

Offering Memorandum

630 Grand Avenue
South San Francisco, CA 94080

4-Units | Offered at: \$1,650,000



Cameron D. Foster

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COMPASS
COMMERCIAL

988 Howard Avenue (Suite 300)
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Do not disturb tenants.
Please contact listing agent for showing instructions.

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EXECUTIVE SUMMARY

Address 630 Grand Avenue
South San Francisco, California

County San Mateo County
APN 012-243-270
Zoning R30000

Price \$1,650,000

Units 4
Unit Mix (1) 2-Bedroom/1-Bath
(1) 1-Bedroom/1.5-Bath
(2) 1-Bedroom/1-Bath

Price/Unit \$412,500
Price/Sqft \$604
Gross Building Square Feet 2,733
Lot Size 4,900
Year Built 1912

BUILDING FEATURES AND AMENITIES

- » On-Site Parking - 4
- » Seperate Gas and Electric
- » On-Site Laundry
- » Basement

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PRO FORMA OPERATING SUMMARY

PRO FORMA INCOME	CURRENT	PROJECTED
Scheduled Gross Income [1]	\$56,400	\$105,000
Less Vacancy (3.00%)	(\$1,692)	(\$3,150)
GROSS OPERATING INCOME	\$54,708	\$101,850
PRO FORMA EXPENSES		
New Property Taxes [2]	\$17,455	
Special Assessments [3]	\$61	
Sewer with property tax [4]	\$2,704	
Insurance	\$2,248	
Water	\$1,556	
Garbage	\$1,304	
Repairs & Maintenance	\$3,800	
Gardening	\$950	
TOTAL EXPENSES	\$30,078	\$30,078
NET OPERATING INCOME	\$24,630	\$71,772

NOTES

- [1] Scheduled Gross Income - Based on Owner's rent roll
 [2] Price (x) Composite Tax Rate (1.0579%)
 [3] Special Assessments derived from 2021-2022 Tax Bill
 [4] Sewer derived from 2021-2022 Tax Bill

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RENT ROLL

UNIT	TYPE	SQFT	CURRENT RENT	MARKET RENT
630	1-Bedroom/1-Bath	+/-549	\$1,050	\$2,000
630A	1-Bedroom/1.5-Bath	+/-549	\$1,100	\$2,100
632A	2-Bedroom/1-Bath	+/-728	\$1,450	\$2,650
632B	1-Bedroom/1-Bath	+/-549	\$1,100	\$2,000
MONTHLY RENT TOTALS			\$4,700	\$8,750
ANNUAL TOTALS			\$56,400	\$105,000

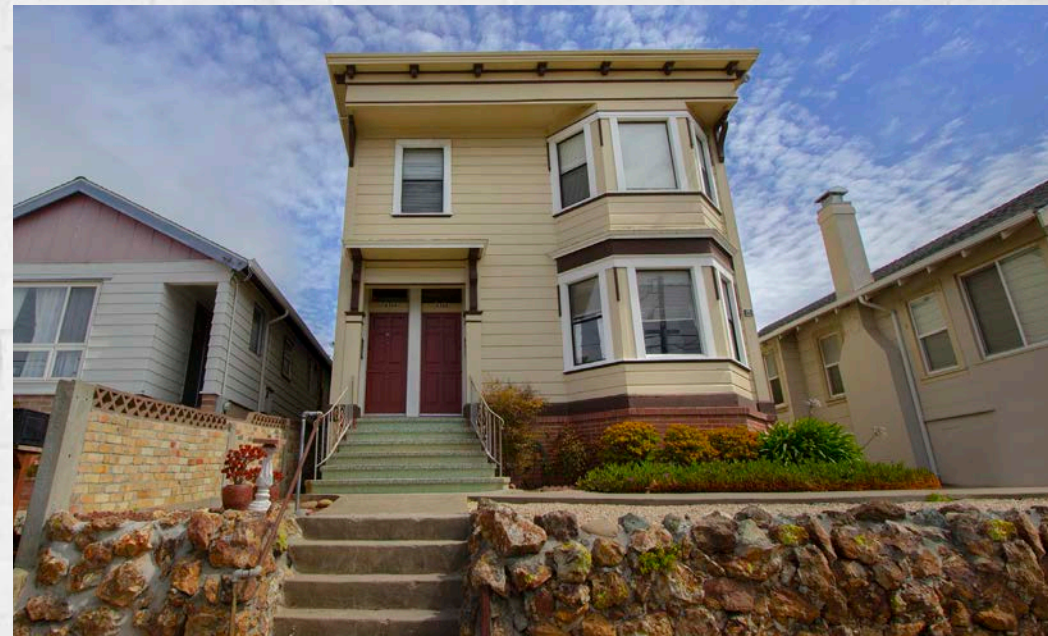
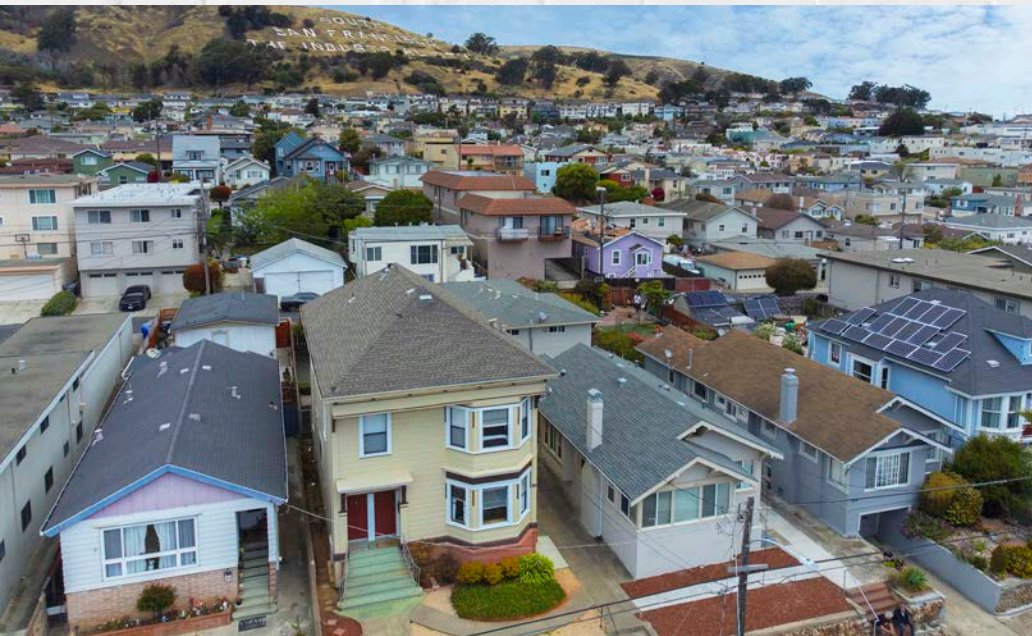


