

765-769 Grove Street & 666-668 Ivy Street

3-UNIT BUILDING & 2-UNIT BUILDING IN HAYES VALLEY



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DRE #01369080

765-769 Grove St & 666-668 Ivy St

3-UNITS & 2-UNITS IN HAYES VALLEY

\$2,195,000

List Price

\$472

Price Per SqFt

\$439,000

Price Per Unit

\$185,700

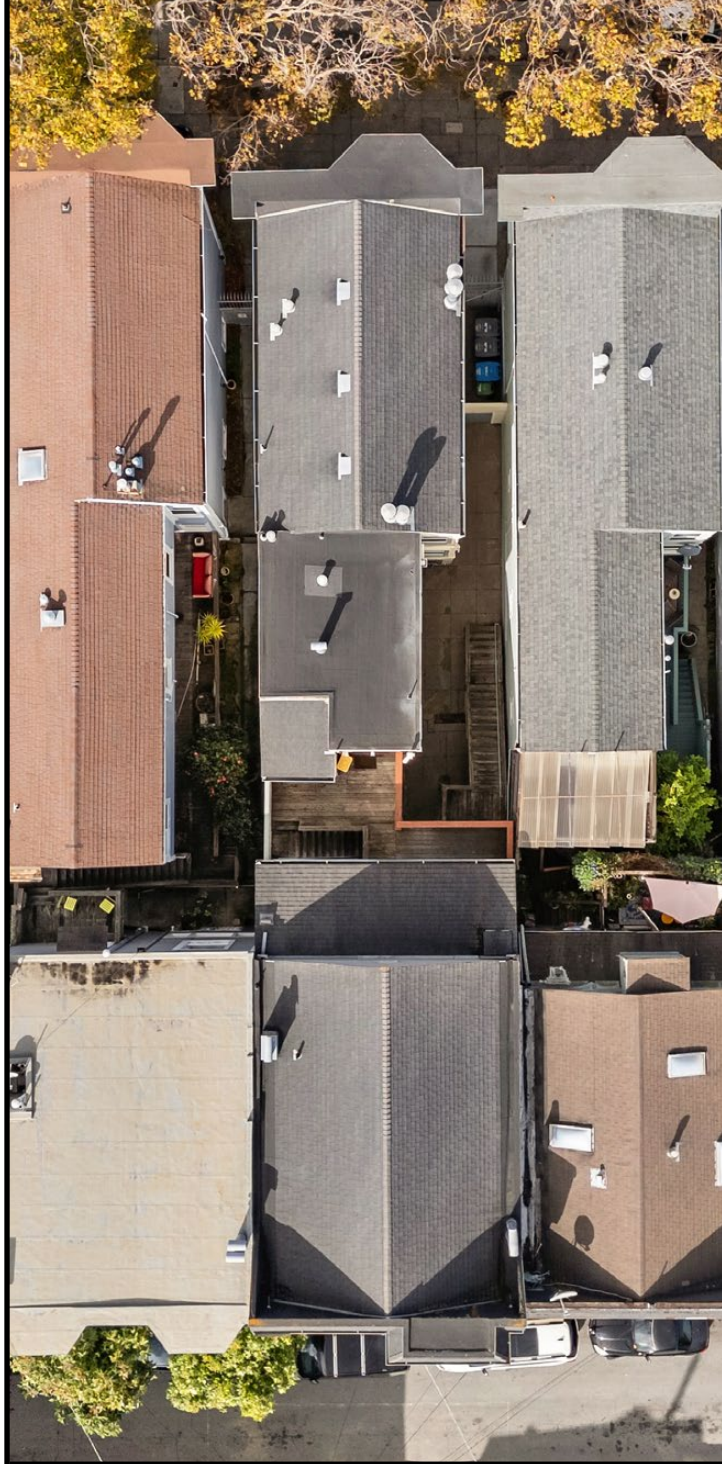
Annual Income

\$11.82

GRM

5.38%

Cap Rate



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

Perfectly situated in the heart of Hayes Valley, just steps from Alamo Square Park, this rare 5-unit property spans two back-to-back parcels extending from Grove Street through to Ivy Street. Consisting of a three-unit building (Grove) and a two-unit building (Ivy), the property offers stable, long-term tenancy with consistent income and upside potential in rents.

Both buildings have been well maintained, with three units recently remodeled featuring new flooring, stainless-steel appliances, and modern finishes. 765-769 Grove Street includes one 2BD/1BA unit and two 1BD/1BA units, while 666-668 Ivy Street offers one 2BD/1BA and one 1BD/1BA unit, each with private outdoor space. Shared coin-operated laundry provides additional convenience and supplemental income.

