

## 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

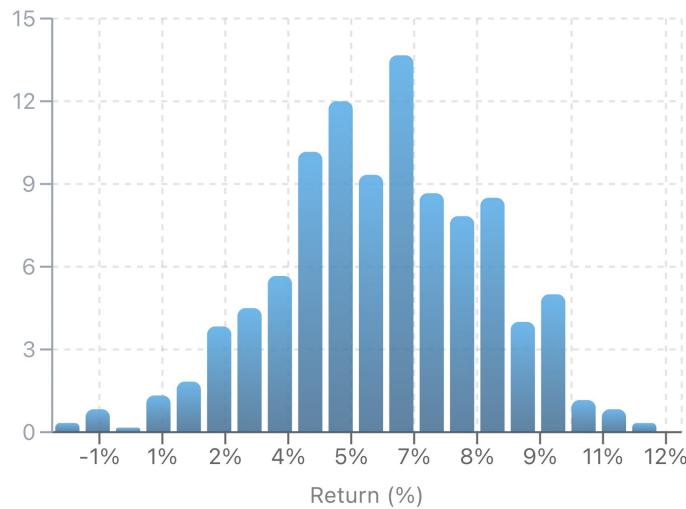
\$/SQ FT  
**\$1023**  
973 total sf

### Investment Outlook

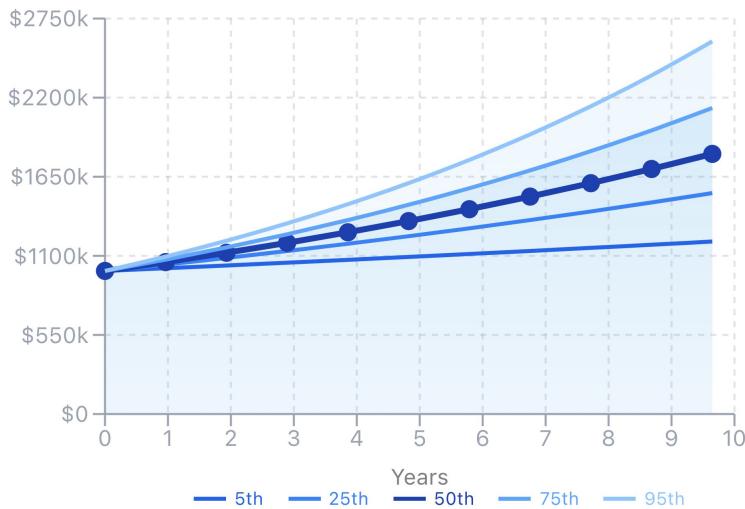
**Yearly Return Distribution** shows the likelihood of returns based on historical market analysis. Expected average: **6.2%** per year.

**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.

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

### Comparables

Lower Price/SF

6 properties • Avg: \$854,504 (\$839/sf)

\$0-920/sf

#### 701 Hampshire St

Single Family • 1bd/1ba • 590sf

**\$525,000** 47%↓

\$3,486/mo Adj: \$525,848

Closest Fit

\$890/sf

12d ago

#### 2018 23rd St

Single Family • 2bd/1ba • 1,060sf

**\$925,000** 6%↓

\$6,178/mo Adj: \$931,832

0.6mi

\$873/sf

55d ago

#### 944 Florida St

Single Family • 2bd/1ba • 1,165sf

**\$1,050,000** 8%↑

\$7,094/mo Adj: \$1,069,976

0.6mi

\$901/sf

141d ago

#### 2946 22nd St

Single Family • 2bd/1ba • 999sf

**\$788,000** 21%↓

\$5,224/mo Adj: \$788,000

0.7mi

\$789/sf

61d ago

#### 2813 19th St

Single Family • 1bd/2ba • 1,490sf

**\$1,049,000** 8%↑

\$7,103/mo Adj: \$1,071,387

0.4mi

\$704/sf

158d ago

#### 1144 York St

Single Family • 2bd/2ba • 880sf

**\$725,000** 26%↓

\$4,906/mo Adj: \$739,978

0.7mi

\$824/sf

153d ago

Similar Price/SF

3 properties • Avg: \$1,022,371 (\$939/sf)

\$920-1,125/sf

#### 700 De Haro St

Single Family • 2bd/1ba • 1,015sf

**\$949,000** 4%↓

\$6,313/mo Adj: \$952,185

0.2mi

\$935/sf

25d ago

#### 2815 19th St

Single Family • 2bd/1ba • 1,195sf

**\$1,095,000** 12%↑

\$7,415/mo Adj: \$1,118,369

0.4mi

\$916/sf

158d ago

#### 584 Alabama St

Single Family • 2bd/2ba • 1,057sf

**\$979,000** 0%↑

\$6,607/mo Adj: \$996,560

0.5mi

\$926/sf

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