OFFERING MEMORANDUM

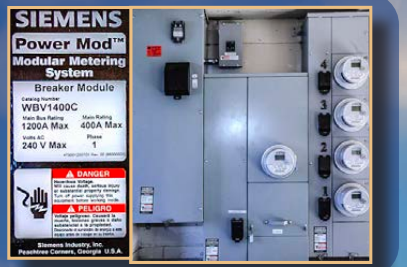
Multifamily / 8-Units | ~~$3,280,000~~ $2,980,000

725-731 Hillside Blvd Daly City CA 94014

Two Fourplexes | Residential Financing Available

FEATURES

- All New Electrical Main
- All New Electrical Subpanels
- Individual Water Meters



COMPASS COMMERCIAL

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EXCLUSIVELY LISTED

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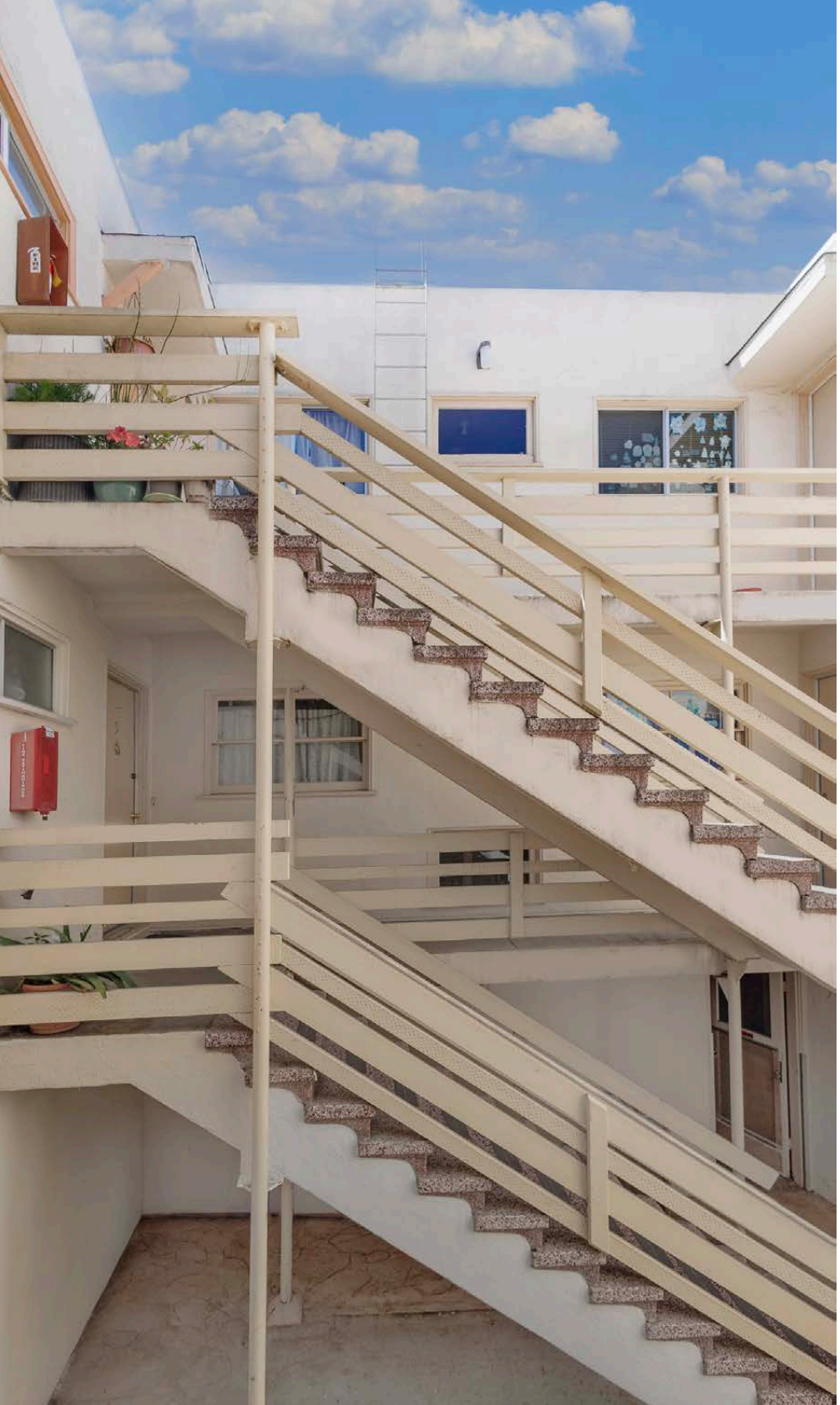
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The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

DO NOT DISTURB TENANTS.
PLEASE CONTACT LISTING AGENT FOR SHOWING INSTRUCTIONS.

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EXECUTIVE SUMMARY

MULTIFAMILY / 8 UNITS

725-731 Hillside Boulevard. Daly City 94014

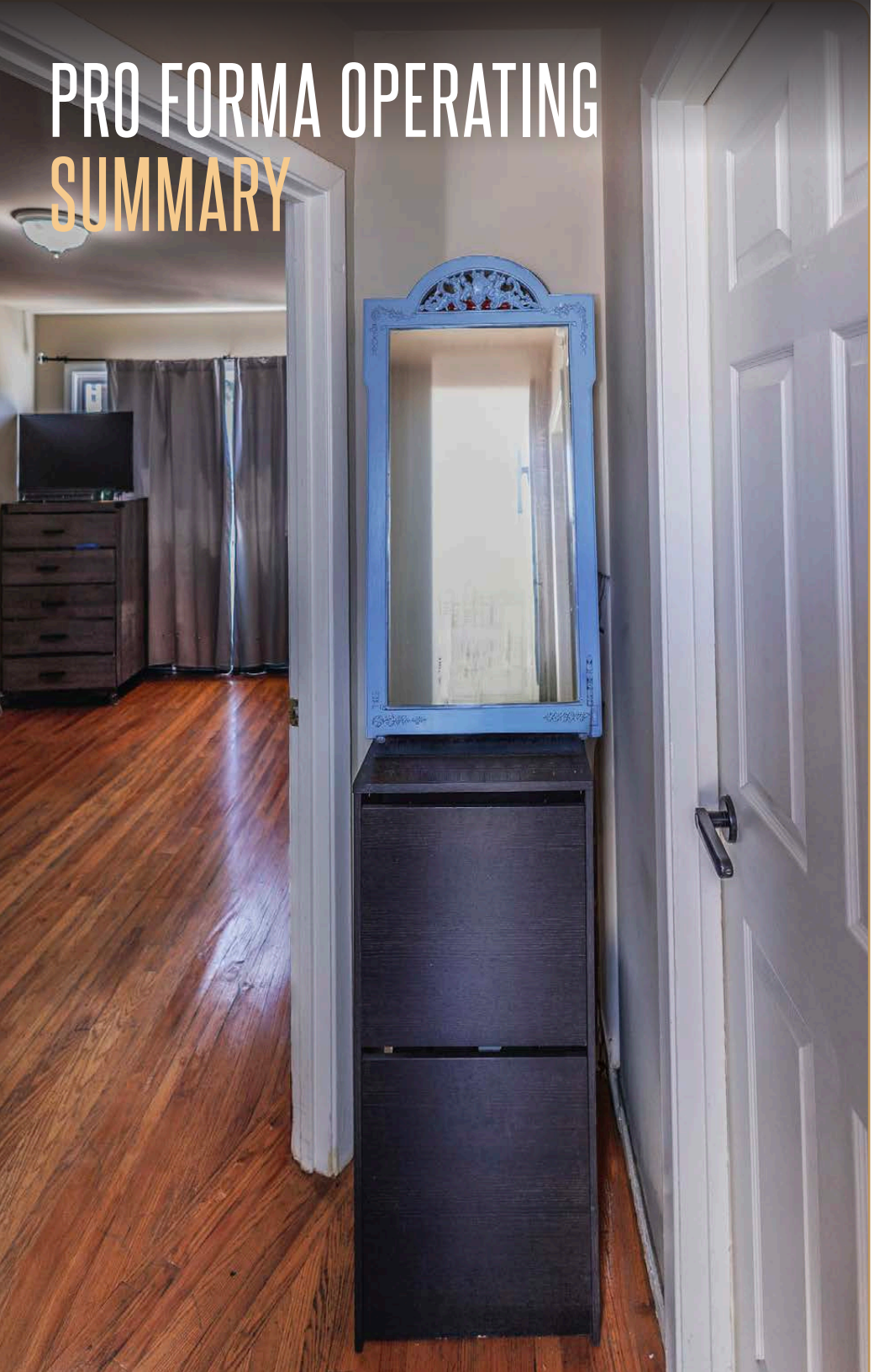
County	San Mateo
APN	003-438-430 & 003-438-440
Price	$2,980,000
Units	8
Unit Mix	(8) 1-Bedroom/1-Bath
Price/Unit	$372,500
Price/Sqft	$394
Gross Building Sqft *	7,560
Lot Size Sqft *	5,500
Year Built	1952