Located in one of San Francisco's most walkable and desirable neighborhoods, residents enjoy easy access to Hayes Valley's boutique shops, top-rated restaurants, and cafés, as well as nearby NOPA, Lower Haight, and Alamo Square Park. Central access to MUNI, downtown, US-101, and I-80 makes this an excellent long-term investment in a consistently high-demand rental area.

Property Highlights:

- Two separate parcels sold together – 765-769 Grove (3 units) & 666-668 Ivy (2 units)
- 666-668 Ivy Street APN: 0805-028A | 765-769 Grove Street APN: 0805-028
- 765-769 Grove Street Unit Mix: 1-2BD/1BA unit & 2-1BD/1BA units
- 666-668 Ivy Street Unit Mix: 1-2BD/1BA & 1-1BD/1BA – both with private outdoor space
- Three remodeled units with new flooring & stainless-steel appliances
- Shared coin-operated laundry for tenant use
- Strong, stable tenancy with rental upside potential
- Prime Hayes Valley location near Alamo Square Park, shops & cafés



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$2,195,000
CAP Rate:	5.38%
GRM:	11.82
Number of Units:	5
Price Per Unit:	\$439,000
Square Feet - per tax records:	4,648
Price per SqFt:	\$472
Scheduled Gross Income:	\$185,700
Less Vacancy Rate: 3%	(5,571)
Gross Operating Income:	\$180,129
Less Expenses:	(\$62,062)
Net Operating Income:	\$118,067

ESTIMATED EXPENSES

New Property Taxes (1.1778% of Purchase Price)	\$25,852
Supplemental Tax - Estimate:	\$1,500
Insurance - Actual:	\$9,470
Water - Actual:	\$8,305
Trash - Actual:	\$3,900
Maintenance Estimate (\$750/unit):	\$3,750
Management Fee 5%	\$9,285
Total Expenses:	\$62,062
% of EGI	33.42%

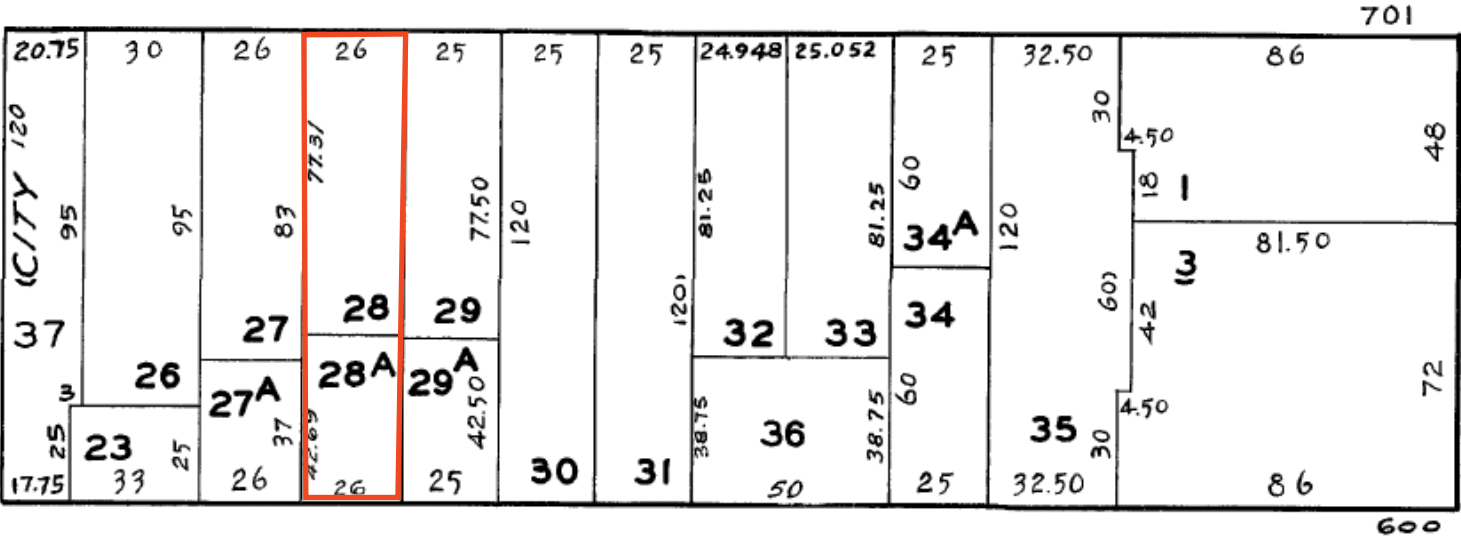
CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	MARKET RENT
765 Grove	1BD/1BA	3/15/98	\$915.00	\$3,000.00
767 Grove	1BD/1BA	6/10/04 (Sec 8)	\$3,070.00	\$3,250.00
769 Grove	2BD/1BA	1/1/25	\$3,995.00	\$4,250.00
666 Ivy	1BD/1BA	6/1/22	\$2,995.00	\$3,250.00
668 Ivy	2BD/1BA	3/1/25	\$4,500.00	\$4,500.00
Monthly Total:			\$15,475.00	\$18,250.00
Annual Total:			\$185,700.00	\$219,000.00
Upside				17.93%

