

COVETED NOE VALLEY INVESTMENT

4-UNIT BUILDING IN PRIME LOCATION



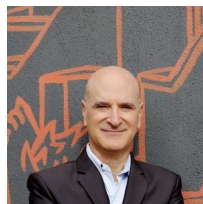
1565 Noe Street

www.1565noe.com



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COMPASS



PROPERTY SUMMARY

1565 Noe Street is situated on a lovely street in Noe Valley. This superb investment opportunity was built in 1975 and has smart upgrades that offer timeless appeal to its residents. A 4-unit building of mixed unit sizes, this property is well-maintained and will stand as a coveted asset in your portfolio, or as a fantastic first-time investment too!

Comprising two 2-BR and two 1-BR apartments in 3,030 square feet (according to property tax records), there are also 4 parking spaces, common laundry plus in-unit laundry in the 2-BR units, storage lockers, a skylit stairwell, and a landscaped backyard.

All the units have modern kitchens with a full suite of appliances, beautiful bathrooms, spacious rooms, plenty of natural light, and pleasant outlooks towards the city and neighboring hills. The property has splendid curb appeal with walkability as a huge selling point. Residents can take advantage of an amazing pedestrian experience with Slow Street Sanchez just a block away. Proximity to Whole Foods, an array of 24th Street eateries, and Upper Noe Recreation Center ensures an unparalleled convenient lifestyle.

Not to be restricted by the Noe border, you can easily reach Mitchell's Ice Cream, all the vibrancy of Mission Street, Glen Canyon Park and BART. For commuters there is easy access to MUNI and freeways South. This Noe Valley location has endured as very popular with San Franciscans. With an unoccupied unit, owner-occupants and investors can both view this as an enticing chance to own a piece of this wonderful community.

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PROPERTY FACTS

1565 Noe Street

List Price \$ 2,150,000

Year Built 1975

Number of Units 4

Building Size 3,030 SF

Lot Size 3,249 SF

Price/Unit \$ 537,500

Cost/SF \$710/SF

Parking Spaces 4 independent

Laundry Common +

In Unit 2 & 4



FINANCIAL SUMMARY

RENT ROLL

UNIT	TYPE	RENT	MOVE-IN DATE
#1	1BR / 1BA / 1PKG	\$2,600*	*vacant
#2	2BR / 1BA / 1PKG	\$2,950	10/10/2021
#3	1BR / 1BA / 1PKG	\$2,800	5/1/2023
#4	2BR / 1BA / 1PKG	\$3,346	2/1/2013
MONTHLY		\$11,696	
ANNUAL		\$140,352	

ANNUALIZED OPERATING DATA 2023

	2023
2023 Property Taxes	\$23,420
Insurance	\$3,932
Gas & Electric	\$882
Water	\$4,194
Garbage	\$3,336
Repairs & Maintenance	\$8,600
Other	\$2,500
Total Expenses	\$46,864