** Per Assessors Records*

BUILDING FEATURES

- New Electrical Main and Subpanels (Siemens) w/Permits in All Units (2025)
- Roof Replaced in 2017: Modified Bitumen (Flat)
- Two (2) Parcels; Each with 4-Units, Residential Financing Available
- Individually Metered for WATER, Tenants Pay Water Directly
- Individually Metered for PG&E
- Private Garage Parking for All Eight (8) Units





PRO FORMA OPERATING SUMMARY

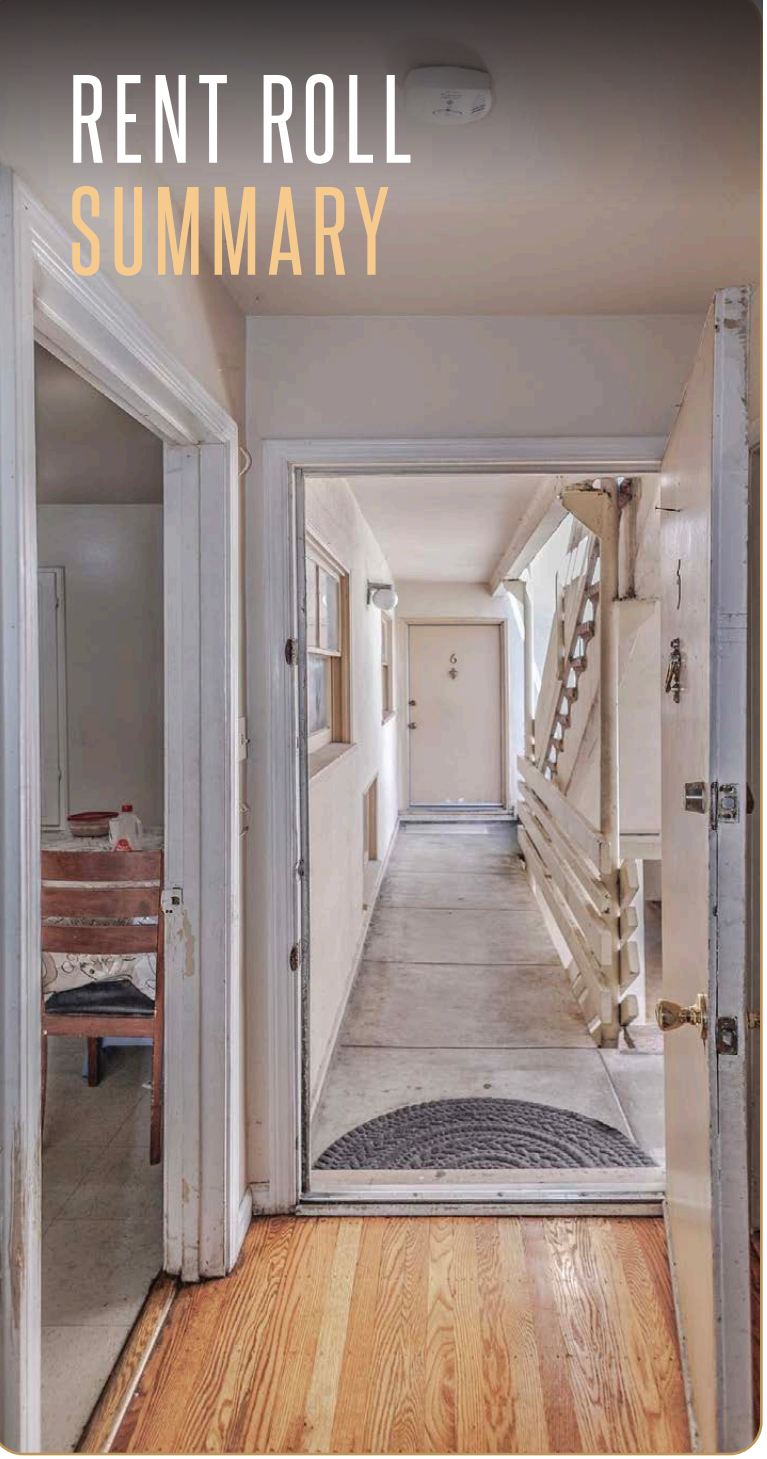
OPERATING EXPENSES	CURRENT	NOTES
New Property Taxes *(@1.1602%)*	$34,574	
Special Assessments & Direct Charges	$325	*[1]*
Insurance	$8,000	*[2]*
Utilities	$660	*[2]*
Water	$0	*[3]*
Licenses	$1,358	*[2]*
Repairs and Maintenance	$10,000	*[4]*
Sewer	$1,863	*[1]*
Total Expenses	$56,780	

ANNUALIZED OPERATING DATA	Current	Market
Scheduled Gross Income	$228,000	$249,600
Less Vacancy Rate *3.0%*	$6,840	$7,488
Effective Gross Income	$221,160	$242,112
Less Expenses *24.9%*	$56,780	$56,780
Net Operating Income	$164,380	$185,332
Cap Rate	5.52%	6.22%
GRM	13.07	11.94

NOTES

[1] From 2025-2026 secured tax bill
[2] From Owner's Trailing 2025 Month Profit & Loss Statement
[3] Individually Metered for Water | NO LANDLORD EXPENSE FOR WATER
[4] Per Chase Underwriting Standard at $1,250/unit/year