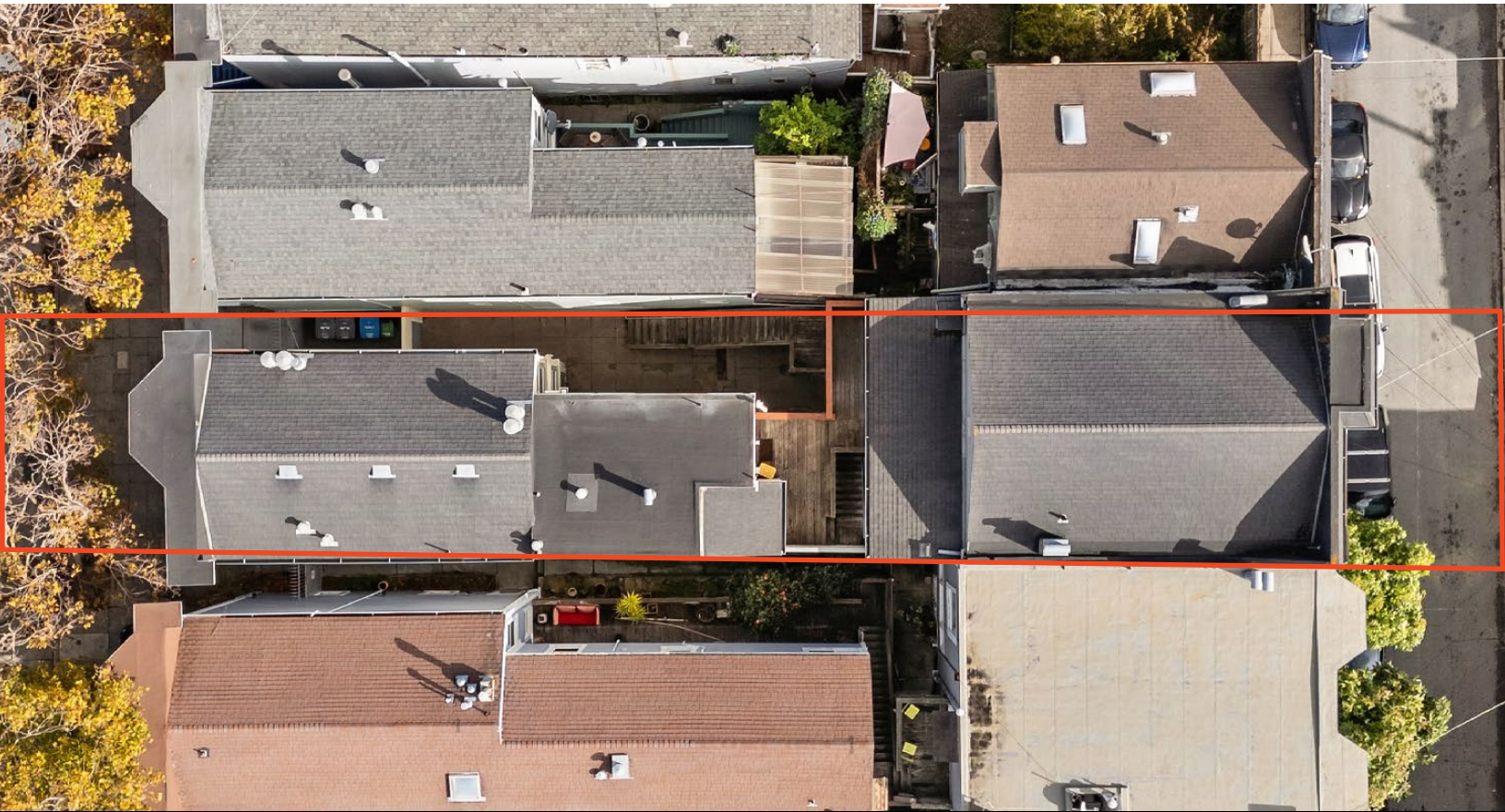
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LOT MAP

GROVE



IVY



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