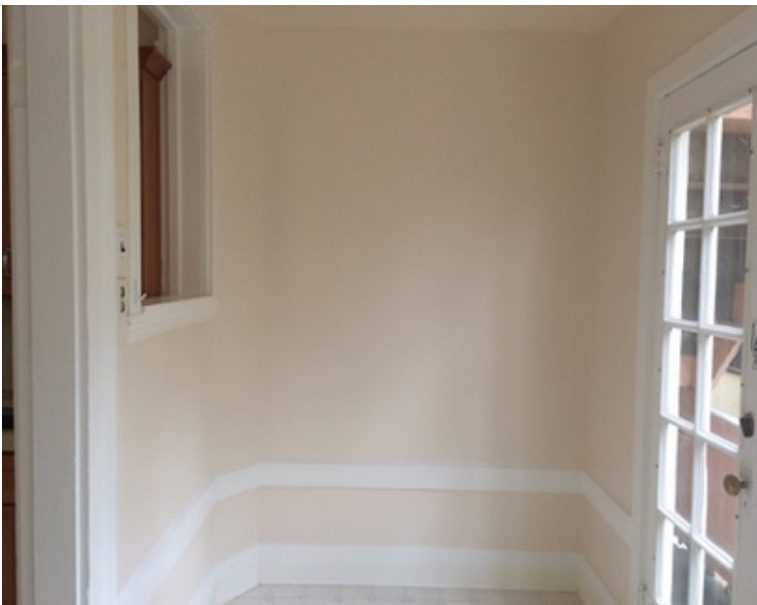




UNIT 1



UNIT 2



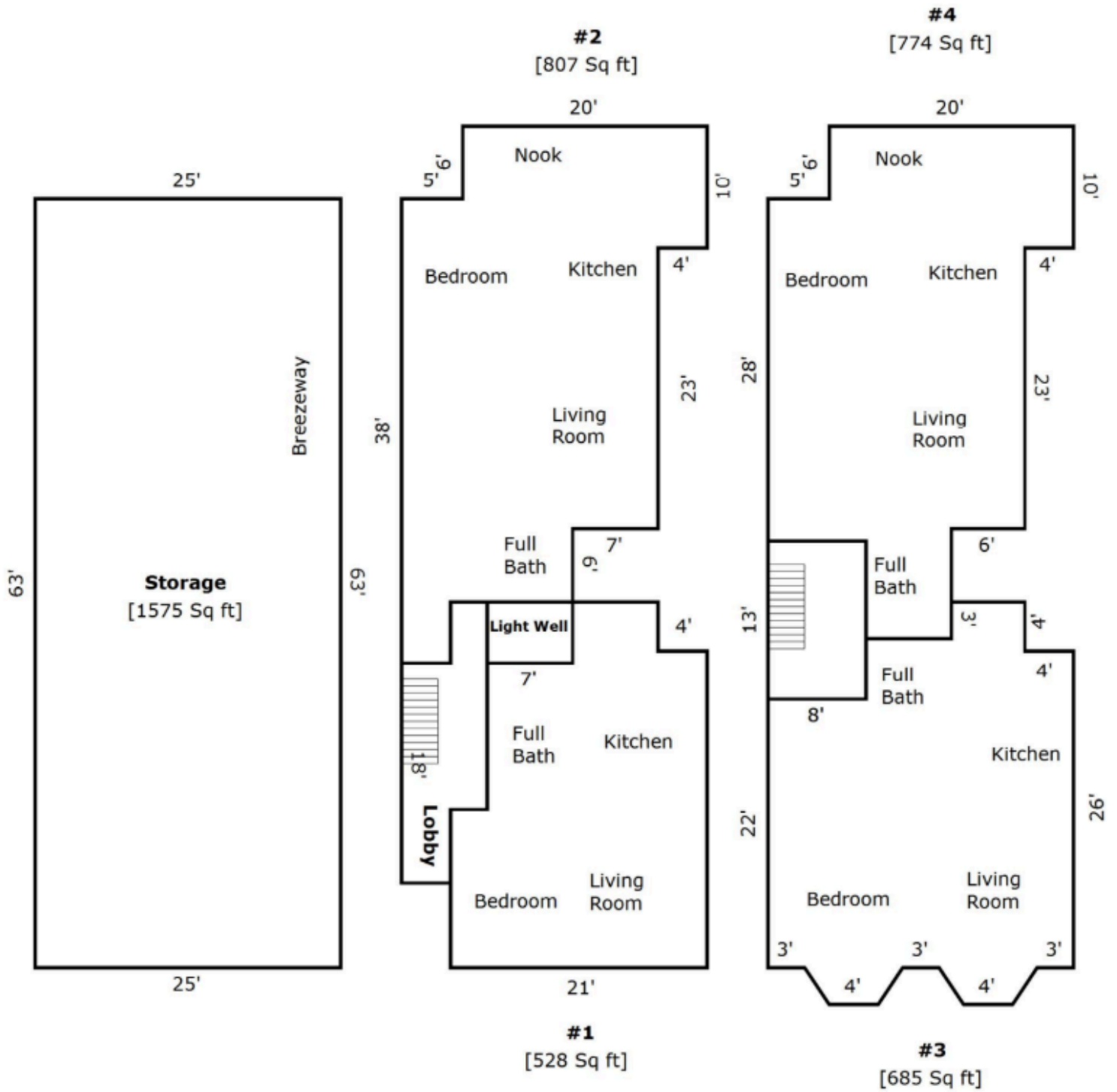
UNIT 3

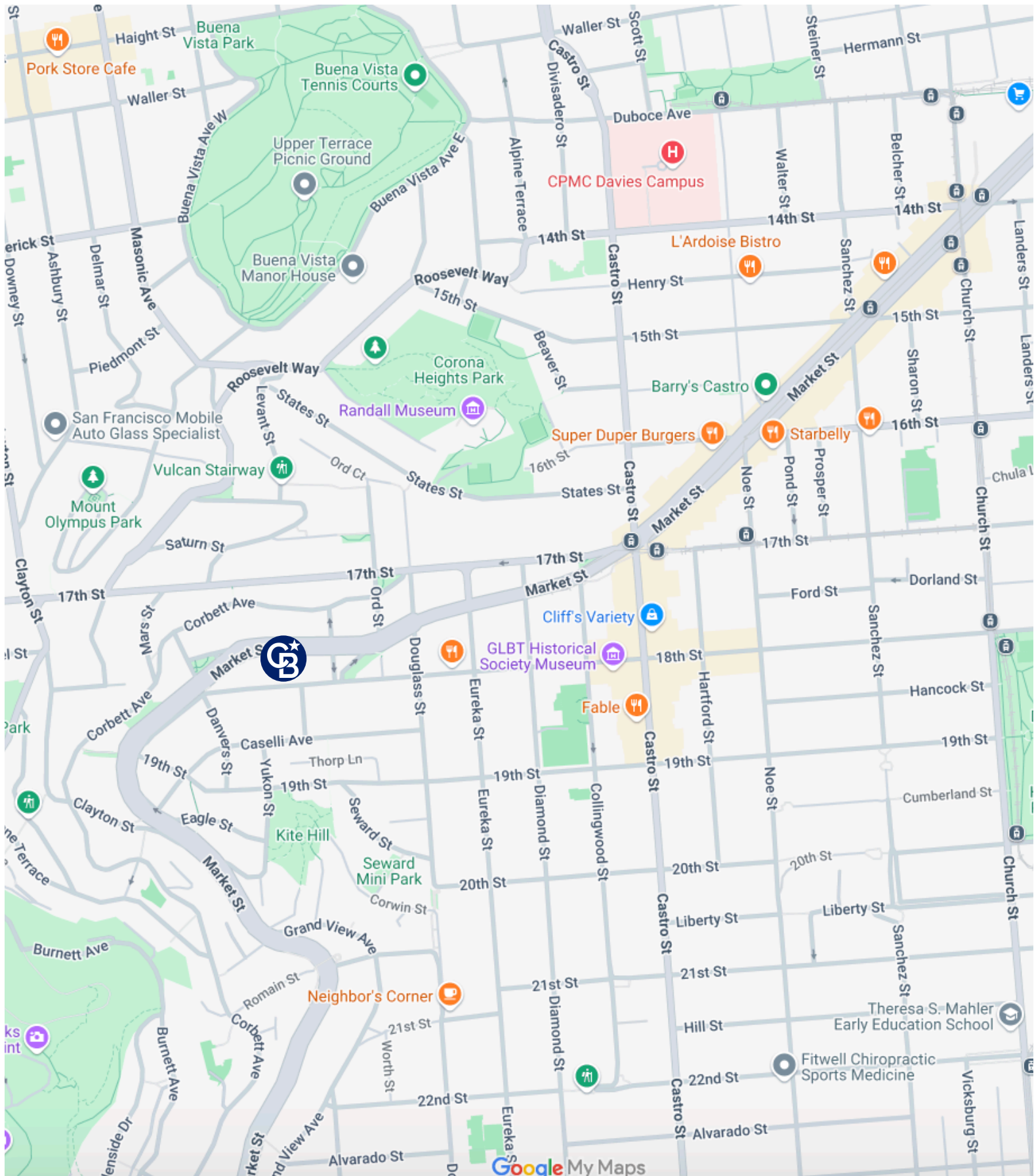


UNIT 4



FLOORPLANS





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Confidentially Agreement

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether they wish to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.





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