RENT ROLL SUMMARY



RENT ROLL SUMMARY

Unit	Type	Current Rent	Market Rent	Notes
Apt 1	1-Bedroom/1-Bath	$2,250.00	$2,600.00	Section 8
Apt 2	1-Bedroom/1-Bath	$2,600.00	$2,600.00	Vacant; Market Rent Used
Apt 3	1-Bedroom/1-Bath	$2,500.00	$2,600.00	
Apt 4	1-Bedroom/1-Bath	$2,250.00	$2,600.00	Section 8
Apt 5	1-Bedroom/1-Bath	$2,500.00	$2,600.00	
Apt 6	1-Bedroom/1-Bath	$2,200.00	$2,600.00	
Apt 7	1-Bedroom/1-Bath	$2,500.00	$2,600.00	
Apt 8	1-Bedroom/1-Bath	$2,200.00	$2,600.00	
	Monthly Income	$19,000.00	$20,800.00	
	Annual Income	$228,000.00	$249,600.00	

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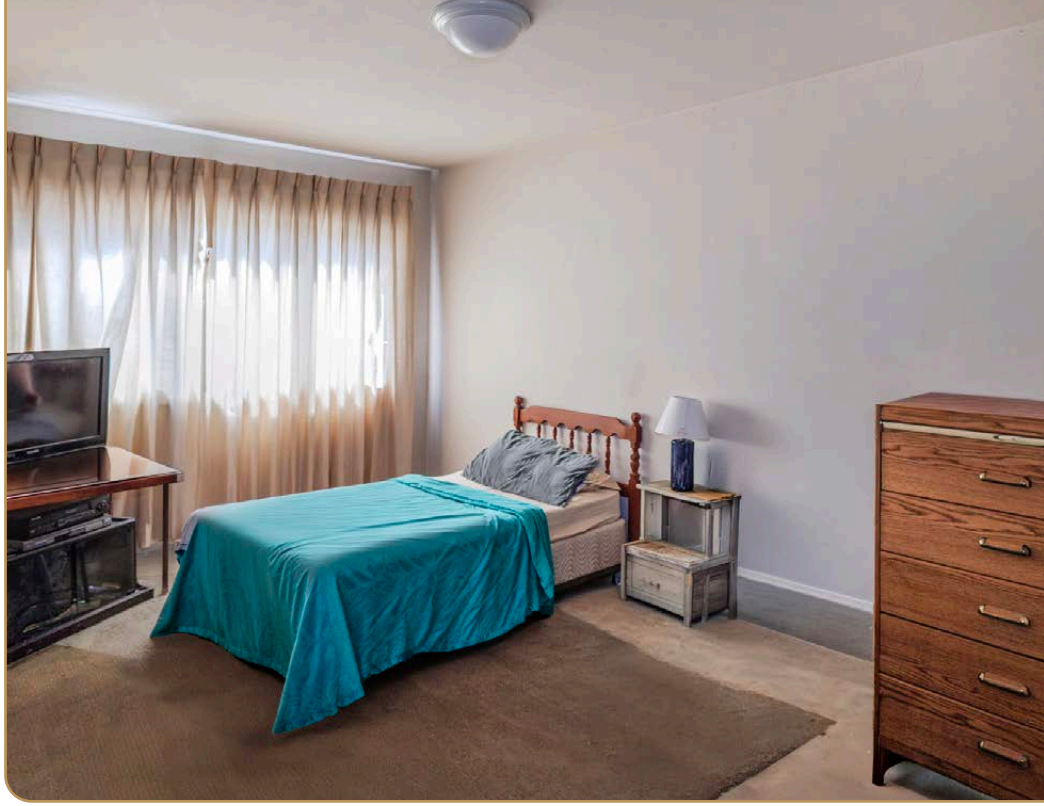
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PHOTOS

