

160-162 BELVEDERE

THE BELVEDERE HOME | SAN FRANCISCO, CALIFORNIA



SEQUOIA
COMMERCIAL GROUP

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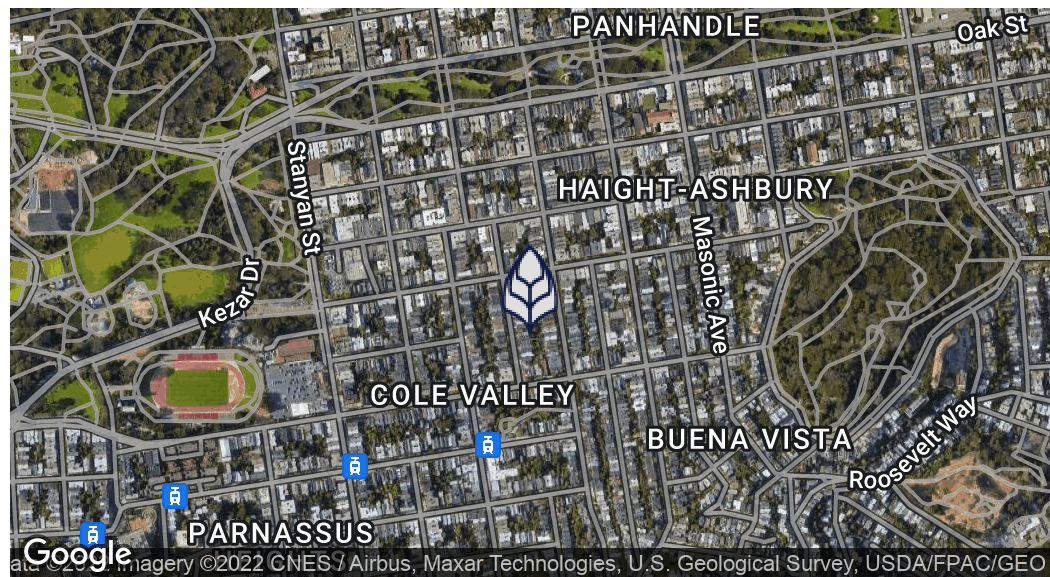


PROPERTY DESCRIPTION

Sequoia Commercial Group is the restrictive consultant to a three-story apartment complex arranged at Belvedere Street in San Francisco. This exquisite Victorian-period home is underlying tree-lined delightful San Francisco areas, found a couple of squares from Cole Valley/Parnassus, Haight-Ashbury, Buena Vista Park, Kezar Stadium, and Golden Gate Park. This multi-family speculation property will be great for financial backers hoping to produce extra pay with four units. The highest level unit was as of late redesigned.

LOCATION DESCRIPTION

160 Belvedere Street is situated in Haight-Ashbury in California, San Francisco, United States. The region is ideal for individuals who don't have a vehicle. Most tasks can be achieved by walking and there are public transportation choices close by with 3 transport lines and 1 light rail line going through it. There are stops nearby like Sunset Tunnel Park, Haight Street Grounds (verifiable), and Golden Gate Park.



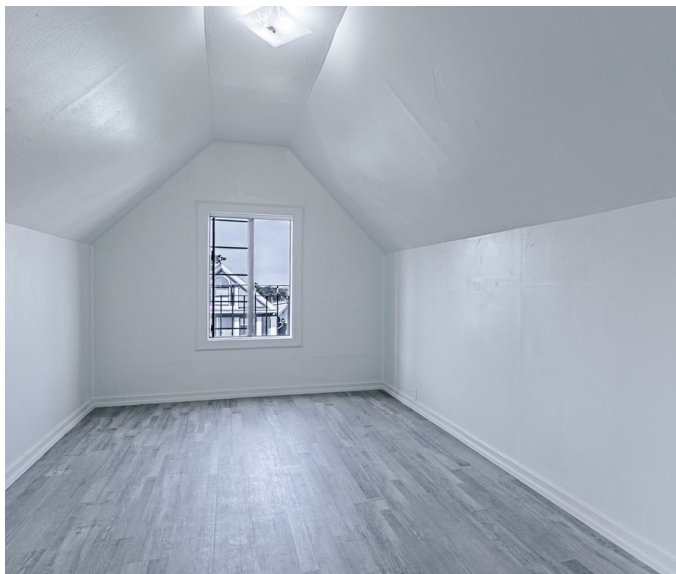
OFFERING SUMMARY

Sale Price:	\$2,688,000
Number of Units:	4
Lot Size:	0.7 Acres
Building Size:	3,570 SF
Number of Floors:	3
Year Built:	1904
NOI:	\$69,109.00
Cap Rate:	2.57%