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EXTERIOR PHOTOS

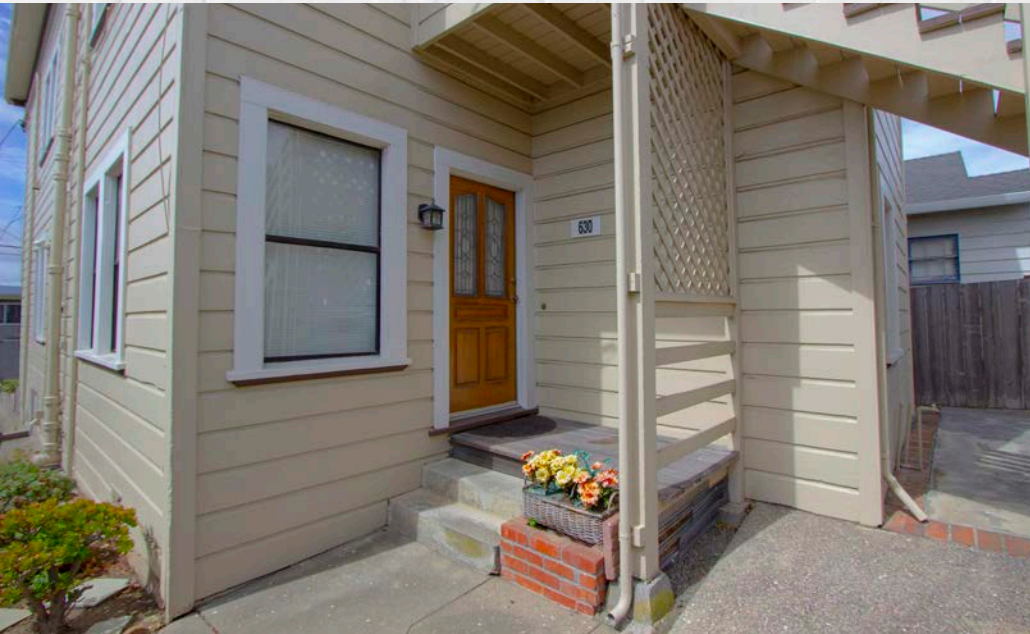


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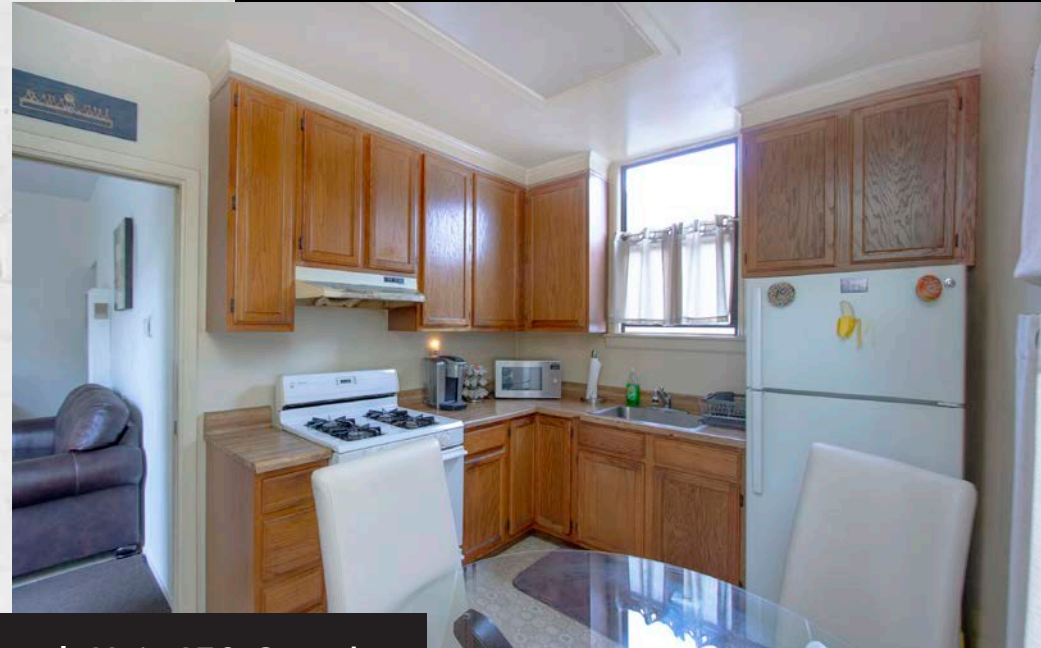
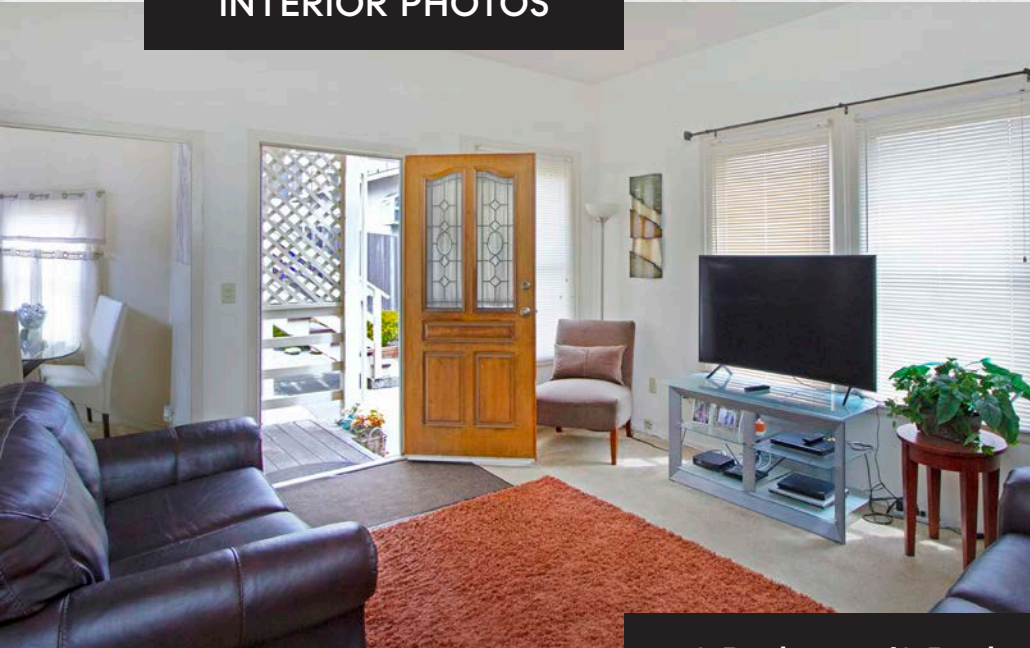