APARTMENT 1
1 Bedroom/1 Bath







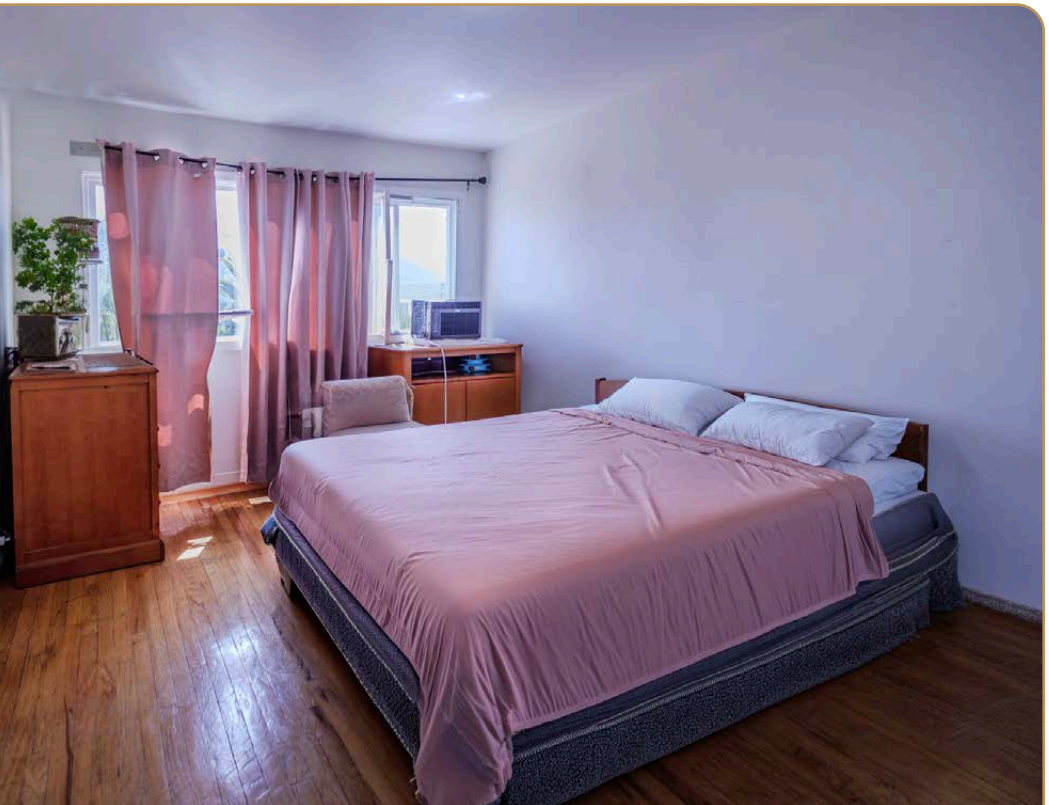


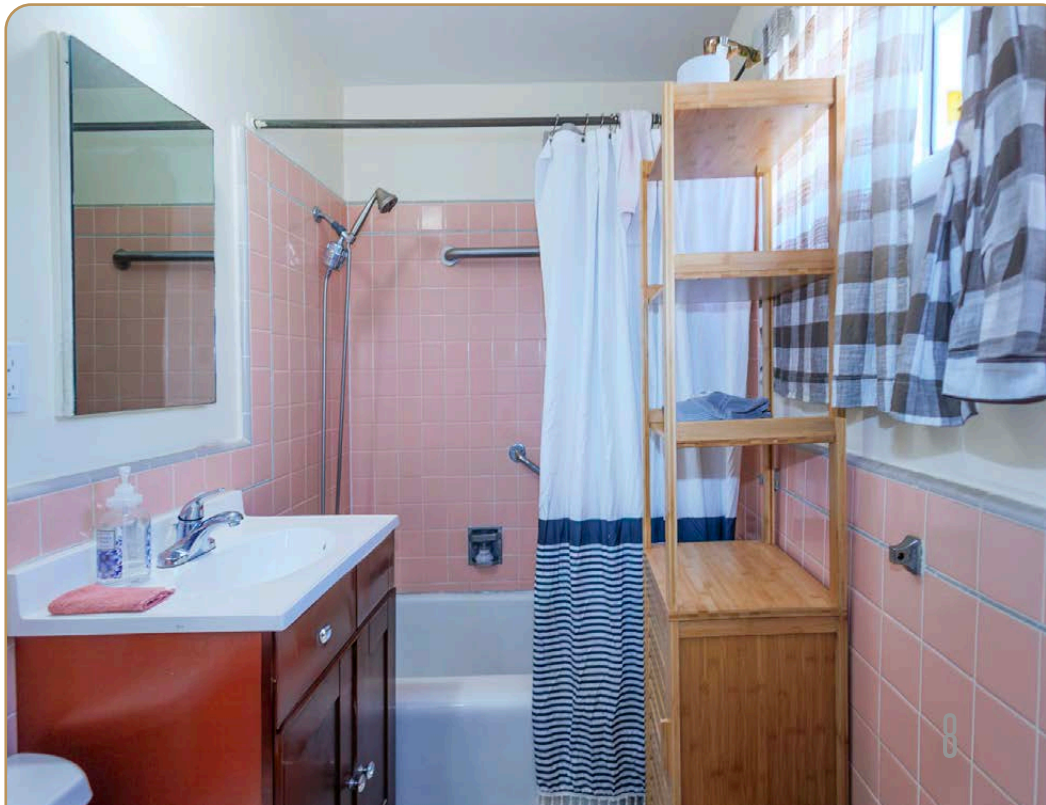
PHOTOS

APARTMENT 3
1 Bedroom/1 Bath







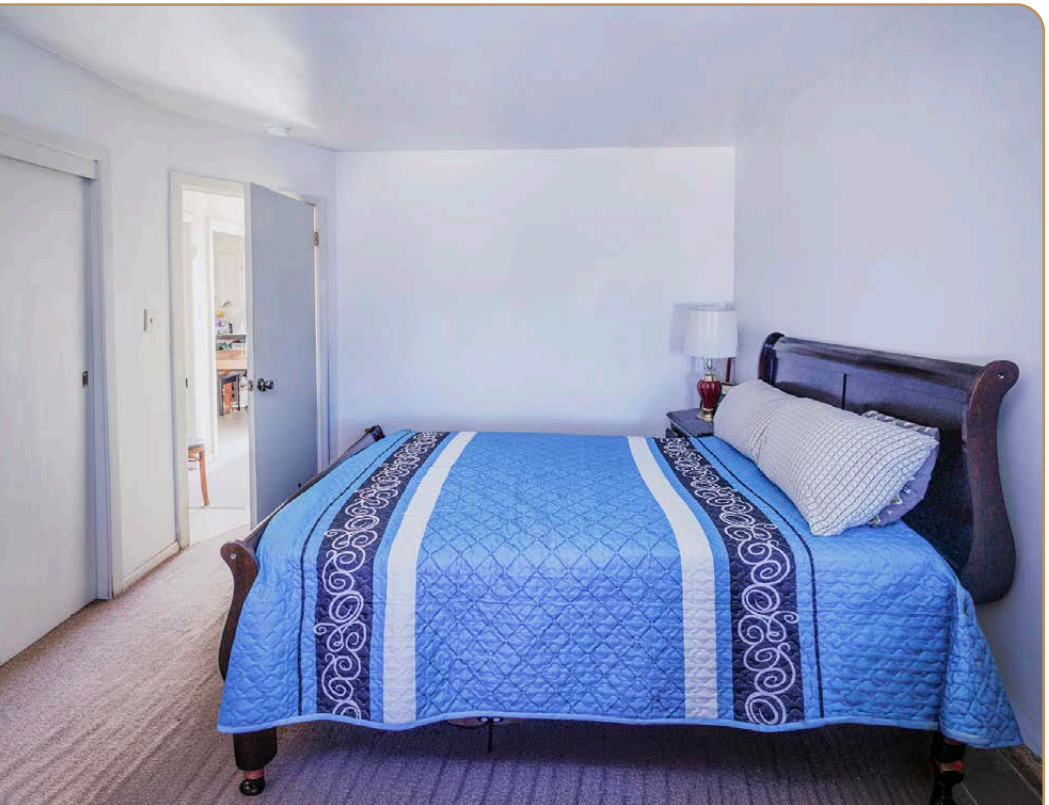


PHOTOS

APARTMENT 4
1 Bedroom/1 Bath









PHOTOS

APARTMENT 5
1 Bedroom/1 Bath







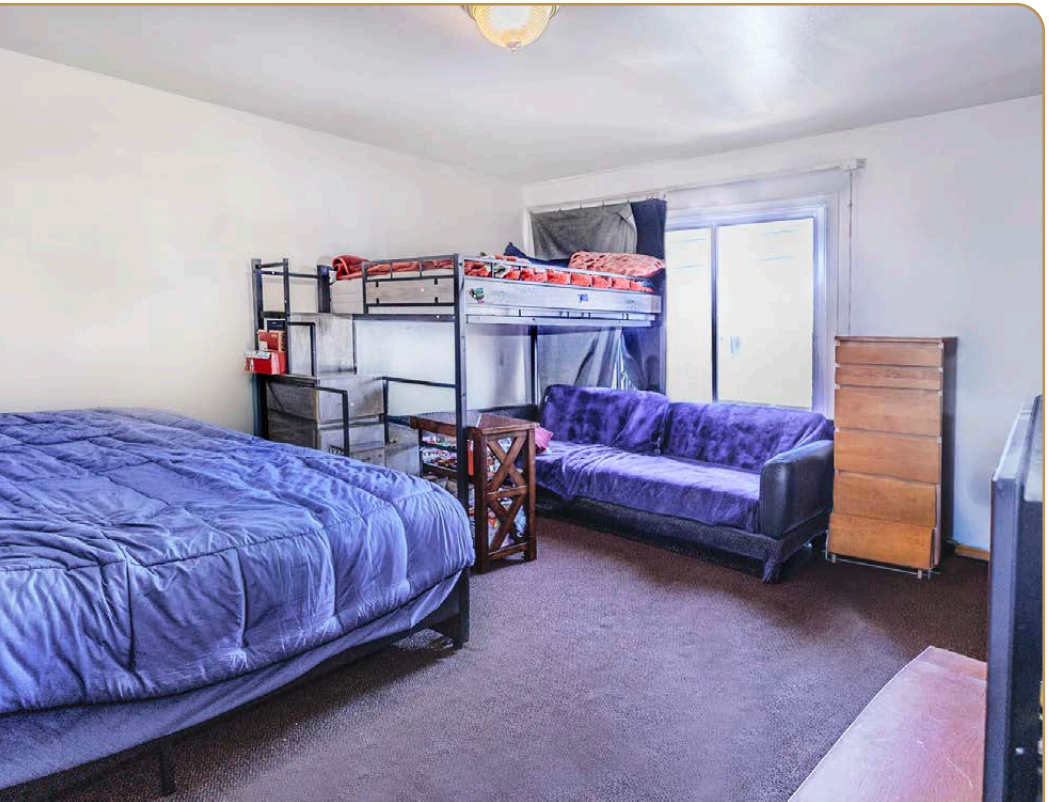


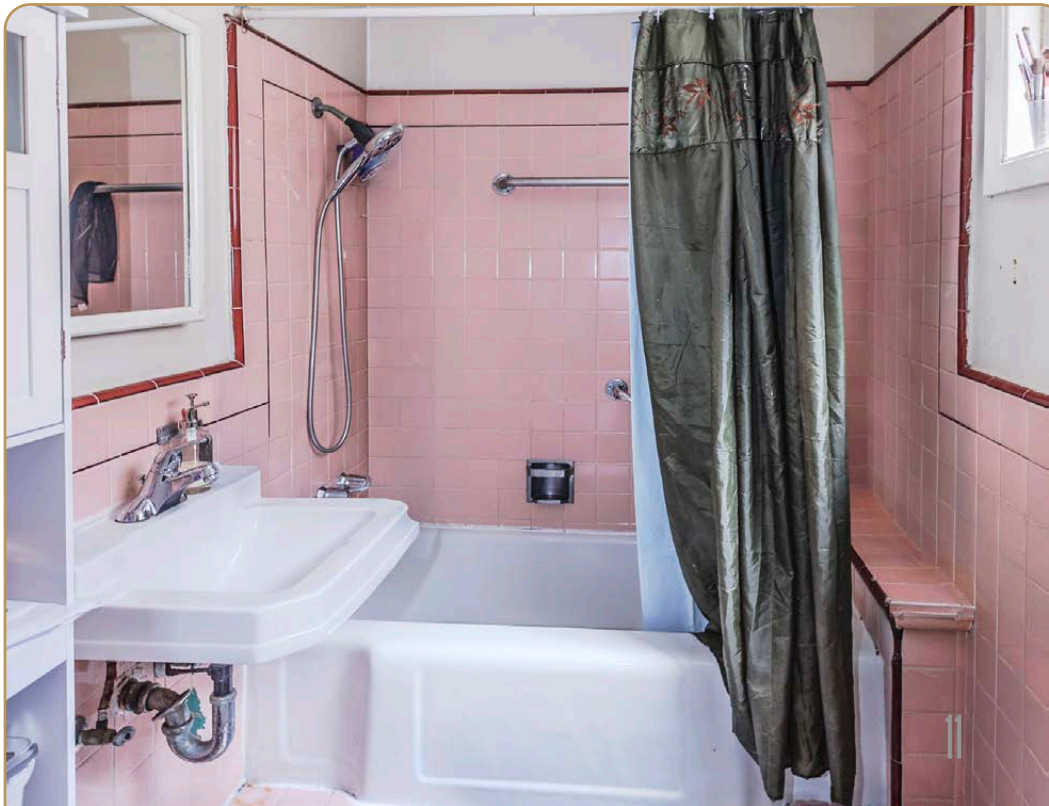
PHOTOS

APARTMENT 6
1 Bedroom/1 Bath





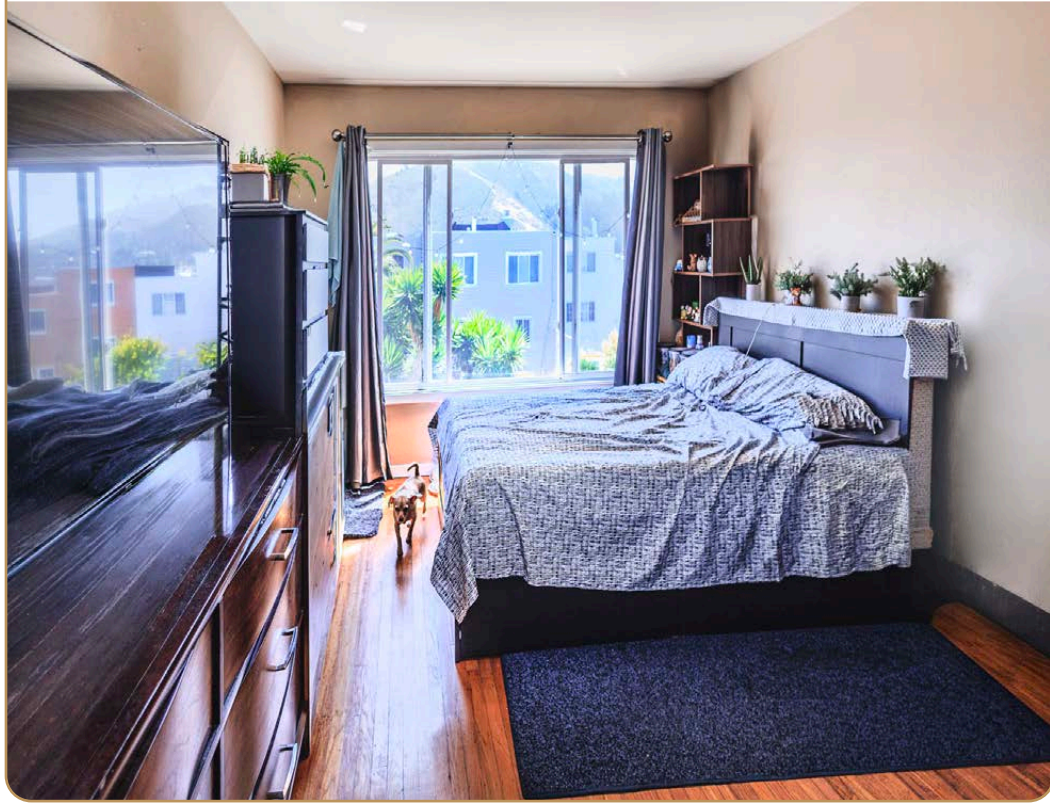




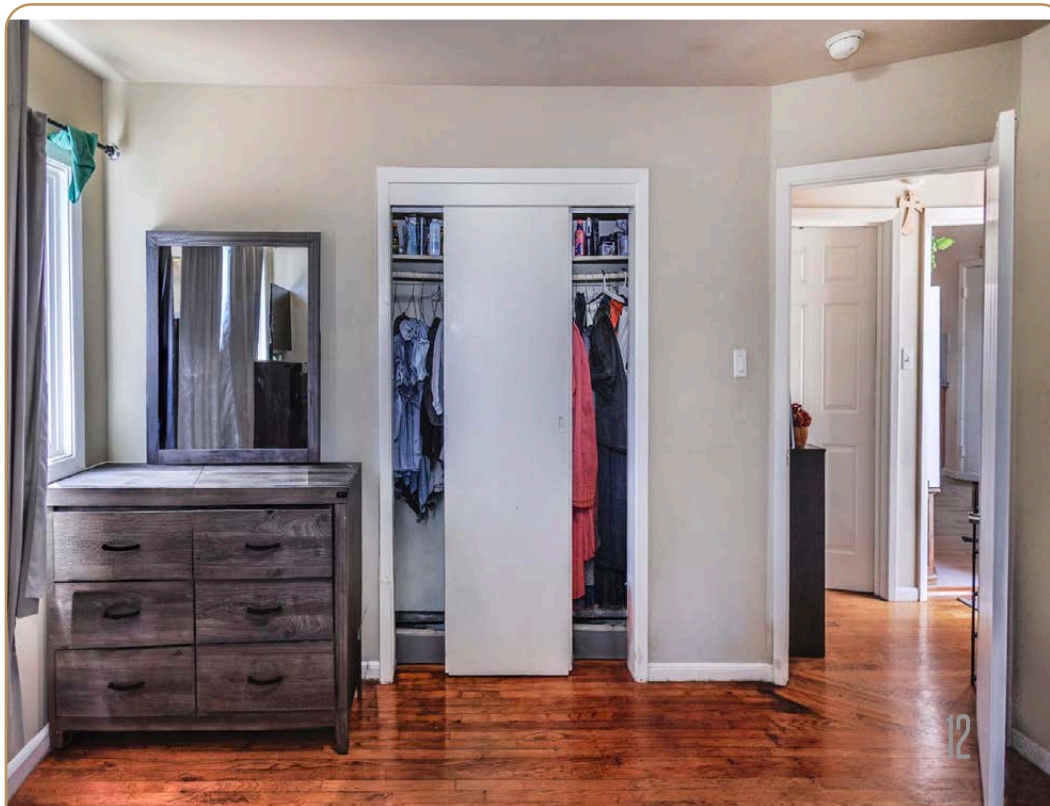
PHOTOS

APARTMENT 7
1 Bedroom/1 Bath









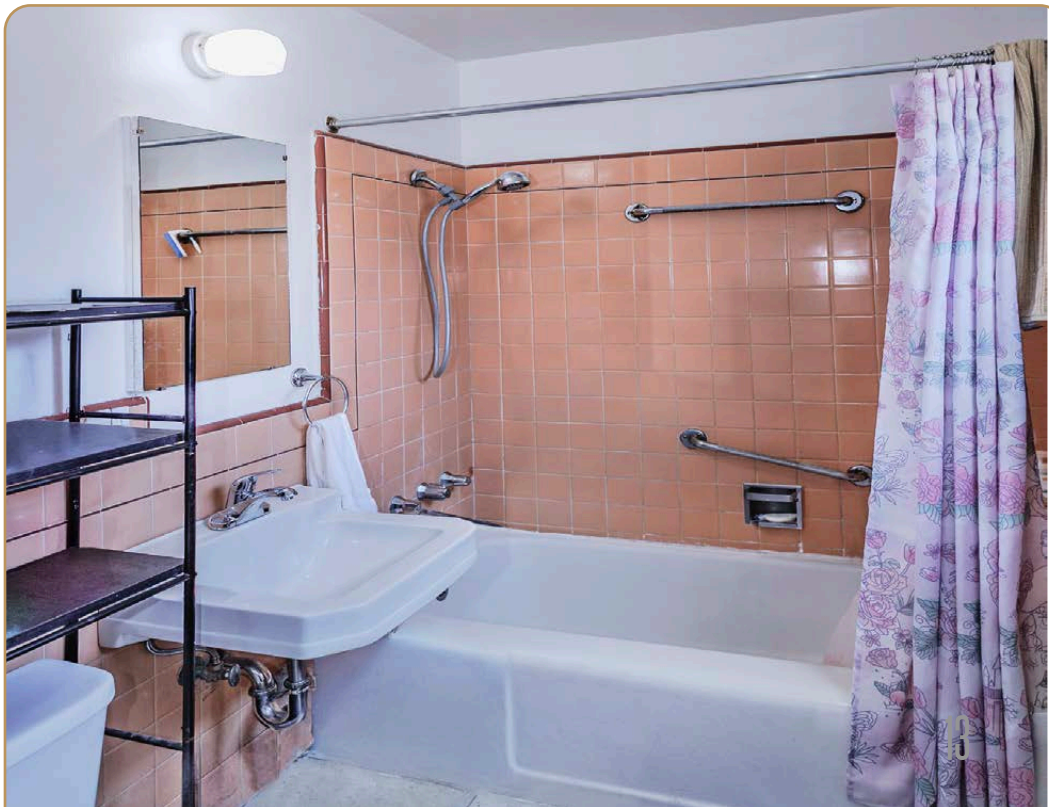
PHOTOS

