

# 1671-1673 Hayes Street

THREE UNITS IN NOPA



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COMPASS COMMERCIAL

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# 1671-1673 Hayes Street

3 UNITS IN NOPA

## \$2,195,000

List Price

## \$424

Price Per SqFt

## \$174,696

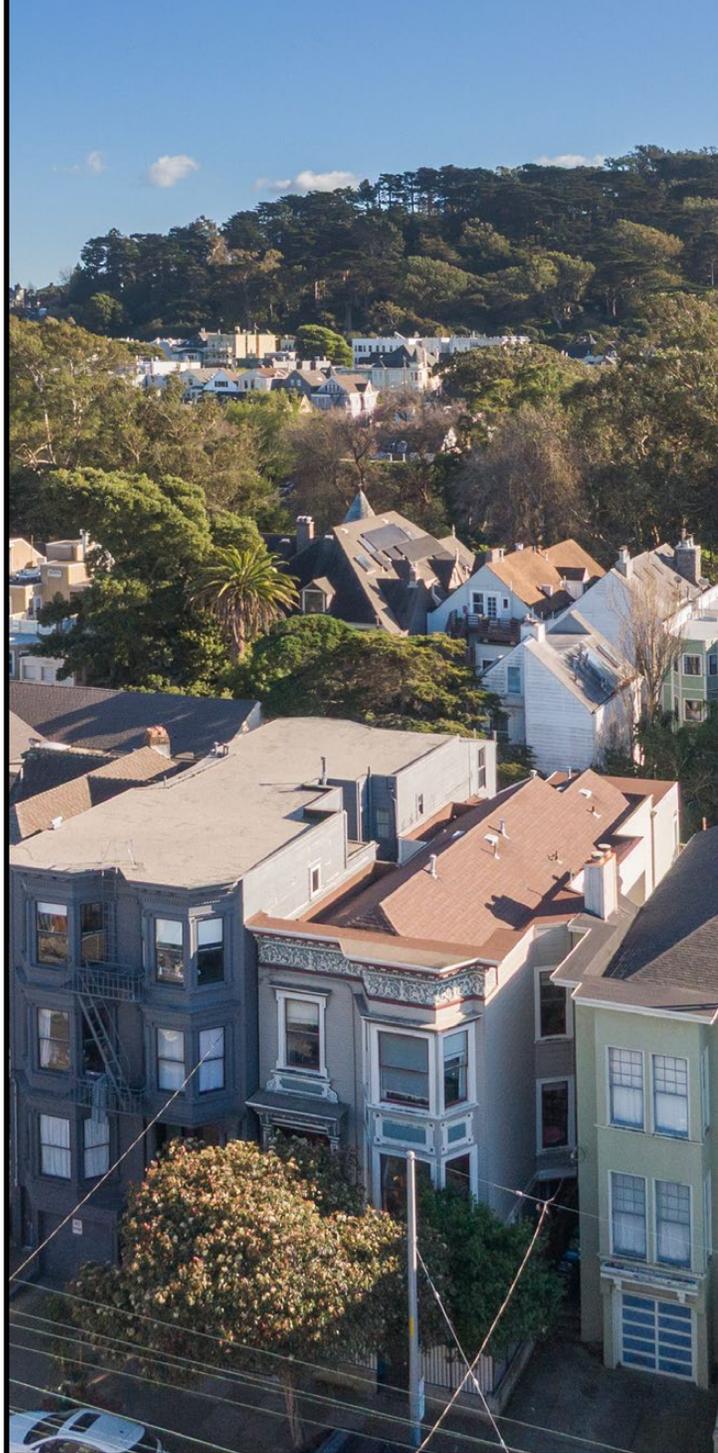
Annual Income

## 12.56

GRM

## 5.85%

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

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Situated in the heart of NOPA, 1671-1673 Hayes Street is a substantial three-unit building totaling approximately 5,175 square feet. Just steps to the Divisadero corridor, Hayes Street retail, Golden Gate Park, multiple transit lines, and nearby tech shuttle stops, the location offers exceptional walkability and convenient access to downtown and major employment hubs.

The upper and middle flats are expansive, flexible floor plans that function well as 3-4 bedroom residences, each featuring formal living and dining rooms, tall ceilings, abundant natural light, hardwood flooring, and thoughtfully updated kitchens and baths. The kitchens offer generous cabinetry, stone countertops, and stainless steel appliances, while the bathrooms feature classic tile finishes and clean, timeless detailing. Each unit includes in-unit laundry.

The lower unit is a well-appointed 2-bedroom, 2-bath flat with direct access to the yard, creating desirable indoor-outdoor flow. Sliding doors open to a spacious patio and landscaped garden area—an uncommon amenity in this neighborhood and a strong tenant draw.

All units have been recently updated and are fully tenant-occupied with stable tenants paying market rents, providing a turnkey investment opportunity in one of San Francisco's most consistently strong rental locations.

## **Property Highlights:**

- Built in 1904
- Three Unit Building - Fully Tenant-Occupied
- Building size: 5,175 sq ft (per tax records)
- Upper and middle flats feature expansive layouts functioning as 3-4 bedroom units, each with two bathrooms
- Lower 2-bedroom, 2-bath unit with direct access to a private yard and patio area
- In-unit laundry in all three residences
- Tall ceilings and abundant natural light throughout
- Turnkey investment opportunity in one of San Francisco's most desirable rental neighborhoods

# FINANCIAL OVERVIEW

## ANNUALIZED OPERATING INCOME

Price:	\$2,195,000
CAP Rate:	5.85%
GRM:	12.56
Number of Units:	3
Cost Per Unit:	\$731,667
Square Feet - Per tax records:	5,175
Cost Per SqFt:	\$424
Scheduled Gross Income:	\$174,696
Less Expenses:	(\$46,187)
Net Operating Income:	\$128,509

## ESTIMATED EXPENSES

New Property Taxes (1.182%)	\$25,945
Insurance - New Policy Estimate:	\$8,500
PG&E - Tenant Paid:	\$0
Water/Sewer - 2025 Actual:	\$5,232
Trash - 2025 Actual:	\$1,662
Pest - 2025 Actual:	\$1,848
Maintenance - Estimated:	\$3,000
Total Expenses:	\$46,187

## CURRENT RENT ROLL

UNIT	MOVE-IN DATE	TYPE	CURRENT RENT	LAST RENT INCREASE DATE
1671	6/1/21	4BD/2BA	\$5,200.00	None Given.
1673	11/1/24	3BD/2BA	\$5,100.00	None Given.
1673.5	10/9/24	2BD/2BA	\$4,258.00	1/1/26
<b>Monthly:</b>			<b>\$14,558.00</b>	
<b>Annual:</b>			<b>\$174,696.00</b>	



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# INTERIOR PHOTOGRAPHY



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# INTERIOR PHOTOGRAPHY



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