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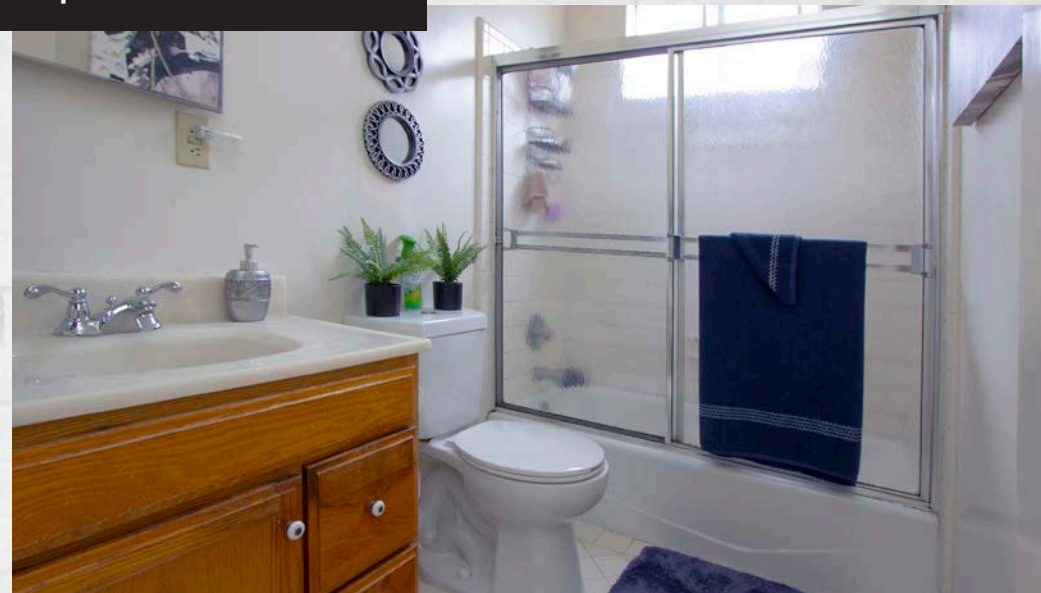
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INTERIOR PHOTOS



1-Bedroom/1-Bathroom | Unit 630 Grand



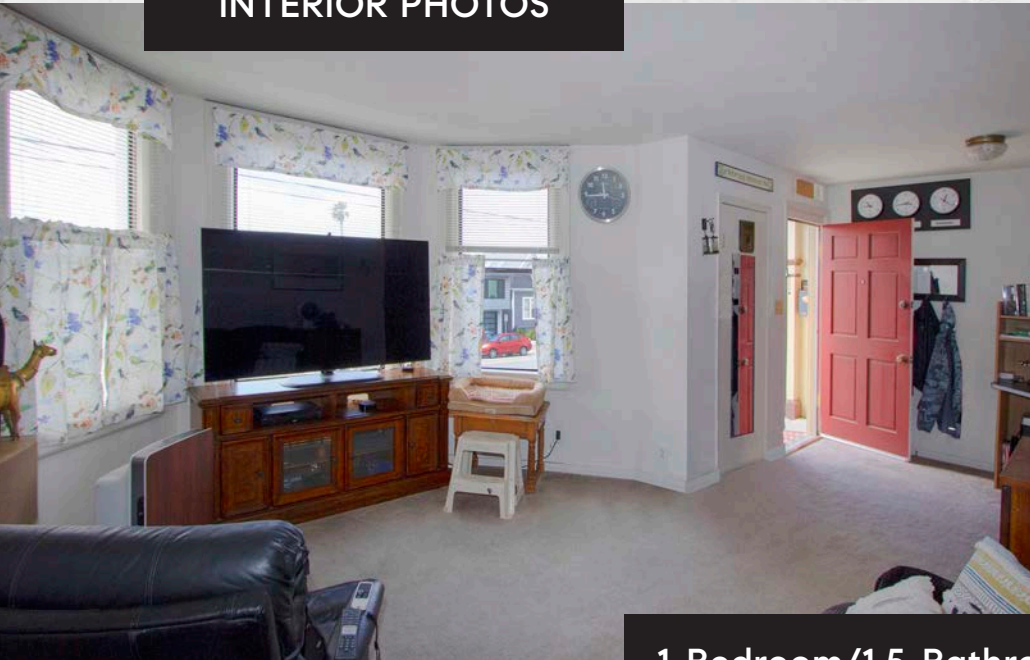
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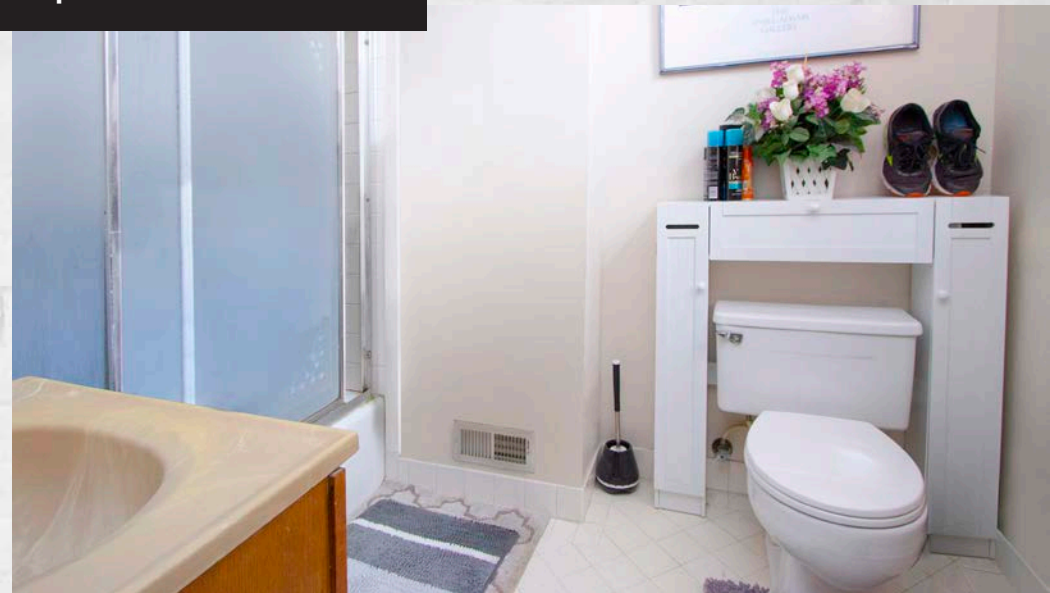
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INTERIOR PHOTOS