APARTMENT 8
1 Bedroom/1 Bath





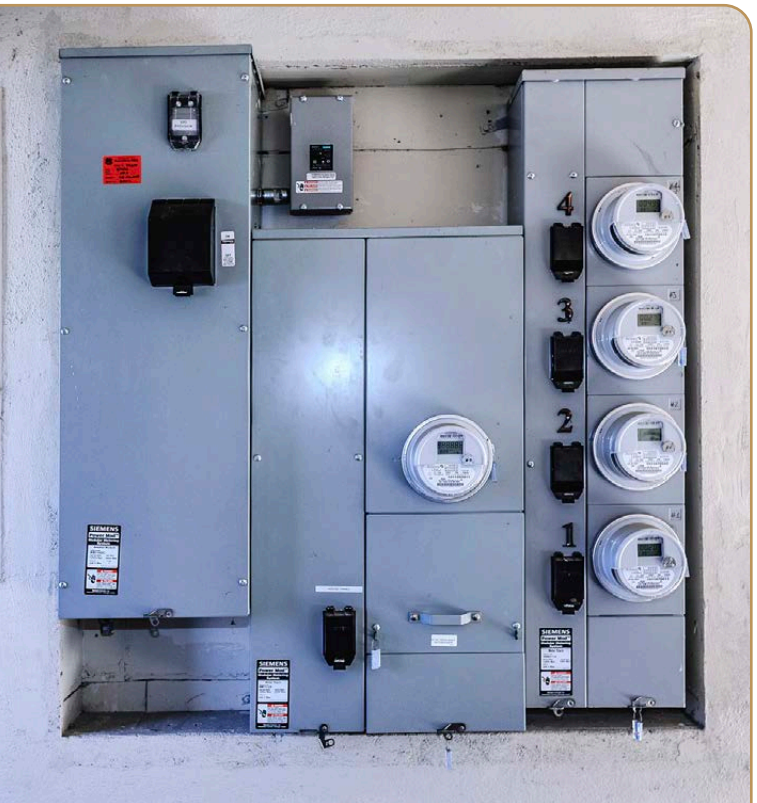


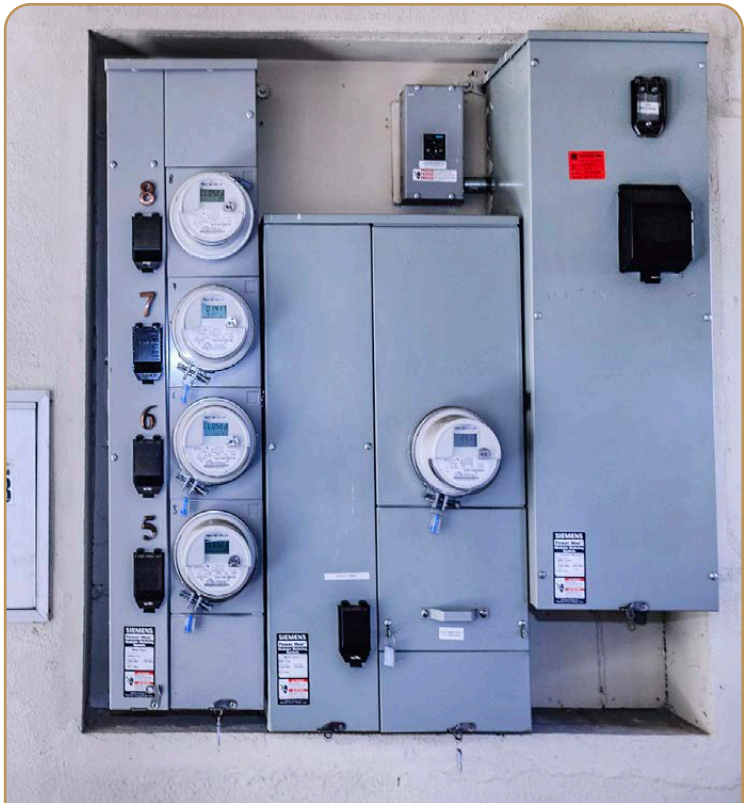


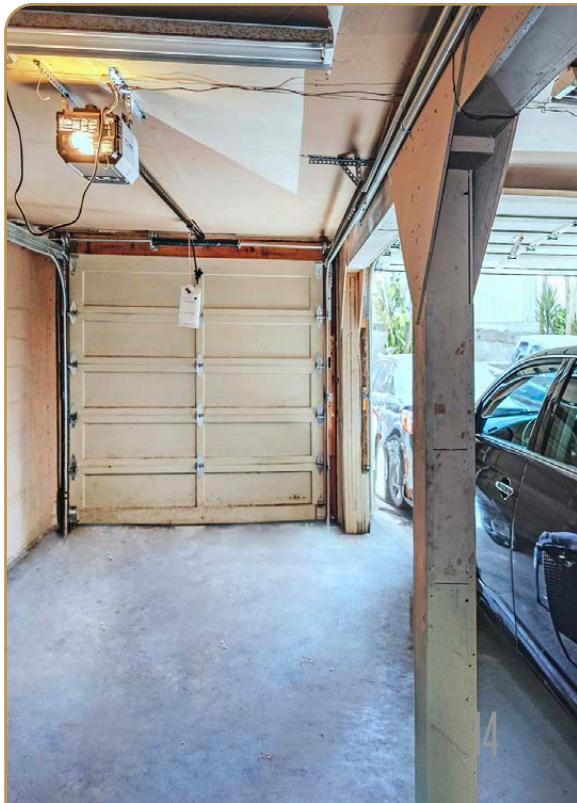
PHOTOS











AERIAL VIEW



AERIAL VIEW

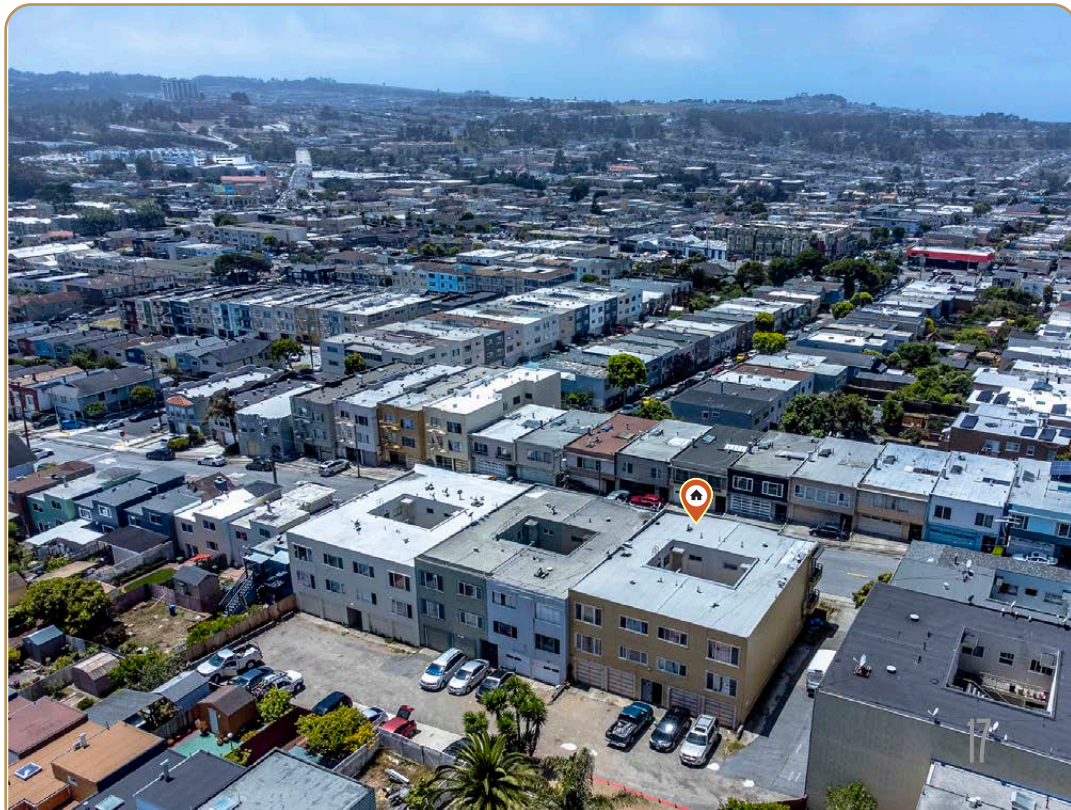


PHOTOS







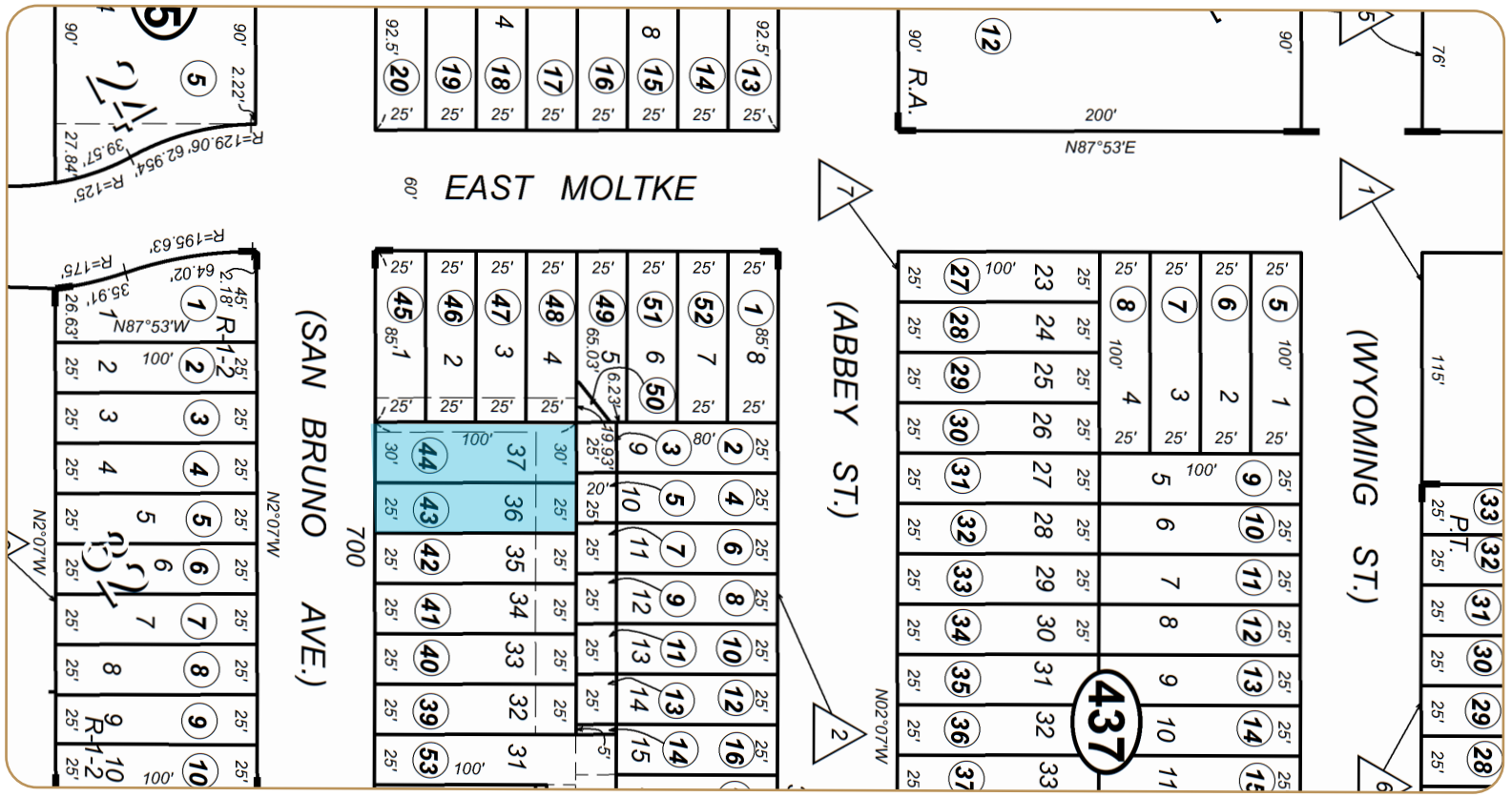


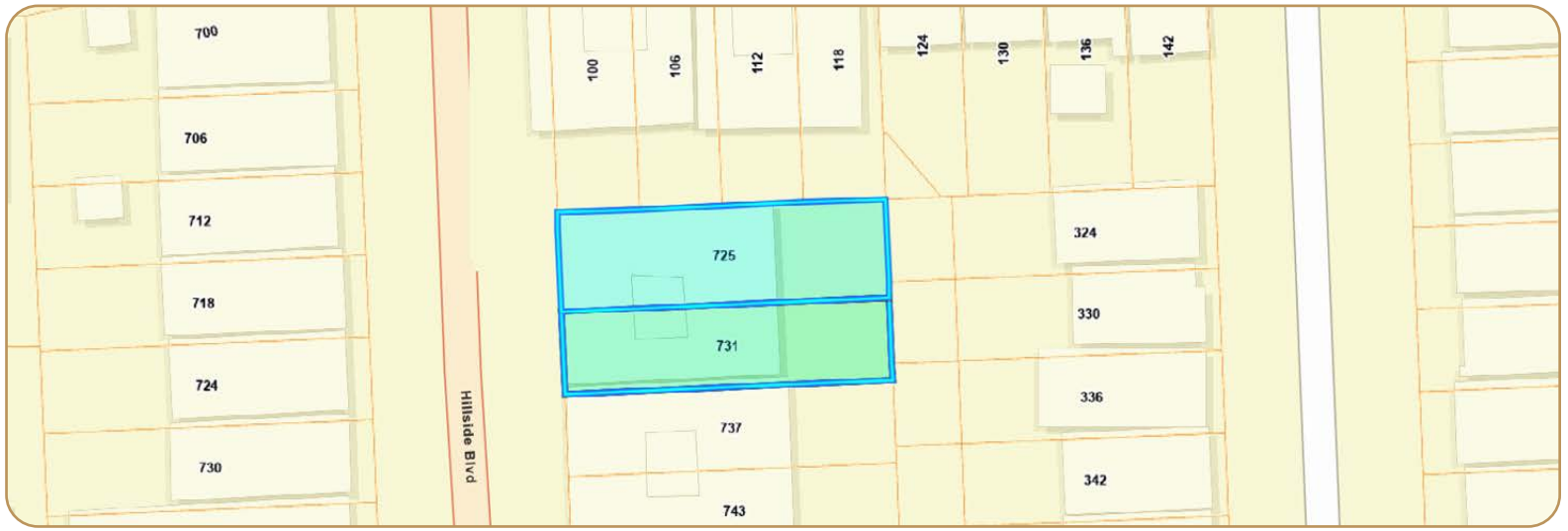
TAX MAP

APN:

003-438-430

003-438-440





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LOCATION OVERVIEW



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Client Testimonial

English Version

