



INNOVATION
PROPERTIES
GROUP

1254 48th Avenue

San Francisco, CA 94122



Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

Chase Fontaine | First Vice President
(415) 488-3404 | chase@ipgsf.com
DRE: 01972601

ipgsf.com

The Sunset District

A Tranquil Haven in San Francisco

Nestled along the western edge of San Francisco, the Sunset District stands as a tranquil retreat from the bustling city life. With its diverse demographics, vibrant cultural scene, and proximity to nature, it has become one of the most sought-after neighborhoods to call home in the City by the Bay.

DEMOGRAPHICS:

The Sunset District boasts a rich tapestry of demographics, reflecting the diverse mosaic that characterizes San Francisco as a whole. Historically, it has been home to a substantial Asian population, particularly Chinese and Filipino communities. However, in recent years, the neighborhood has witnessed an influx of young professionals, families, and students attracted by its relative affordability compared to other parts of the city.

Ethnic Diversity: The Sunset District is renowned for its ethnic diversity, with residents hailing from various cultural backgrounds. This diversity is reflected in its culinary scene, with an array of restaurants offering authentic cuisine from around the world.

Family-Friendly Environment: Families are drawn to the Sunset District for its peaceful ambiance, excellent public schools, and abundance of parks and recreational facilities. The neighborhood offers a safe and welcoming environment for children to grow and thrive.

Proximity to Higher Education: With the University of California, San Francisco (UCSF) and San Francisco State University (SFSU) nearby, the Sunset District is a popular choice for students seeking off-campus housing. Its convenient location and access to public transportation make it an ideal base for academic pursuits.



WHY IT'S A NICE PLACE TO LIVE:

Tranquil Atmosphere: Unlike the bustling neighborhoods of downtown San Francisco, the Sunset District exudes a serene ambiance, making it an oasis of calm within the city. Residents can escape the hustle and bustle of urban life and unwind amidst the neighborhood's tree-lined streets and peaceful residential areas.

Proximity to Nature: One of the defining features of the Sunset District is its proximity to nature. To the west lies the majestic Pacific Ocean, offering stunning views and recreational opportunities such as surfing, beachcombing, and sunset strolls along Ocean Beach. Additionally, the neighborhood is bordered by Golden Gate Park to the north, providing residents with ample green space for outdoor activities, picnics, and leisurely walks.

Cultural Vibrancy: Despite its tranquil atmosphere, the Sunset District is far from dull. The neighborhood is home to a vibrant cultural scene, with an array of art galleries, theaters, and community events showcasing the talents and creativity of its residents. From street festivals celebrating diverse cultures to live music performances and art exhibitions, there's always something happening in the Sunset District.

Affordability: While San Francisco is notorious for its high cost of living, the Sunset District offers relatively more affordable housing options compared to other parts of the city. This makes it an attractive destination for individuals and families looking to put down roots without breaking the bank.

In conclusion, the Sunset District encapsulates the essence of San Francisco's charm – a diverse and welcoming community, surrounded by natural beauty, and enriched by its cultural vibrancy. Whether you're drawn to its tranquil atmosphere, family-friendly environment, or vibrant cultural scene, the Sunset District offers a unique and desirable place to call home in the heart of the city