1-Bedroom/1.5-Bathroom | Unit 360 A Grand



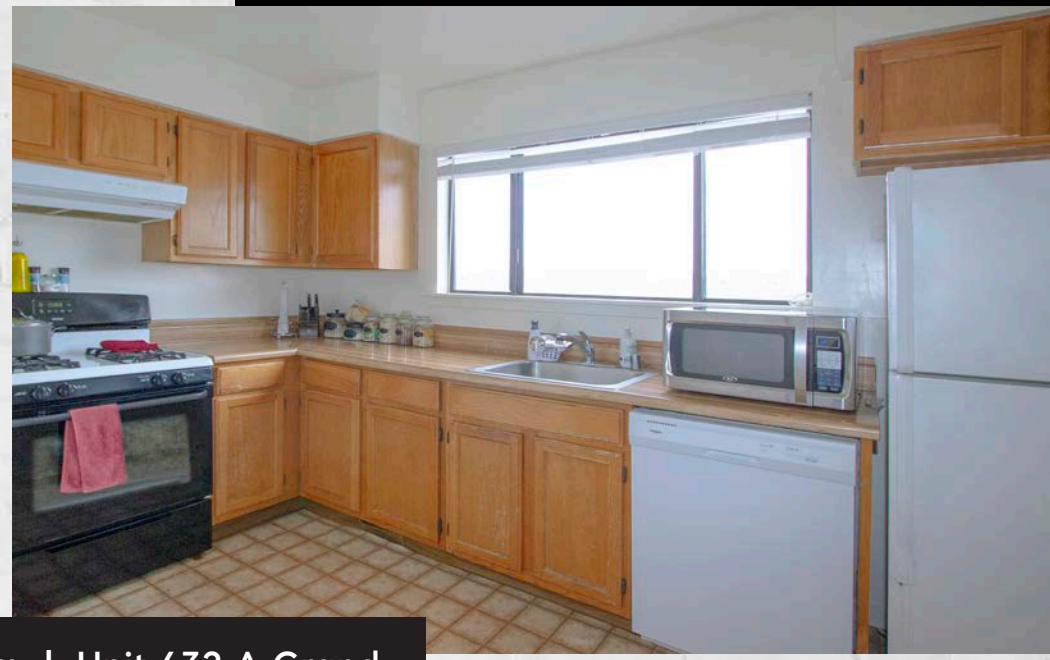
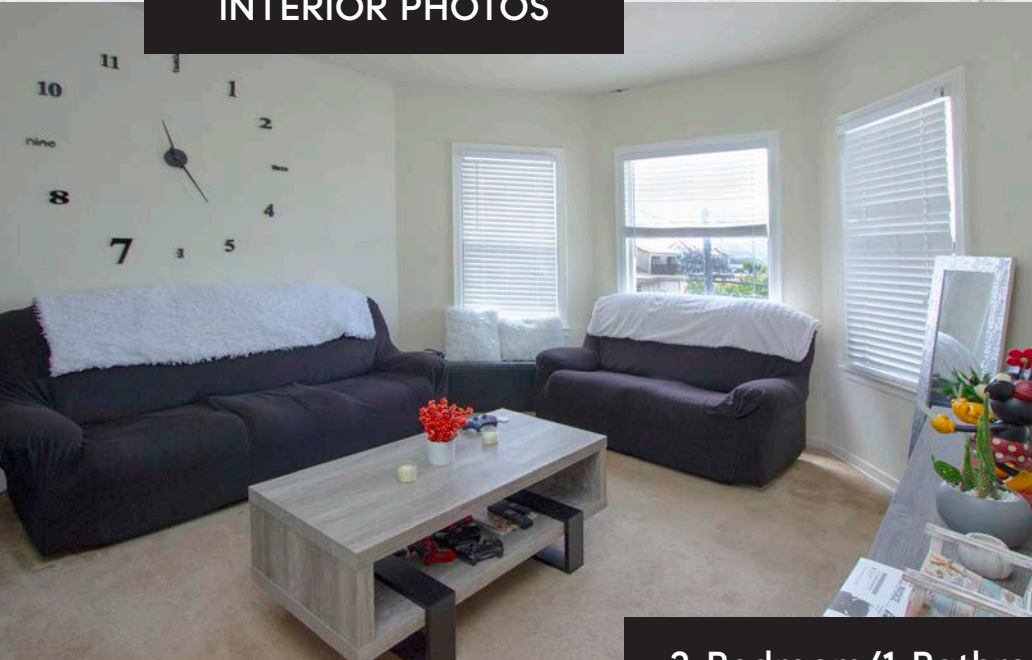
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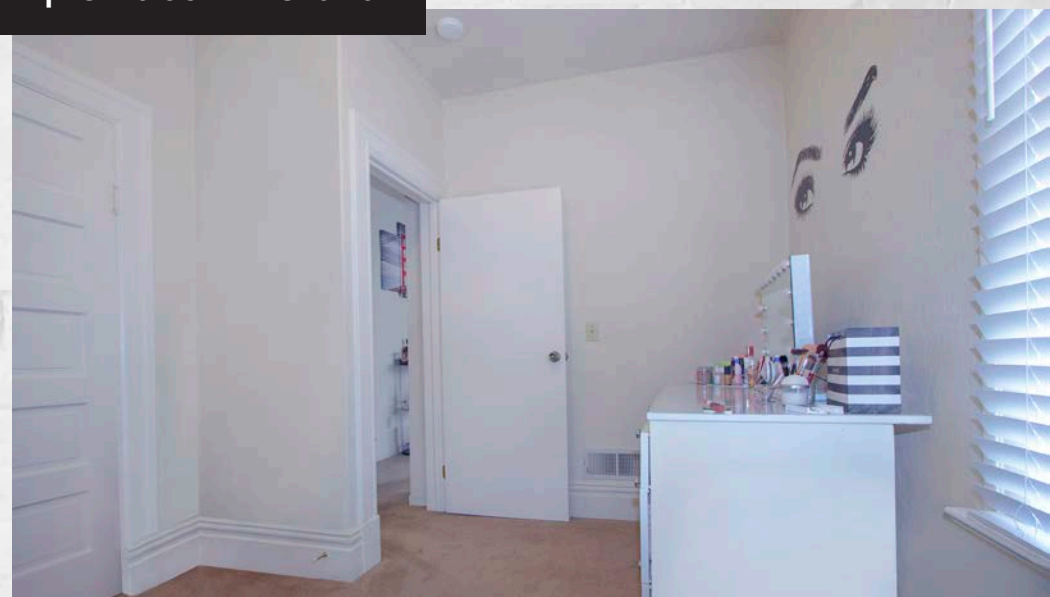
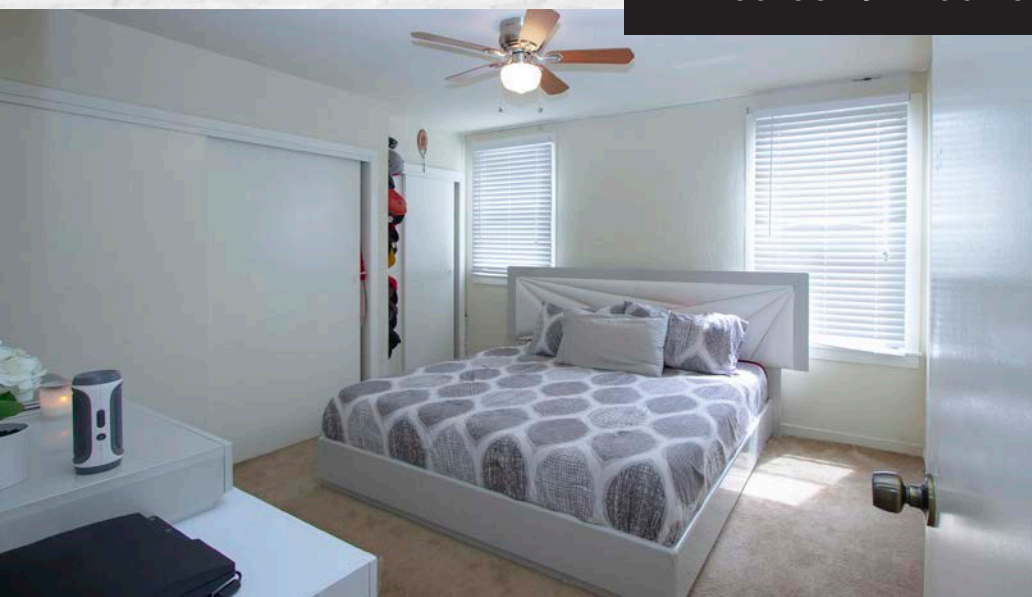
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INTERIOR PHOTOS