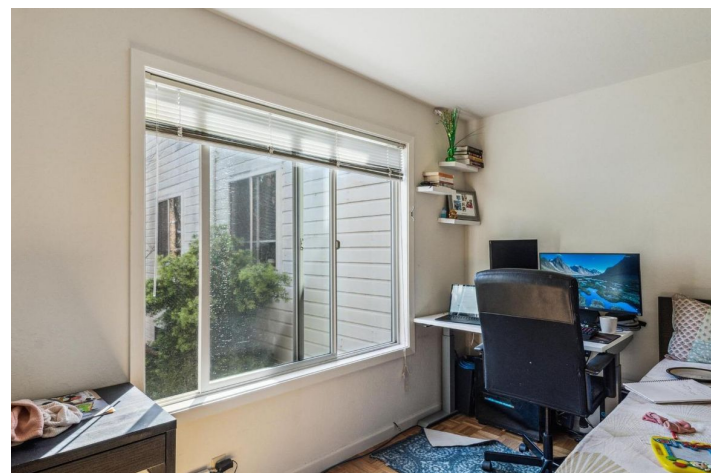
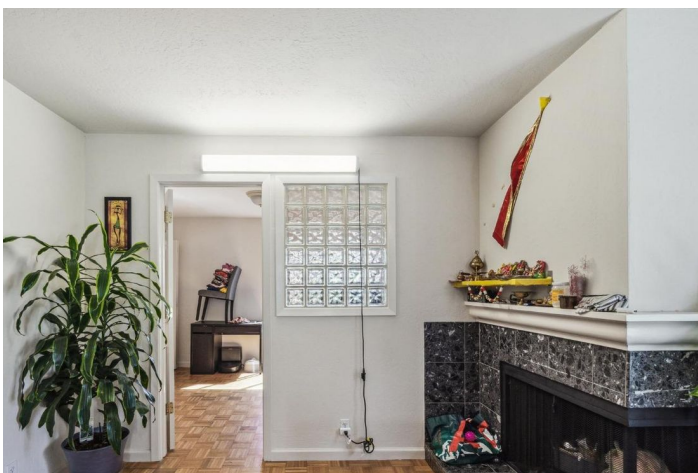
ABOUT THE NEIGHBORHOOD

With Karl the Fog blanketing most of San Francisco, Noe Valley is a sunny exception. This is mostly thanks to the neighborhood's location below Twin Peaks and Glen Ridge; both of these hills help keep Karl at "bay," which allows Noe Valley residents to enjoy more sunny days than normal. Real estate in Noe Valley ranges from spacious condos to quaint row houses with fully upgraded interiors.

If you have been searching for a neighborhood that is both centrally-located and commuter-friendly, Noe Valley is a great place to call home. You can take a short walk to Church Street and catch the Muni J train and be at Google headquarters in minutes. Noe Valley is also near several bus lines and major highways, which makes it easy to travel down the street or all the way to Silicon Valley.

The local food scene in Noe Valley is incredibly popular with neighborhood residents, commuters, and tourists alike. Whole Foods is one of the nation's most popular grocery stores, and a great place to keep your refrigerator and pantry stocked with high-quality organic foods. However, when locals want to enjoy a meal away from home, Novy, Mamahuhu, The Little Chihuahua, Dumpling Kitchen, and the soon to open Fiorella Noe Valley are a few popular hot spots.

If you love to visit farmers' markets, the Noe Valley Farmers Market is held every Saturday morning. Featuring local and organic meats, produce, dairy and other goods, this is a Farmers Market you will want to visit time and time again.