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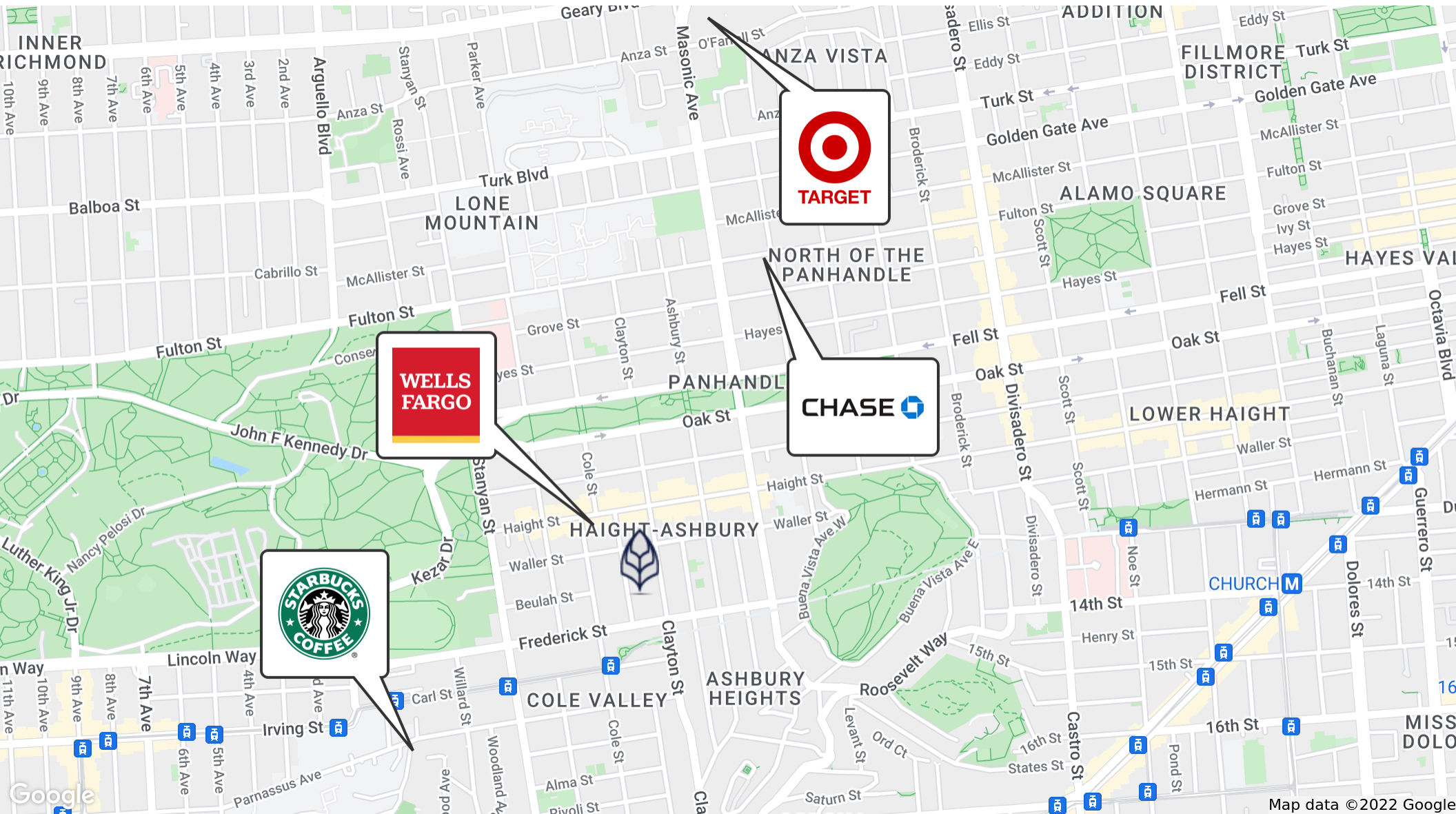
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INVESTMENT OVERVIEW

Price	\$2,688,000
Price per Unit	\$672,000
GRM	20.78
CAP Rate	2.57%
Cash-on-Cash Return (yr 1)	-0.47 %
Total Return (yr 1)	\$20,728
Debt Coverage Ratio	0.92

OPERATING DATA

Total Scheduled Income	\$134,220
Vacancy Cost	\$6,711
Gross Income	\$127,509
Operating Expenses	\$58,400
Net Operating Income	\$69,109
Pre-Tax Cash Flow	-\$6,034

FINANCING DATA

Down Payment	\$1,293,500
Loan Amount	\$1,394,500
Debt Service	\$75,143
Debt Service Monthly	\$6,261
Principal Reduction (yr 1)	\$26,762

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INCOME SUMMARY

NET INCOME	\$134,220
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EXPENSES SUMMARY

Real Estate Taxes	\$33,425
Insurance	\$4,000
PG&E	\$6,500
Utilities - Water & Sewer	\$2,300
Trash Removal	\$1,800
Repairs & Maintenance	\$4,000
Management Fee	\$6,375