2-Bedroom/1-Bathroom | Unit 632 A Grand



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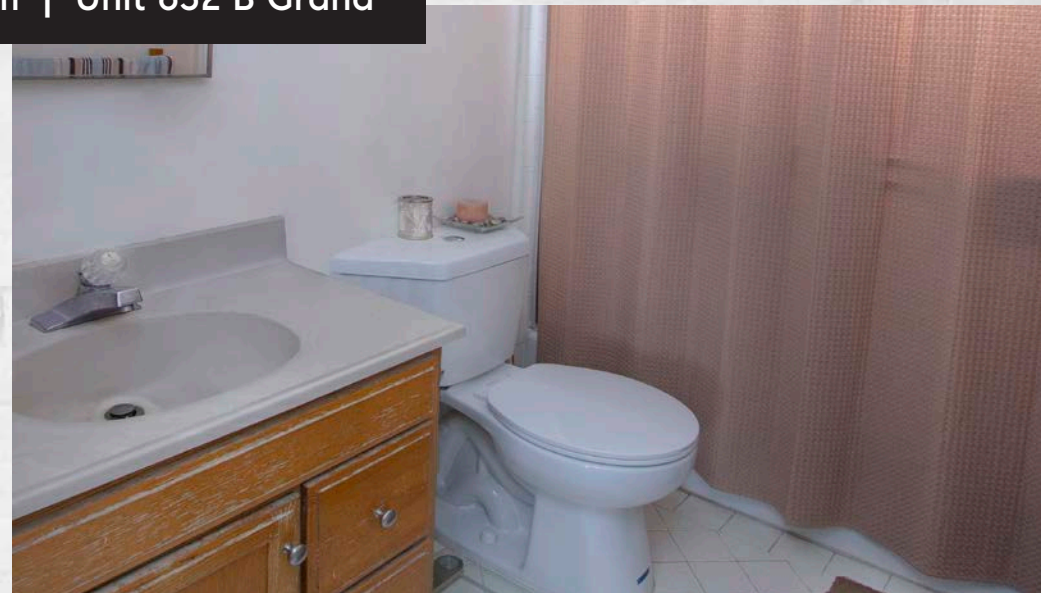
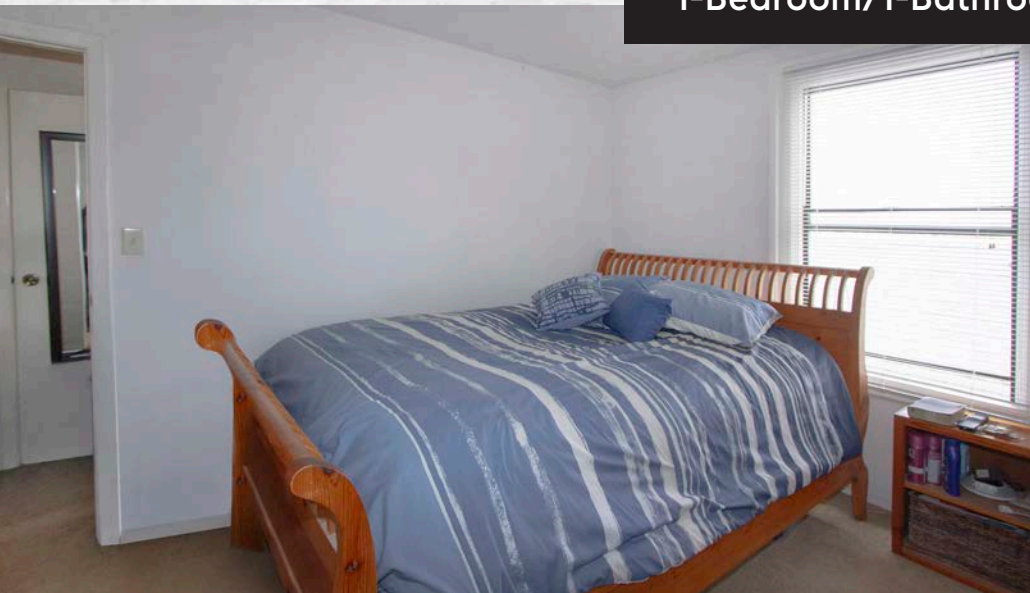
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INTERIOR PHOTOS