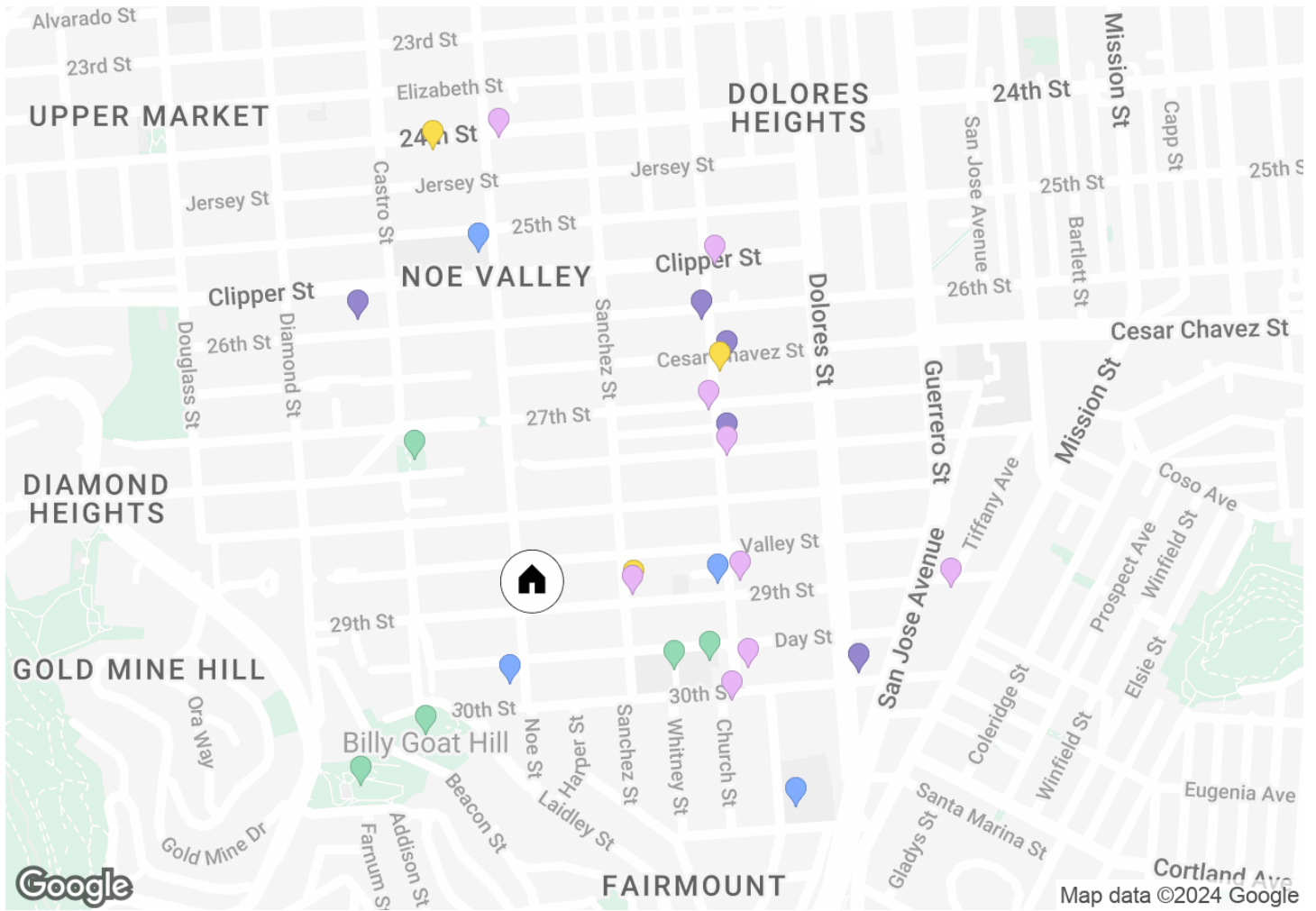


AERIAL PERSPECTIVES



THE AREA

1565 Noe Street



SCHOOLS

- Mission Education Center, 0.12mi
- St. Paul's School, 0.21mi
- Lick (James) Middle School, 0.38mi
- Fairmount Elementary School, 0.40mi

RESTAURANTS

- Alice's, 0.12mi
- La Ciccia, 0.27mi
- Eric's Restaurant, 0.28mi
- Lovejoy's Tea Room, 0.42mi

GYMS

- The Front Porch, 0.48mi
- Martha & Bros. Coffee Co., 0.27mi
- Damansara Co., 0.27mi
- Mamahuhu, 0.51mi
- Amber Kitchen, 0.24mi

PARKS

- Upper Noe Recreation Center, 0.19mi
- Duncan & Castro Open Space, 0.20mi
- Billy Goat Hill, 0.22mi
- Joby's Dog Run Area, 0.22mi
- Walter Haas Playground, 0.31mi

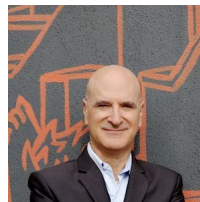
ENTERTAINMENT

- Omnivore Books on Food, 0.34mi
- Little Pin Acupuncture, 0.36mi
- Skin Care Forever, 0.36mi
- Tip Top Nails, 0.28mi
- Noe Valley Nails, 0.39mi



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