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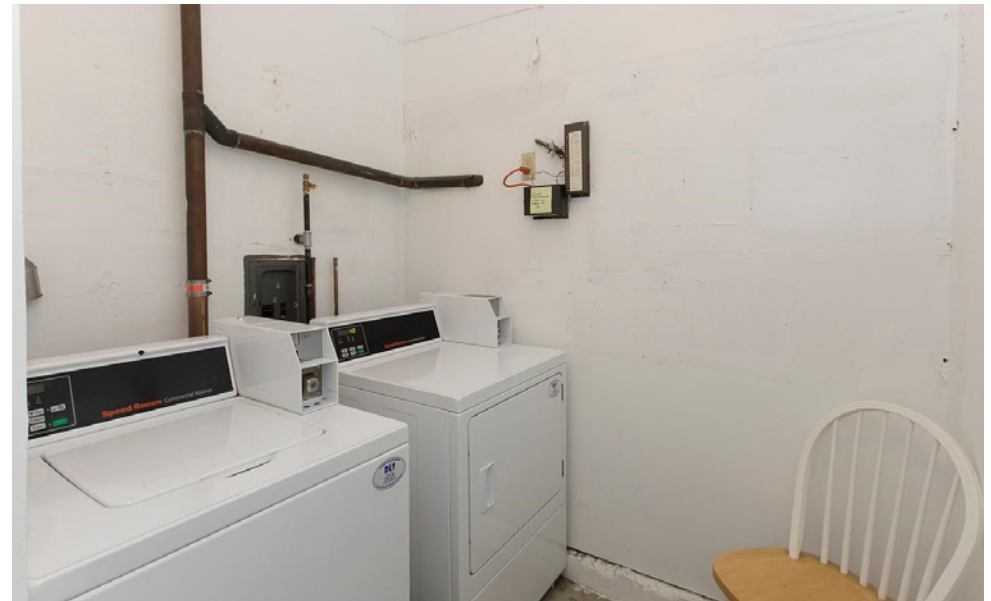
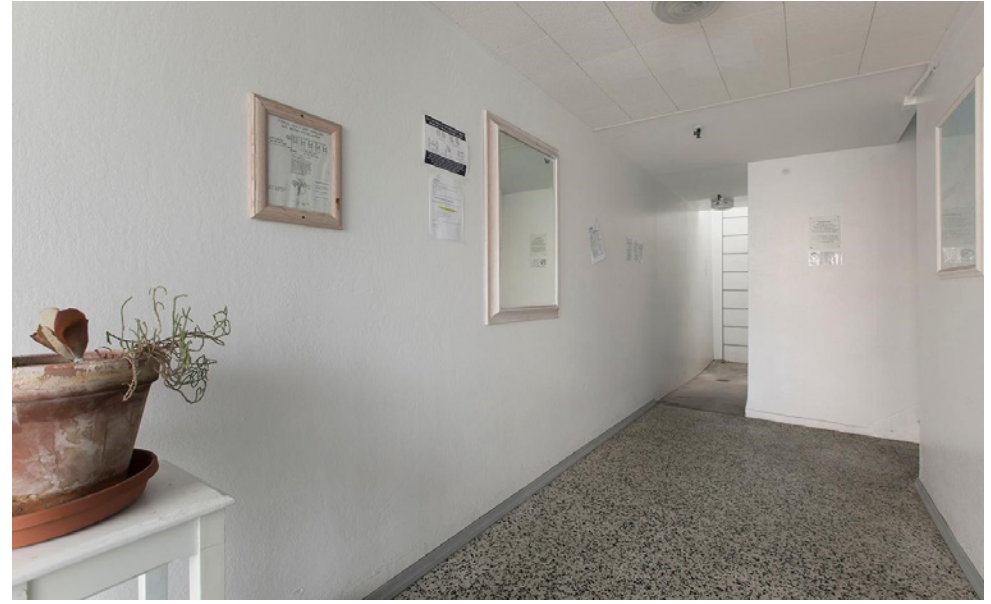




1254 48th Avenue



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|-------------------------|--------------------------------|---------------------------------|-------------------------------------|
| 1 Ocean Beach | 6 Bison Paddock | 11 Java Beach Cafe | 16 Gus's Community Market |
| 2 Ocean Beach Fire Pits | 7 Queen Wilhelmina Garden | 12 Outerlands | 17 St. Ignasius |
| 3 Golden Gate Park | 8 Golden Gate Park Golf Course | 13 Palm City | 18 Sri Thai Cuisine |
| 4 Japanese Tea Garden | 9 Beach Chalet Athletic Fields | 14 Andytown Coffee Roasters | 19 Lolo's San Francisco Pet Sitting |
| 5 Polo Field | 10 Hook Fish | 15 Devil's Teeth Baking Company | 20 Judahlicious |







Income	Current	Market	
Gross Scheduled Rents	\$152,400.96	\$204,000.00	
Laundry	\$1,227.00	\$1,227.00	
Gross Potential Income	\$153,627.96	\$205,227.00	
Vacancy Reserve	\$4,608.84	\$6,156.81	3%
Gross Effective Income	\$149,019.12	\$199,070.19	

Metrics	Current	Market
GRM	15.1	11.3
Cap Rate	4.75%	6.97%
Expense Ratio	28%	21%
Expenses/Unit	\$7,029.58	\$7,029.58
SF GBA	\$375,000.00	\$375,000.00

Expenses	Current	Market	
Property Tax	\$25,384.50	\$25,384.50	New @ 1.1282%
Insurance	\$3,621.00	\$3,621.00	Actual
Water	\$1,950.05	\$1,950.05	Actual
PG&E	\$1,424.95	\$1,424.95	Actual
Trash	\$2,425.00	\$2,425.00	Actual
Property Management	\$3,498.00	\$3,498.00	Actual
Reserves	\$1,500.00	\$1,500.00	Estimated @ \$250 per unit
Maintenance	\$2,374.00	\$2,374.00	Actual
Total Operating Expenses	\$42,177.50	\$42,177.50	
Net Income	\$106,841.62	\$156,892.69	

Investment Summary

Pricing	
Asking Price	\$2,250,000.00
Price/Unit	\$375,000.00
Price/SF	\$552.83
SF GBA	4070

Valuation Metrics	
Gross Income Multiplier	15.10
Capitalization Rate	4.75%

Investment Return	
Net Operating Income	\$106,841.62

Rent Roll

Unit #	Unit Type	Rent Amount
1	2BD/1BA	\$1,769.08
2	2BD/1BA	\$3,150.00
3	Studio	\$549.00
4	2BD/1BA	\$2,995.00
5	2BD/1BA	\$3,225.00
6	Studio	\$1,012.00
		\$12,700.08



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