

# 1451-1453 Hayes Street

3 UNITS IN NOPA



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MULTI-UNIT. MIXED-USE. COMMERCIAL.

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DRE #01369080

# 1451-1453 Hayes Street

3 UNITS IN NOPA

## \$1,350,000

List Price

## \$643

Price Per SqFt

## \$450,000

Price Per Unit

2-TWO BEDROOM FLATS

GROUND FLOOR ONE BEDROOM

LOVELY SHARED BACKYARD

EXCELLENT NOPA LOCATION

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

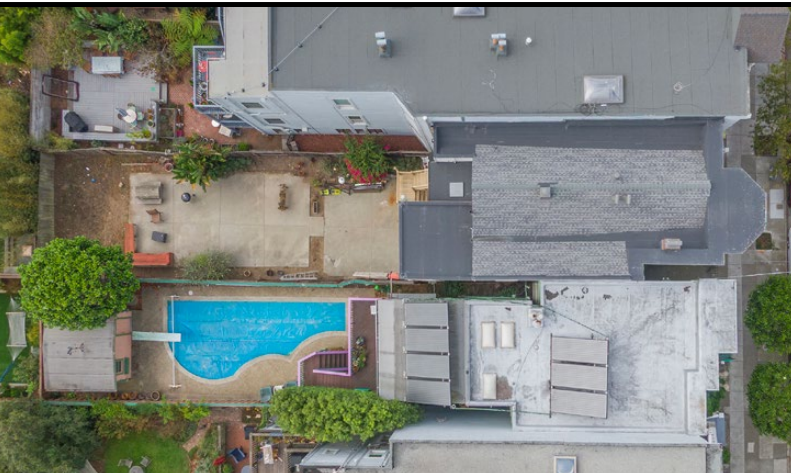
1451-1453 Hayes Street presents an exceptional opportunity to acquire a well-maintained three-unit building in San Francisco's vibrant North of the Panhandle (NoPa) neighborhood. Fully tenant-occupied, the property provides immediate, stable rental income with the flexibility for future owner-occupancy.

The building features two spacious full-floor two-bedroom flats and one ground-floor one-bedroom unit, each with comfortable layouts, period charm, and great natural light. The property has been thoughtfully maintained over the years, including a new roof completed in 2025, reflecting pride of ownership and long-term upkeep.

Perfectly situated between the Divisadero corridor and the Panhandle, residents enjoy easy access to popular neighborhood amenities including Nopa, The Mill, Bi-Rite, and numerous cafés, shops, and restaurants. The location offers excellent commuter convenience with nearby tech shuttle stops, Muni lines, and quick connections to downtown and the freeway.

## Property Highlights:

- Three-unit building: two full-floor 2BD/1BA flats + one 1BD/1BA unit
- Fully tenant-occupied — ideal for investors seeking stable income
- New roof completed in 2025
- Well-maintained with strong rental history
- Walking distance to Divisadero restaurants, cafés & shops
- Near tech shuttle stops and major transit lines
- Excellent long-term hold or future owner-user potential



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# FINANCIAL OVERVIEW

## ANNUALIZED OPERATING INCOME

|                                |             |
|--------------------------------|-------------|
| Price:                         | \$1,350,000 |
| CAP Rate:                      | 4.39%       |
| GRM:                           | 16.04       |
| Number of Units:               | 3           |
| Cost Per Unit:                 | \$450,000   |
| Square Feet - Per tax records: | 2,100       |
| Cost Per SqFt:                 | \$643       |

|                         |            |
|-------------------------|------------|
| Scheduled Gross Income: | \$84,144   |
| Less Expenses:          | (\$24,814) |
| Net Operating Income:   | \$59,330   |

## ESTIMATED EXPENSES

|                             |                 |
|-----------------------------|-----------------|
| New Property Taxes (1.171%) | \$15,814        |
| Insurance - Estimated       | \$4,500         |
| PG&E - Estimated            | \$0             |
| Water/Sewer - Estimated     | \$2,500         |
| Trash - Estimated           | \$2,000         |
| <b>Total Expenses:</b>      | <b>\$24,814</b> |
| % of EGI                    | 29.49%          |

## CURRENT RENT ROLL

| UNIT           | MOVE-IN DATE | TYPE    | CURRENT RENT | MARKET RENT  |
|----------------|--------------|---------|--------------|--------------|
| 1451.5 - Lower | 5/1/02       | 1BD     | \$1,506.00   | \$2,650.00   |
| 1451 - Middle  | 3/1/11       | 2BD     | \$2,802.00   | \$4,750.00   |
| 1453 - Upper   | 5/1/03       | 2BD     | \$2,704.00   | \$4,750.00   |
|                |              | Monthly | \$7,012.00   | \$12,150.00  |
|                |              | Annual  | \$84,144.00  | \$145,800.00 |
|                |              | Upside  | 73.27%       |              |



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# PHOTOGRAPHY



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