OPERATING EXPENSES	\$58,400
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NET OPERATING INCOME	\$69,109
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UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT RENT	MARKET RENT
160A	1	1	\$2,195	\$2,800
160	3	1.5	\$3,695	\$4,000
162A	1	1	\$2,295	\$2,800
162	3	1.5	\$3,000	\$4,000
TOTALS/AVERAGES			\$11,185	\$13,600

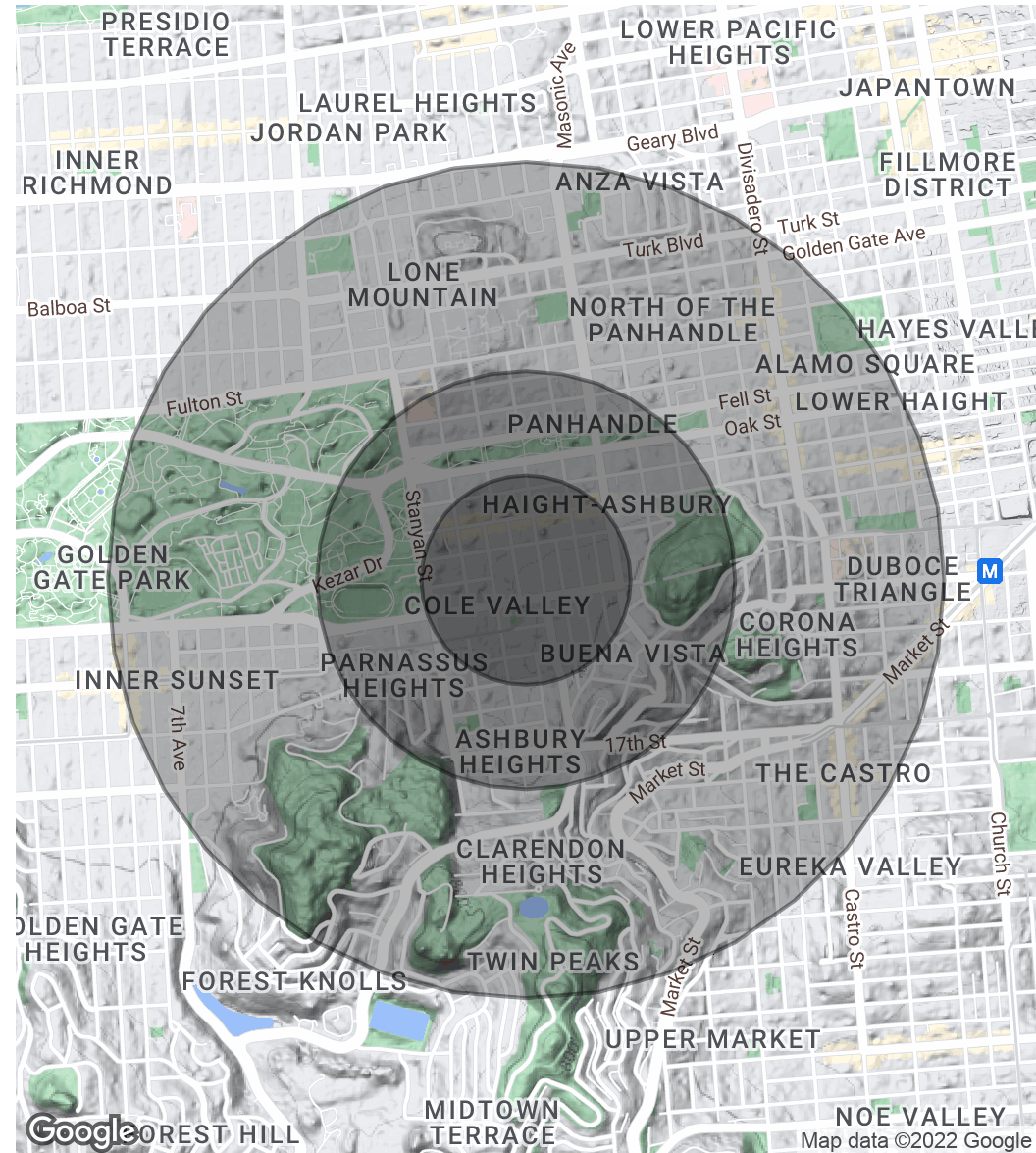
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,733	20,601	63,706
Average Age	34.1	34.3	35.3
Average Age (Male)	34.9	35.1	36.1
Average Age (Female)	32.7	33.0	34.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,134	9,852	30,126
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$128,127	\$124,207	\$118,729
Average House Value	\$978,472	\$971,925	\$944,296

* Demographic data derived from 2020 ACS - US Census





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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Direct: