

585

Huntington Ave.

San Bruno, CA 94066

For Sale

6-Unit Apartment

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BUILDING SUMMARY

Address: 585 Huntington Ave.

Property Type: Multifamily

Units: 6 Units

Square Footage: 10,542 sq.ft (Approx)



6 Townhouse-Style Units

Split between two separate buildings on one parcel.



Spacious Layouts

Each unit offers 2 large bedrooms, 1.5 bathrooms, and a 2-car garage.



In-Unit Laundry

All units include washer/dryer hookups for added convenience.



Individually Metered

Each unit is separately metered for gas and electricity.



Recently Updated

Four units have been renovated with modern finishes.



Strong Rental Appeal

Desirable layout and location make leasing easy and reduce vacancy rates.



Prime Location & Accessibility

- Caltrain: 0.5 mi
- BART: 0.9 mi
- Tanforan Center: 1.1 mi
- SFO Airport: 1.6 mi
- Highway 101 & El Camino Real nearby

OFFERING SUMMARY

Purchase Price:	\$2,799,000
Lot Size:	9,975 Sqft
Year:	1915
Building Size:	10,542 sq.ft (Approx)
Land Use:	Residential- Commercial
CAP Rate	5.6%
Price / Unit	\$466,500
Units	6

***All tenants pay for their own PG&E and Garbage.**

**** Disclaimer regarding Financial Data and Insurance**

The reported income and expense figures are based on information provided by the seller. While deemed reliable, these details have not been independently verified, and buyers are advised to perform their own analysis to confirm the accuracy of this data. The owner's reported insurance costs are provided for reference. Recently, obtaining insurance has become increasingly challenging and costly. Prospective buyers are strongly encouraged to obtain their own insurance estimates to account for current market conditions.

INCOME – EXPENSE SUMMARY

Gross Rent	\$237,000
Vacancy (3%)	\$7,110
Adjusted Gross Rent	229,890
Property Tax	\$36,400 (New owner)
Insurance	\$11,000
PGE	\$240
Water	\$14,256
Garbage	\$2,928
Dept of Health	\$197
Business Renewal	\$80
City of San Bruno	\$210
Repair & Maintenance (\$1,000 a unit):	\$6,000
Estimated Annual Operating Expenses	\$71,311
Estimated Net Operating Income	\$158,579

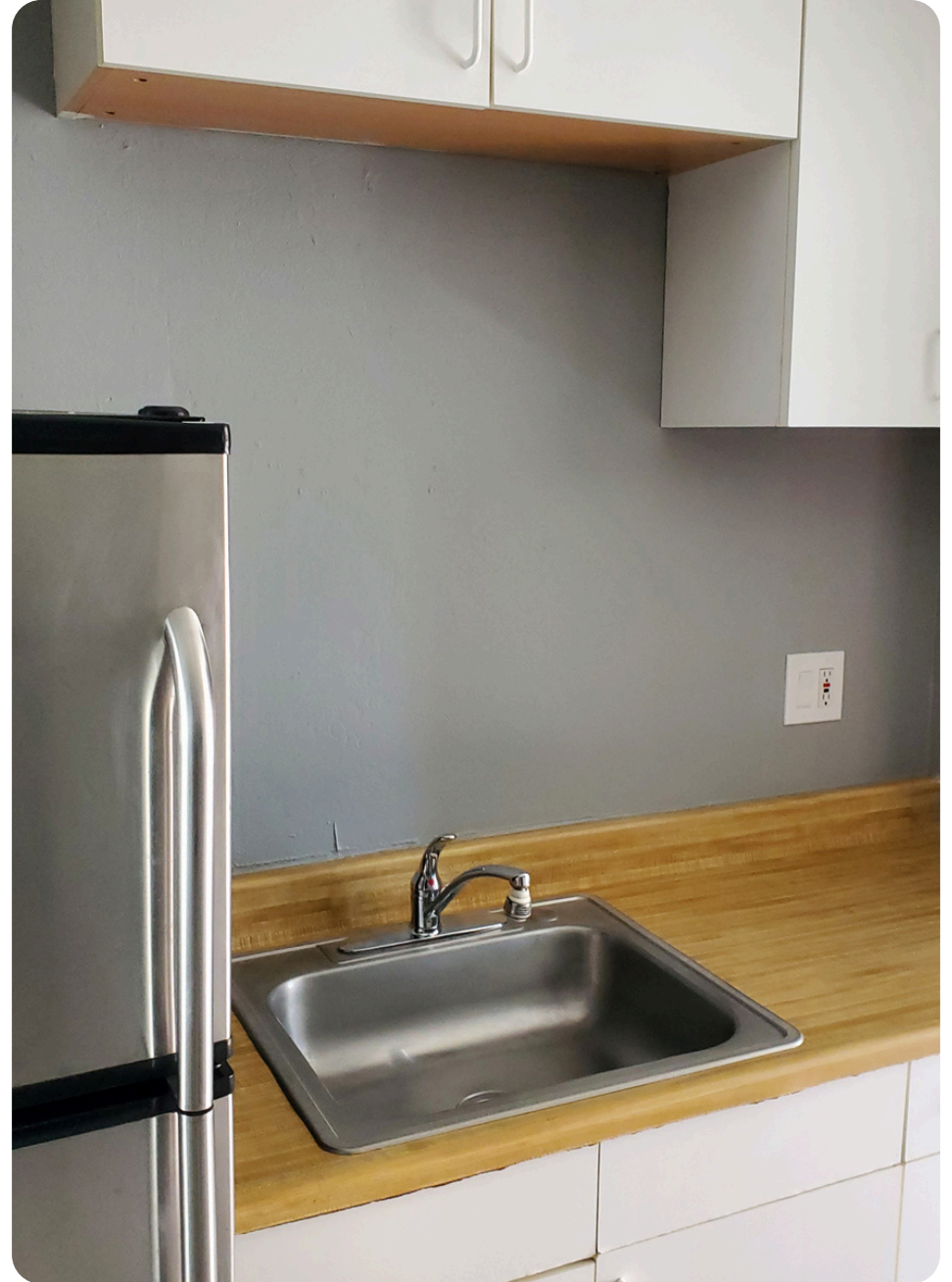
CURRENT RENT ROLL

UNITS	MIX	CURRENT RENT	MOVE IN DATE	END DATE
1	2 Beds / 1.5 Baths	\$3,250	12/2023	M-M
2	2 Beds / 1.5 Baths	\$3,300	11/2010	M-M
3	2 Beds / 1.5 Baths	\$3,300	11/2010	M-M
4	2 Beds / 1.5 Baths	\$3,300	04/2022	M-M
5	2 Beds / 1.5 Baths	\$3,300	11/2010	M-M
6	2 Beds / 1.5 Baths	Market Rent	Vacant	-

IMAGES



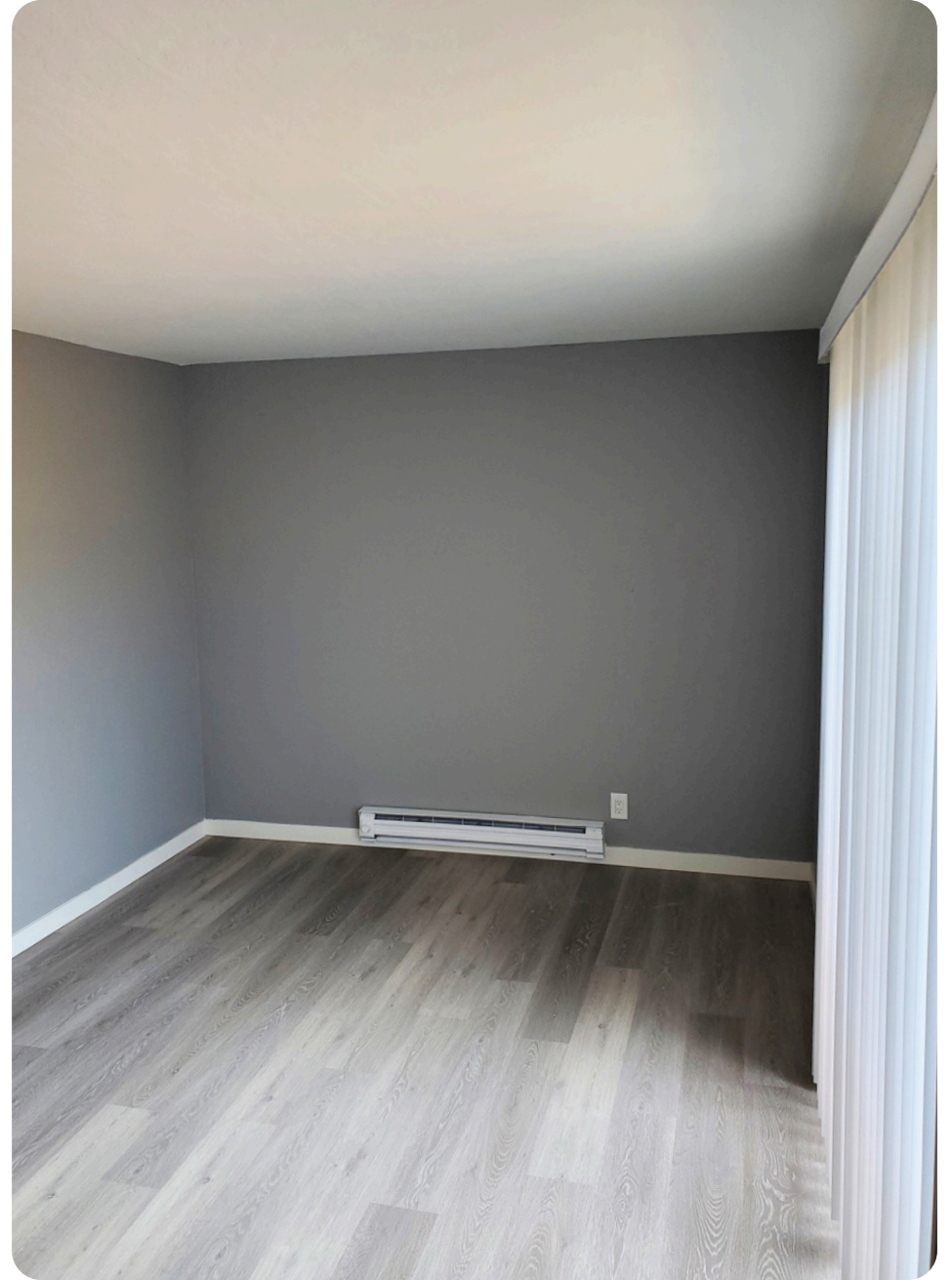
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AERIAL MAP



AGENT



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Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

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