1-Bedroom/1-Bathroom | Unit 632 B Grand

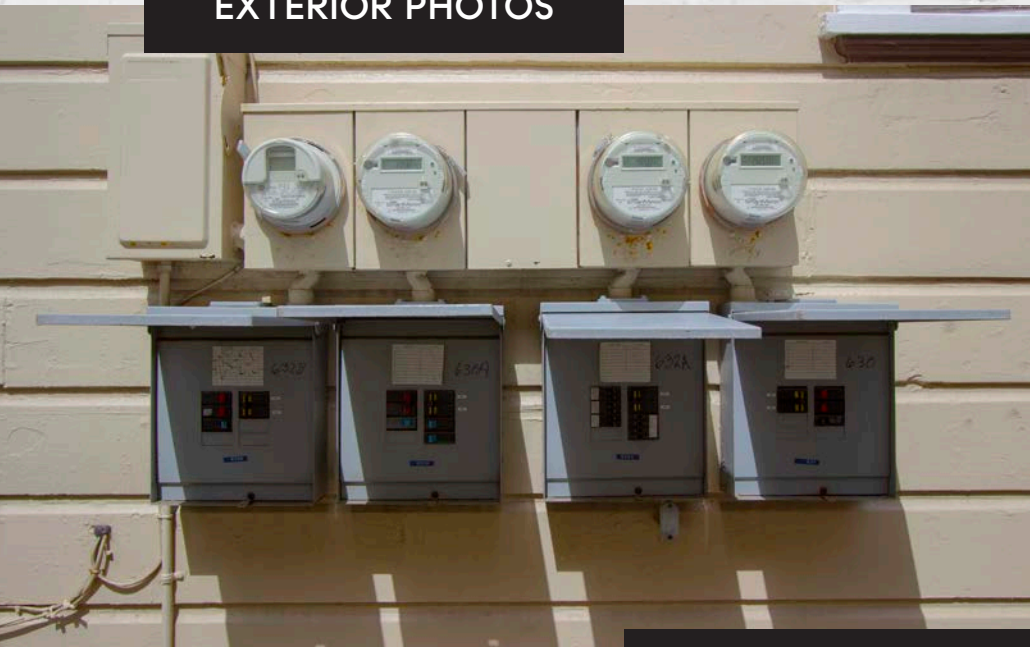


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EXTERIOR PHOTOS



Utilities

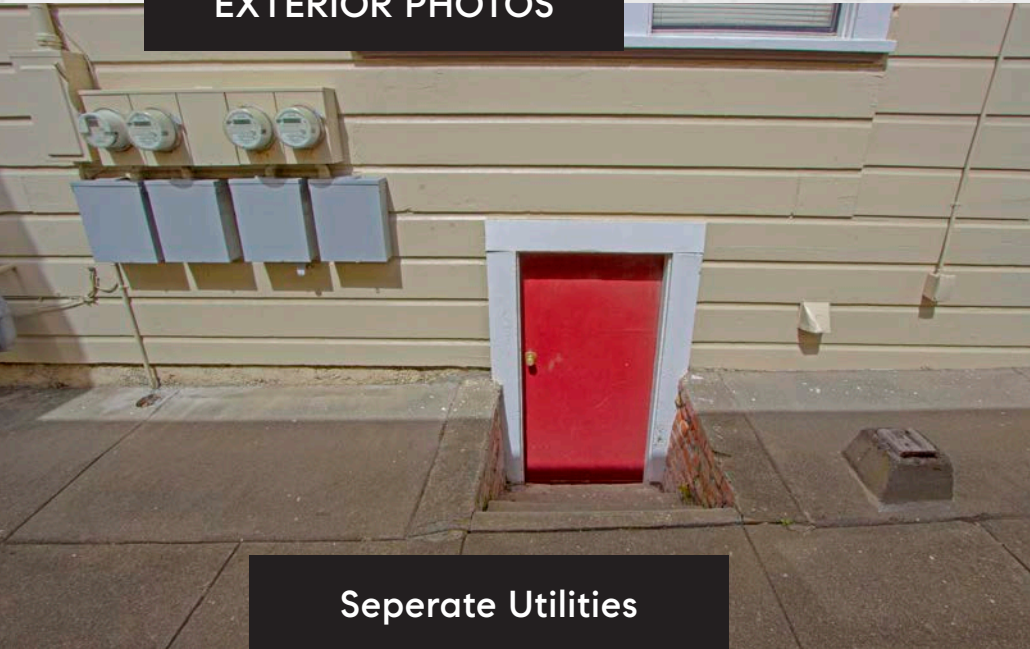


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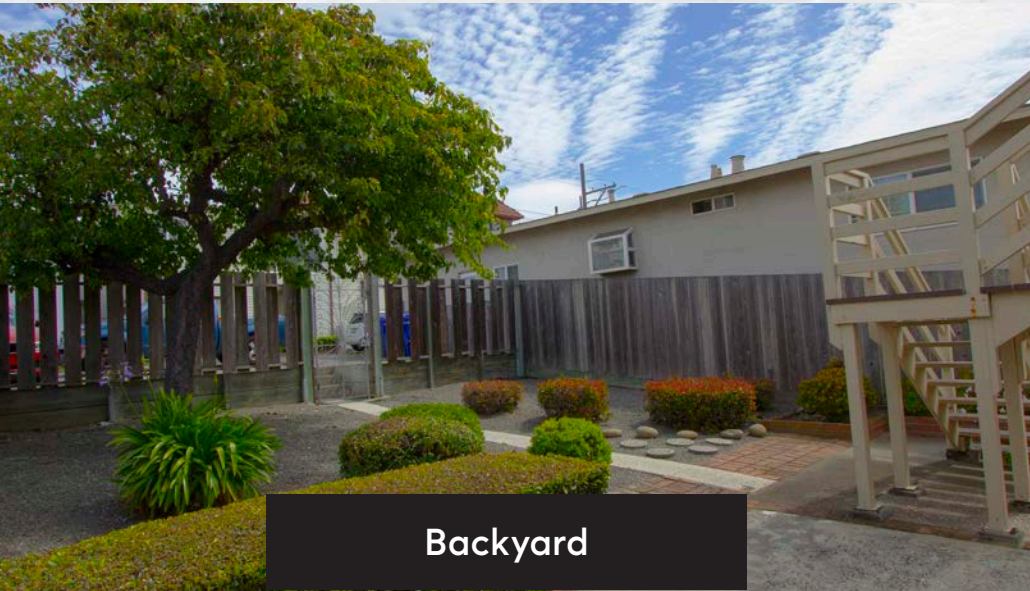
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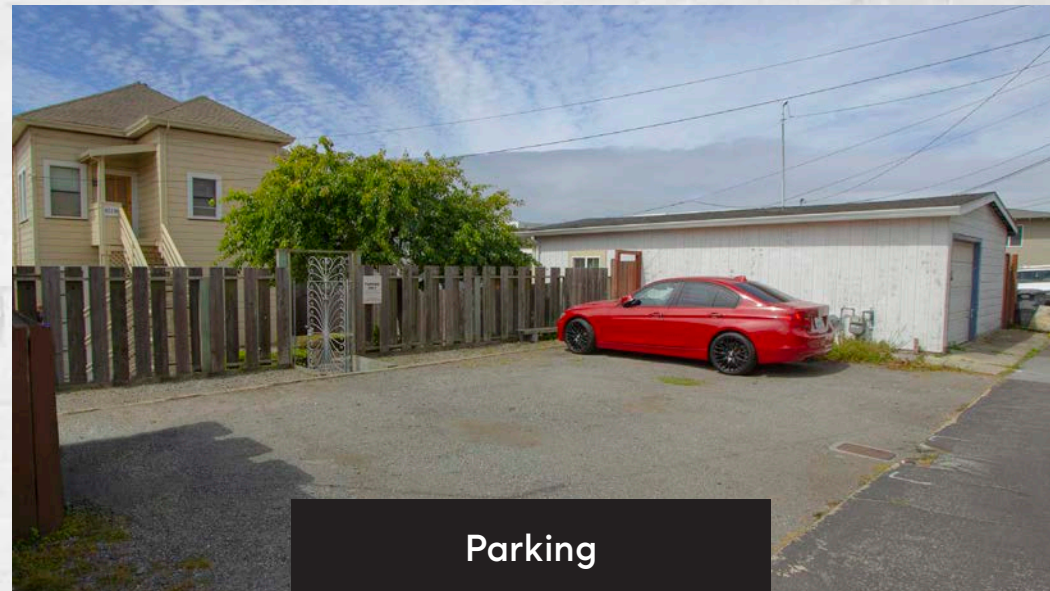
Seperate Utilities