We are very fortunate to have two professional realtors, Cameron and Nathan, representing us. Cameron and Nathan specialize in commercial real estate in the Bay Area, understand the market and analyze it. After listening to our ideas and fully understanding our needs, he helped us buy a suitable rental property in the location we wanted.

Their understanding of market conditions and their sensitivity to numbers left a deep impression on me from the first meeting. We have the peace of mind of knowing the reasonable value of each property, both during the property search and after closing.

Give two examples to illustrate their excellent negotiating ability: (1) In the case of competing bids from multiple buyers, they helped us grab the property at a price lower than the seller's asking price. (2) After that, we carefully checked the property building and the information provided by the seller, and helped us win great benefits from the seller.

Cameron and Nathan's professional knowledge and service spirit to maximize the interests of customers allowed us to successfully complete the property replacement under the condition of limited time in the Bay Area. I also learned a lot from it. They are not only my partners, but also my good teachers and helpful friends. I wholeheartedly recommend them.

– K.T., Burlingame

Mandarin Version

給說中文的朋友:

我們很慶幸可以找到Cameron跟Nathan這兩位專業地產經紀人代表我們。Cameron跟Nathan專精灣區商業地產, 懂市場、會分析。在聽取我們的想法、充份了解我們的需要之後, 在我們想要的地段幫我們買到了適合的出租物業。

他們對市場行情的了解、對數字的敏銳度, 在第一次見面就讓我留下了深刻的印象。在尋找物業期間以及成交後, 都讓我們因為能充份了解每個物業合理的價值而感到安心。

舉兩個例子說明他們出色的談判能力:(1)在多個買家出價競爭的情況下, 還是以低於賣家開價的價格, 幫我們搶到了物業。(2)之後, 仔細了檢查物業建築以及賣家提供的資料, 並幫我們向賣家爭取到了極大的利益。

Cameron跟Nathan的專業知識和為顧客爭取利益最大化的服務精神, 讓我們得以在待在灣區的時間有限的情況下順利完成了物業置換。我也從中學到了很多。他們不只是我的合作夥伴, 更是我的良師益友。我衷心的推薦他們。

– K.T., Burlingame

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