

1651-1655 Oak Street

3 UNITS IN HAIGHT ASHBURY



**ALLISON
CHAPLEAU**

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DRE #01369080

1651-1655 Oak Street

3 UNITS IN HAIGHT ASHBURY

\$2,500,000

List Price

\$421

Price Per SqFt

\$256,080

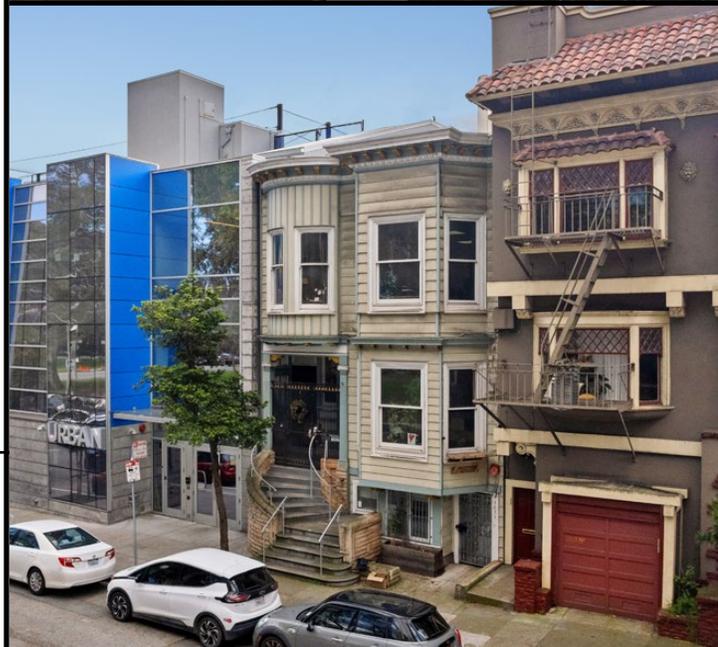
Annual Income

9.76

GRM

8.37%

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

Well-maintained three-unit property featuring expansive flats totaling approximately 5,941 SqFt, currently operated under a master lease structure providing stable income with minimal owner management responsibilities.

The property is leased in its entirety to a master tenant who rents individual rooms on a per-room basis while paying the owner a fixed monthly rent. The master tenant is responsible for all utilities, including water, sewer, Recology, gas, electricity, and internet, creating a streamlined and largely passive ownership opportunity with predictable income and limited day-to-day management requirements.

The building has been extensively improved and professionally maintained over time. Major capital upgrades include foundation replacement and a full seismic upgrade, interior remodeling, and installation of updated fire-life-safety systems including a fire alarm system and sprinklers. Recent 604 compliance work has been completed, and a new roof was installed in 2025, providing long-term ownership confidence.

Ideally located in the heart of Haight Ashbury, 1651-1655 Oak Street benefits from immediate access to Golden Gate Park, the vibrant Haight Street commercial corridor, and the Divisadero dining and retail district. The property offers excellent connectivity via nearby MUNI transit lines and convenient access to downtown, UCSF, and major employment hubs, supporting consistently strong rental demand in one of San Francisco's most iconic and supply-constrained neighborhoods.

Property Highlights:

- Total Building SqFt (per tax records): 5,941
- Fully leased under single master lease
- Tenant pays all utilities (water, sewer, trash, gas, electricity & internet)
- New roof (2025)
- Foundation replacement & seismic upgrade completed



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$2,500,000
CAP Rate:	8.37%
GRM:	9.76
Number of Units:	3
Price Per Unit:	\$833,333
Square Feet - per tax records:	5,941
Price per SqFt:	\$421
Scheduled Gross Income:	\$256,080
Less Expenses:	(\$46,760)
Net Operating Income:	\$209,320

ESTIMATED EXPENSES

New Property Taxes (1.182% of Price)	\$29,550
Insurance - Estimate	\$12,000
Water - Tenant Paid:	\$0
PGE - Tenant Paid:	\$0
Garbage - Tenant Paid:	\$0
Pest - 2025 P&L:	\$2,210
Repairs & Maintenance - Estimate:	\$3,000
Total Expenses:	\$46,760
% of EGI	18.26%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT
1651-1655	Entire Building	3/1/22	\$21,340.00
		Monthly:	\$21,340.00
		Annual:	\$256,080.00

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