Laundry



Backyard



Parking

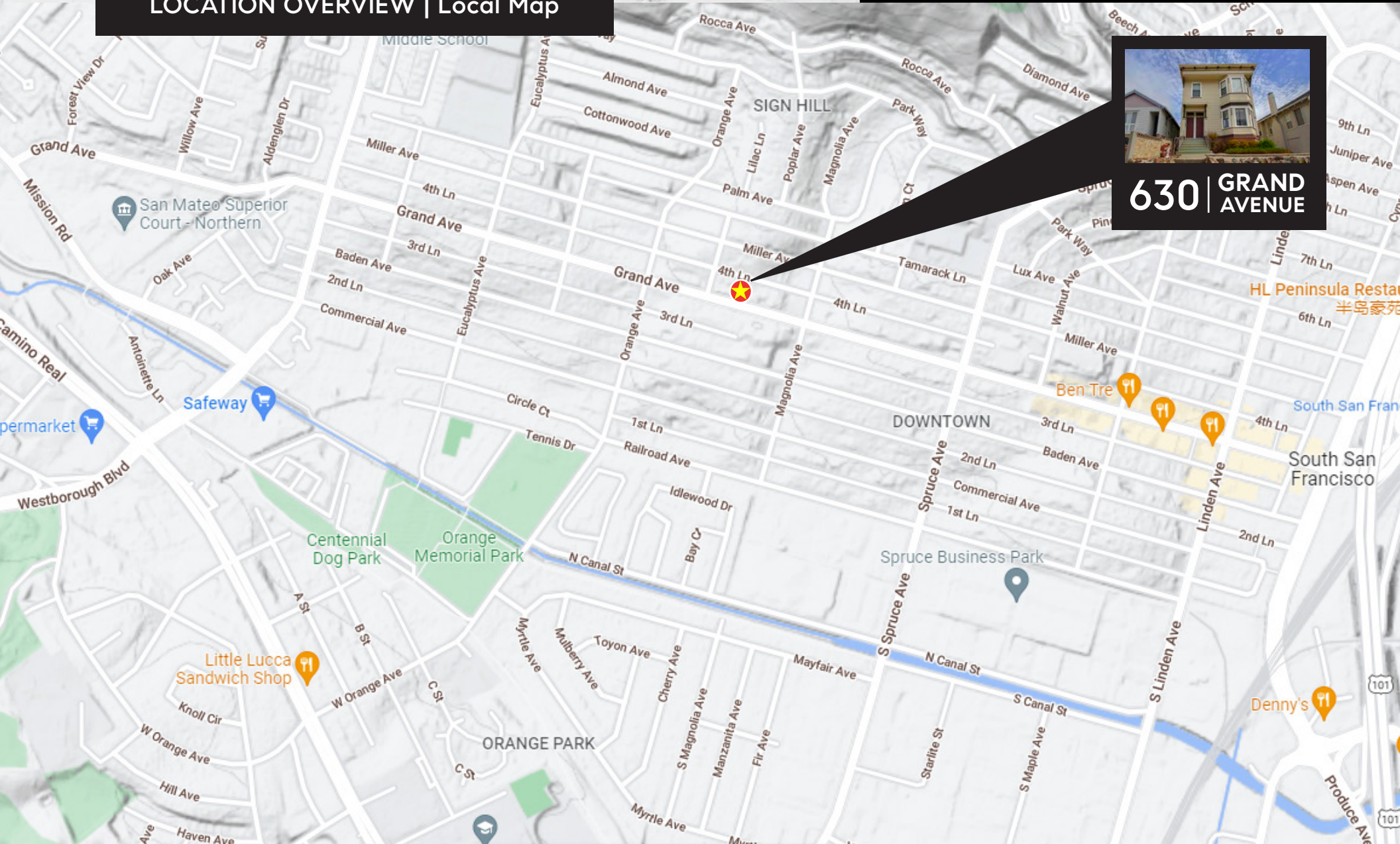
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LOCATION OVERVIEW | Local Map



