

250-252 29th Street

2 UNITS IN NOE VALLEY



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MULTI-UNIT. MIXED-USE. COMMERCIAL.

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250-252 29th Street

2 UNITS IN NOE VALLEY

\$1,295,000

List Price

\$480

Price Per SqFt

\$647,500

Price Per Unit

2-TWO BEDROOM & TWO BATH UNITS

2-CAR GARAGE

LARGE BACKYARD

WELL-MAINTAINED BUILDING



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

Welcome to 250-252 29th Street, a spacious mid-century duplex located in the heart of San Francisco's highly desirable Noe Valley neighborhood. This well-maintained two-unit building offers an excellent opportunity for both investors and owner-occupiers, with strong rental income, versatile layouts, and long-term upside. Each flat features 2 bedrooms and 2 full bathrooms, with hardwood floors, generous natural light, and a functional layout that appeals to today's renters and homeowners alike.

The building spans approximately 2,700 square feet over two levels and sits on a 2,848 square foot lot. Both units are currently tenant-occupied at close-to-market rental rates, offering immediate cash flow or the option for future owner-occupancy. Additional highlights include a shared backyard, separate meters for PGE and water, attached garage, and convenient on-site laundry. With this mix of income stability and future potential, the property checks all the right boxes for buyers seeking flexibility and value.

Ideally situated in a walkable section of Noe Valley, residents enjoy easy access to the vibrant shops and cafés of 24th Street, nearby parks, and public transit, including the J-Church Muni line. Tech shuttle stops are located within walking distance, making this an attractive location for commuting professionals. With continued demand and strong neighborhood fundamentals, 250-252 29th Street is a compelling investment in one of San Francisco's most livable enclaves.

- Unit Mix: 2 units — each with 2 bedrooms & 2 bathrooms
- Tenants pay all utilities — Separate PGE & water meters
- Year Built: 1950
- Total Building SqFt (per tax records): 2,700 sq. ft.
- Total Lot SqFt (per tax records): 2,848 sq. ft.
- Occupancy: Both units tenant-occupied at strong rental rates
- APN: 6618-014B



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$1,295,000
GRM:	4.86%
Cap Rate:	15.12
Number of Units:	2
Price Per Unit:	\$647,500
Square Feet - per tax records:	2,700
Price per SqFt:	\$480
Scheduled Gross Rental Income:	\$85,643
Less Expenses:	\$22,768
Net Operating Income:	\$62,875

ESTIMATED EXPENSES

New Property Taxes (1.1797%)	\$15,268
Supplemental Tax Bill - Estimate:	\$1,500
Insurance - New Estimate:	\$4,000
PGE - Est:	\$0
Water - Est:	\$0
Trash - Est:	\$0
Building Maintenance - Est. \$500/unit	\$2,000
Total Expenses:	\$22,768
% of EGI	26.58%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	RENT	NOTES
252	2BD/2BA	10/22/23	\$3,864.60	Includes Parking, Tenants pay all utlites.
250	2BD/2BA	12/5/08	\$3,272.32	Includes Parking, Tenants pay all utlites.
Monthly			\$7,136.92	
Annual			\$85,643.04	



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