

4430-4432 Anza Street

TWO VACANT UNITS IN THE RICHMOND DISTRICT



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

COMPASS COMMERCIAL | allisonchapleau.com

415.516.0648

allison@allisonchapleau.com

DRE #01369080

4430-4432 Anza Street

2 UNITS IN THE RICHMOND DISTRICT

\$2,295,000

List Price

\$412

Price Per SqFt

\$204,144

Annual Income

11.24

GRM

7.11%

Cap Rate

TWO VACANT 3BD/2BA FLATS

TWO BONUS UNITS

TWO-CAR GARAGE

NON-RENT CONTROLLED BUILDING

LARGE BACKYARD

MANY RECENT IMPROVEMENTS



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 4430-4432 Anza Street, a beautifully renovated 1981-built, non-rent-controlled duplex ideally located in San Francisco's Richmond District. **Offering two fully remodeled, vacant owner units alongside additional rental income from two occupied bonus units**, this 5,567 SqFt building (per tax records) is an exceptional opportunity for both investors and owner-occupants.

Each main flat is a spacious three-bedroom, two-bath residence, fully remodeled in 2025 with luxury vinyl plank flooring, shaker-style kitchen cabinetry, quartz countertops, stainless steel appliances, and modern light fixtures. Both flats are delivered vacant—perfect for move-in buyers or high-end rental potential.

The two additional bonus units are tenant-occupied and generate reliable income to offset a mortgage. Legally a duplex per the 3R Report, the flexible layout allows multiple configurations—**maintain as an income property, occupy one or both main flats, or combine the units in the future for two large dual-level homes.**

Recent upgrades include a new roof (2025), fresh interior and exterior paint, completed 604 inspection with compliance issued, new exterior railings, new windows (rear installation pending), and extensive cosmetic and systems improvements. Additional features include a two-car garage (one space vacant, one rented), shared laundry, and a large manicured backyard ideal for entertaining.

Perfectly positioned one block off Balboa Street, residents enjoy a vibrant, up-and-coming neighborhood steps from local favorites like Devil's Teeth Baking Company and The Laundromat. The 38 Geary bus provides an easy downtown commute, **while nearby Golden Gate Park, Lands End, and Ocean Beach offer endless outdoor recreation.**

Property Highlights:

- Built in 1981—non-rent controlled building
- Legal duplex with two additional bonus units (per 3R Report)
- Building size: 5,567 sq ft (per tax records)
- Two large 3BD/2BA flats—fully remodeled in 2025 and delivered vacant
- Two occupied bonus units providing supplemental rental income
- Extensive 2025 improvements: new roof, windows, 604 compliance, fresh paint, new railings
- Two-car garage (one space vacant, one rented) + shared laundry
- Large landscaped backyard with patio area
- Prime location near Balboa Street cafés, restaurants, and shops

FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$2,295,000
CAP Rate:	7.11%
GRM:	11.24
Number of Units:	4
Cost Per Unit:	\$573,750
Square Feet - Per tax records:	5,567
Cost Per SqFt:	\$412
Scheduled Gross Income:	\$204,144
Less Expenses:	(\$41,030)
Net Operating Income:	\$163,114

ESTIMATED EXPENSES

New Property Taxes (1.1778% of Purchase Price)	\$27,030
Insurance - Estimate:	\$6,500
PGE - Estimate:	\$0
Water - Estimate:	\$2,500
Garbage - Estimate:	\$2,000
Maintenance Estimate - \$750/Unit:	\$3,000
Total Expenses:	\$41,030
% of EGI	20.10%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	NOTES
4430	3BD/2BA	Vacant	\$5,750.00	
4432	3BD/2BA	Vacant	\$6,000.00	
4430A	1BD/1BA	9/20/13	\$1,682.35	
4432A	2BD/2BA	4/3/21	\$3,579.61	Includes 1 Car Parking.
			Monthly	\$17,011.96
			Annual	\$204,143.52



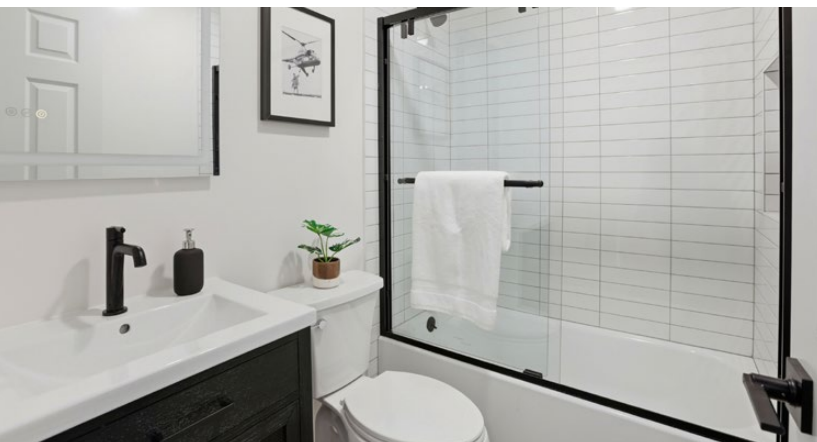
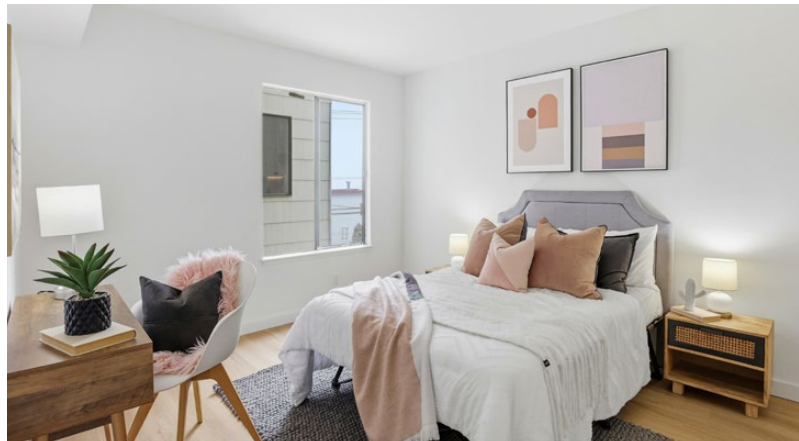
The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation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

4430 PHOTOGRAPHY



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial 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.

4432 PHOTOGRAPHY



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial 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.

CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.