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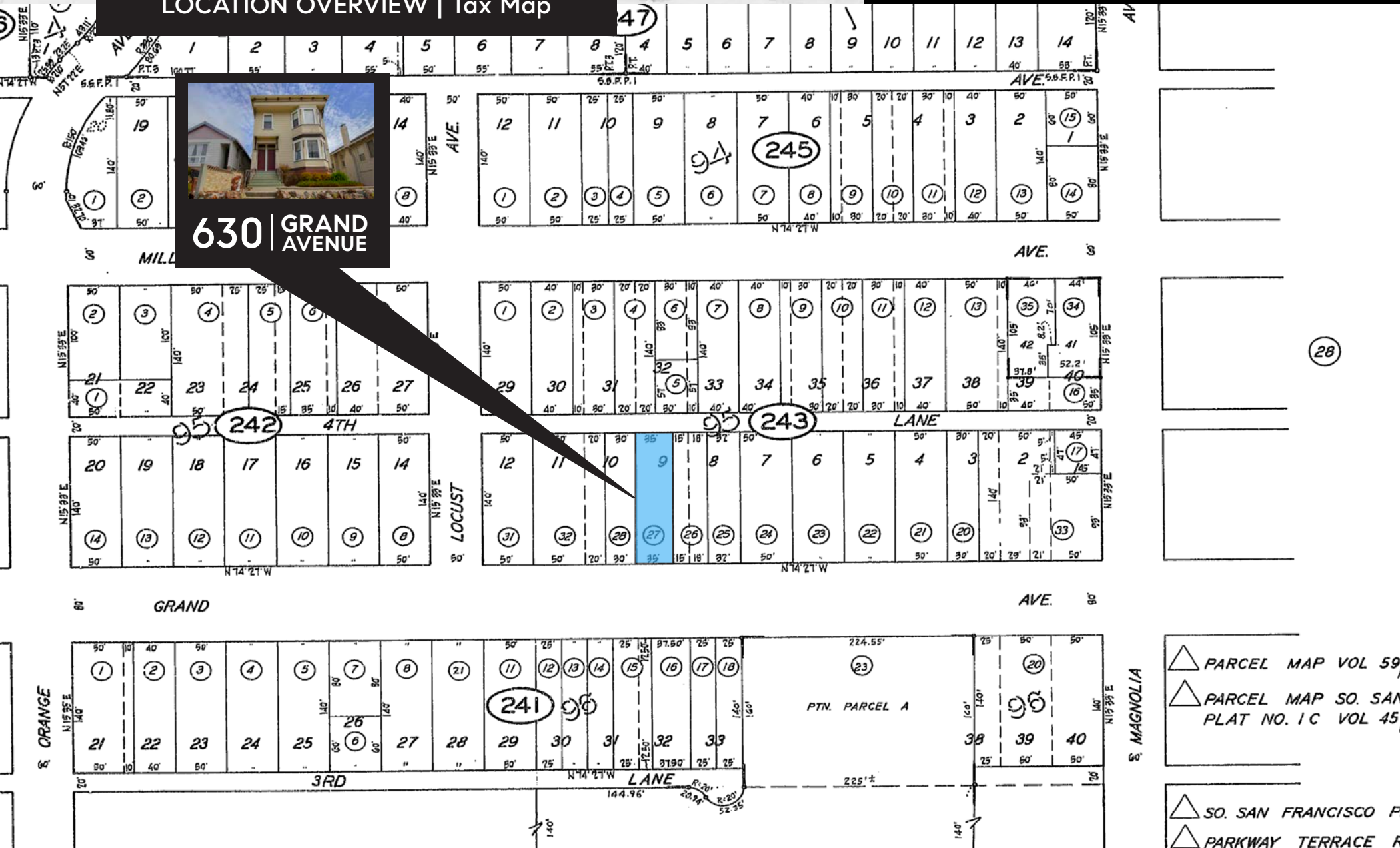
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LOCATION OVERVIEW | Tax Map



630 GRAND AVENUE



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630 GRAND AVENUE | SOUTH SAN FRANCISCO, CALIFORNIA

BIRTHPLACE OF BIOTECHNOLOGY

towards San Francisco



630 GRAND AVENUE



AMGEN

TWIST

PACT pharma

Allogene

Genentech

amazon

Lyell

COSTCO

THE SHOPS AT TANFORAN

Starbucks

Marshalls

usbank



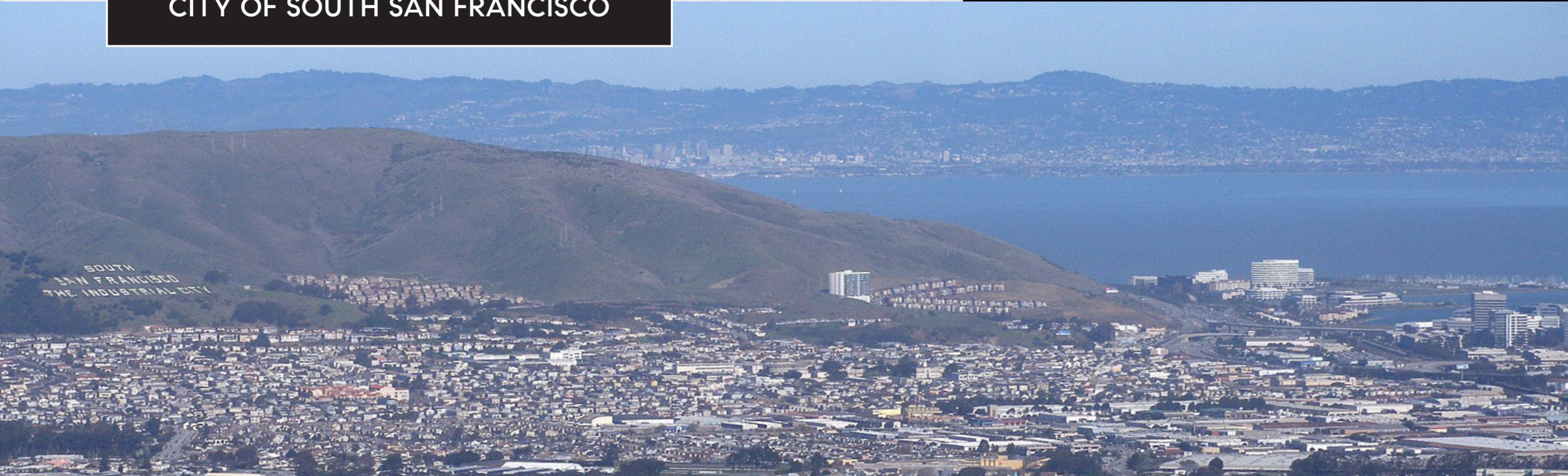
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CITY OF SOUTH SAN FRANCISCO



South San Francisco occupies the basin and portions of the sides of a broad valley formed by the San Bruno Mountains on the north and the Coast Range on the west. Most of the valley faces adjacent San Francisco Bay, affording sweeping vistas, from higher levels and a definite sense of identification with the Bay. South San Francisco has mild winters and dry cool summers.

This city offers its citizens a city in which to live comfortably in fine residential areas; a place of recreation in parks, swimming pools, and marina; a place to work in more than 2,800 firms and businesses including many biotech companies such as Genentech which gives the city the title of "Birthplace of Biotechnology".

South San Francisco, CA has a population of 67,587 (2018) people with a median age of 38.8 and a median household income of \$85,076. The largest industries in South San Francisco, CA are Healthcare & Social Assistance (5,378), Retail trade (3,788), and Accommodation & Food Service (3,461), and Professional, Scientific, Tech (3,461). The highest paying industries are Utilities (\$100,912), Professional, Scientific, Tech Services (\$68,571), and Management of Companies & Enterprises (\$64,387).

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