

# 1814-1818 Fell Street

5 UNITS IN NOPA



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MULTI-UNIT. MIXED-USE. COMMERCIAL.

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DRE #01369080

# 1814-1818 Fell Street

5 UNITS IN NOPA

**\$2,100,000**

List Price

**\$190,331**

Scheduled Income

**11.03**

GRM

**5.74%**

Cap Rate

**\$467**

Price Per SqFt

**\$420,000**

Price Per Unit

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Vanguard Properties has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.



# PROPERTY SUMMARY

1814-1818 Fell Street presents an exceptional opportunity to own a well-maintained 5-unit apartment building in the heart of San Francisco's highly desirable NOPA (North of the Panhandle) neighborhood. Spanning approximately 4,500 square feet, this classic Edwardian building boasts timeless architectural details, including elegant bay windows, decorative moldings, and generously proportioned units with smart, functional layouts.

All five units are currently leased at strong market rents, offering immediate income potential for investors. The property has undergone a number of important capital improvements, including a completed soft-story seismic retrofit, ensuring long-term stability and compliance.

A shared rear yard provides a peaceful retreat for tenants — perfect for relaxing, gardening, or enjoying the outdoors in an urban setting.

Ideally located near the Divisadero corridor and Golden Gate Park, the building is surrounded by neighborhood amenities that make it especially appealing to renters. Residents enjoy easy access to a variety of popular restaurants, cafes, and markets—including Nopa, The Mill, Bi-Rite, and the Sunday Farmers Market at the DMV—as well as outdoor recreation just a few blocks away at the Panhandle and park. The area also offers excellent public transit options, convenient bike routes, and proximity to major tech shuttle stops, making it a strong choice for professionals, students, and long-term tenants alike.

With its central location, classic charm, and strong rental history, 1814-1818 Fell Street represents a compelling investment in one of San Francisco's most vibrant and livable neighborhoods.

- 1-Three Bedroom & 4-One Bedroom Units
- All Units Currently Tenant-Occupied
- Well-Maintained Building
- Soft-Story Retrofit Completed
- APN: 1210-010
- Total Bldg SqFt (per tax records): 4,500
- Total Lot SqFt (per tax records): 2,500
- Built in 1908



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# FINANCIAL OVERVIEW

## ANNUALIZED OPERATING INCOME

List Price:	\$2,100,000
CAP Rate:	5.74%
GRM:	11.03
Number of Units:	5
Price Per Unit:	\$420,000
Square Feet - per tax records:	4,500
Price per SqFt:	\$467
Scheduled Gross Income:	\$190,331
Less Vacancy Rate: 3%	(5,710)
Gross Operating Income:	\$184,621
Less Expenses:	(64,095)
Net Operating Income:	\$120,526

## ESTIMATED EXPENSES

New Property Taxes (1.17144% of Purchase Price)	\$24,600
Supplemental Tax:	\$1,514
Insurance - 2024 Actual:	\$10,345
PGE - 2024 Actual:	\$862
Garbage - 2024 Actual:	\$4,023
Water - 2024 Actual:	\$5,664
Janitorial - 2024:	\$2,070
Landscape/Garden - Estimate	\$3,000
Maintenance - \$500/unit	\$2,500
Management Fee - 5%	\$9,507
<b>Total Expenses:</b>	<b>\$64,085</b>
% of EGI	33.70%

## CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	RENT	MARKET RENT
1814 #1	3BD	5/1/25	\$4,800.00	\$5,500.00
1816 #1	1BD	1/17/25	\$2,595.00	\$3,100.00
1816 #2	1BD	7/23/22	\$3,100.00	\$3,100.00
1818 #1	1BD	3/19/22	\$2,670.90	\$3,100.00
1818 #2	1BD	1/17/25	\$2,695.00	\$3,100.00
<b>Monthly</b>			<b>\$15,860.90</b>	<b>\$17,900.00</b>
<b>Annual</b>			<b>\$190,330.80</b>	<b>\$214,800.00</b>
			Upside	12.86%

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