

## Good Investment Report for 484 Kansas St, San Francisco, CA 94107

INVESTMENT SCORE

**9.1** /10

Avg. Expected Return: **6.2%/yr**

10-Year Projection: **+82%**

Lower

Higher

LIST PRICE

**\$995,000**

1bd · 1ba · 973sf

MARKET VALUE

**\$974,000**

-\$21,000

MONTHLY

**\$6,597**

6.5% · 30yr

\$/SQ FT

**\$1023**

973 total sf

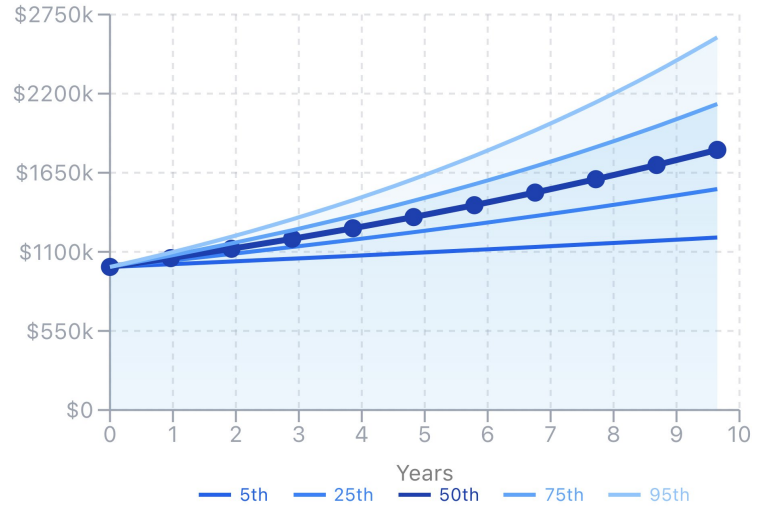
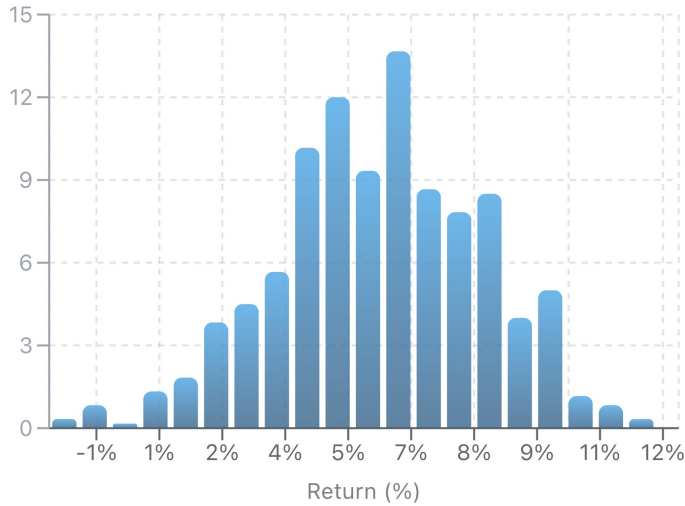
## Investment Outlook

**Yearly Return Distribution** shows the likelihood of returns based on historical market analysis. Expected average: **6.2%** per year.

**Price Forecast** projects estimated property value over the next 10 years. *Actual results may vary.*

Yearly Return Distribution

10-Year Price Forecast



## Good Investment Score

484 Kansas St, San Francisco, CA 94107 is a better investment than **91%** of homes in San Francisco, CA

What's driving this Score: **9.1/10** · Baseline 4.7/10 (avg. for this property type & location) → adjusted to 9.1/10 by market factors

Macro Market

▲  
29%

Market-Property Mix

▲  
29%

Property Characteristics

▲  
28%

Local Market

▲  
14%

### Score Explanation

This property's investment score of 9.1 out of 10 indicates strong long-term investment potential. The baseline reflects favorable characteristics, with the Macro Market and Market-Property Mix categories each contributing 29% positively due to robust job growth and a tight housing inventory, while Property Characteristics adds 28% from above-average square footage and favorable lot size. Although short-term asking prices may fluctuate, the Good Investment Scoring Model projects a mean expected return of 6.1% per year, with a range from a 10th percentile low of 2.8% to a 90th percentile high of 9.3%. It's important to remember that this investment score should be one factor in the decision-making process.

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Comparables

Lower Price/SF			6 properties • Avg: \$854,504 (\$839/sf)			\$0-920/sf					
701 Hampshire St			0.3mi			2946 22nd St			0.7mi		
Single Family • 1bd/1ba • 590sf			Closest Fit			Single Family • 2bd/1ba • 999sf					
\$525,000			47%↓			\$788,000			21%↓		
			\$890/sf						\$789/sf		
\$3,486/mo Adj: \$525,848			12d ago			\$5,224/mo Adj: \$788,000			61d ago		
2018 23rd St			0.6mi			2813 19th St			0.4mi		
Single Family • 2bd/1ba • 1,060sf						Single Family • 1bd/2ba • 1,490sf					
\$925,000			6%↓			\$1,049,000			8%↑		
			\$873/sf						\$704/sf		
\$6,178/mo Adj: \$931,832			55d ago			\$7,103/mo Adj: \$1,071,387			158d ago		
944 Florida St			0.6mi			1144 York St			0.7mi		
Single Family • 2bd/1ba • 1,165sf						Single Family • 2bd/2ba • 880sf					
\$1,050,000			8%↑			\$725,000			26%↓		
			\$901/sf						\$824/sf		
\$7,094/mo Adj: \$1,069,976			141d ago			\$4,906/mo Adj: \$739,978			153d ago		
Similar Price/SF			3 properties • Avg: \$1,022,371 (\$939/sf)						\$920-1,125/sf		
700 De Haro St			0.2mi			2815 19th St			0.4mi		
Single Family • 2bd/1ba • 1,015sf						Single Family • 2bd/1ba • 1,195sf					
\$949,000			4%↓			\$1,095,000			12%↑		
			\$935/sf						\$916/sf		
\$6,313/mo Adj: \$952,185			25d ago			\$7,415/mo Adj: \$1,118,369			158d ago		
584 Alabama St			0.5mi								
Single Family • 2bd/2ba • 1,057sf											
\$979,000			0%↑								
			\$926/sf								
\$6,607/mo Adj: \$996,560			133d ago								

Estimated Budget

Monthly Payment Breakdown • Loan: \$795,280 • Total: \$6,597

Year	Est. Principal Remaining	Est. Total Monthly	Principal	Interest	Property Tax	Extras ⓘ
1	\$795,280	\$6,597	\$720	\$4,312	\$498	\$1,068
2	\$787,103	\$6,673	\$764	\$4,268	\$543	\$1,099
3	\$767,481	\$6,844	\$869	\$4,162	\$647	\$1,165
5	\$745,143	\$7,040	\$990	\$4,042	\$771	\$1,237
10	\$674,818	\$7,673	\$1,369	\$3,663	\$1,195	\$1,446